

1901

PENN AVE

Office Suites Available
Ranging From 816 SF
Up to 8,986 SF



AN ICONIC ADDRESS IN THE HEART OF THE NATION'S CAPITAL



Pennsylvania Ave, NW Washington, DC

PROPERTY HIGHLIGHTS



- > LEED Gold certified, Class A office building located in the heart of the CBD
- > Property renovations and NEW Fitness Center delivered!
- > Across the street from the Federal Reserve, the World Bank, and IMF
- > Two blocks from the White House and within walking distance to GW Hospital
- > Generous vicinity parking and less than half a mile from 3 nearby metro stations (Farragut West, Foggy Bottom-GWU, and Farragut North)
- > On-site security guard
- > On-site bike room
- > On-site building engineer
- > Tenant only amenity center and conference room
- > Attractive views of the James Monroe and Edward R. Murrow Parks
- > Over 30 restaurants and 5 hotels within 3 blocks of the property



Prominent CBD Location



Financial and Political Hub



LEED Gold Certified



Amenity and Conference Center



On-Site Security and Building Engineer



Property Renovations Delivered!



NEW! Fitness Center and On-Site Bike Room



Generous Vicinity Parking



Convenient Commuter Access



95
Excellent Transit Score



96
Superb Bike Score



98
Exceptional Walkability Score



Abundant Hotel Accommodations



Bountiful Retail and Dining Options



Unobstructed Park Views

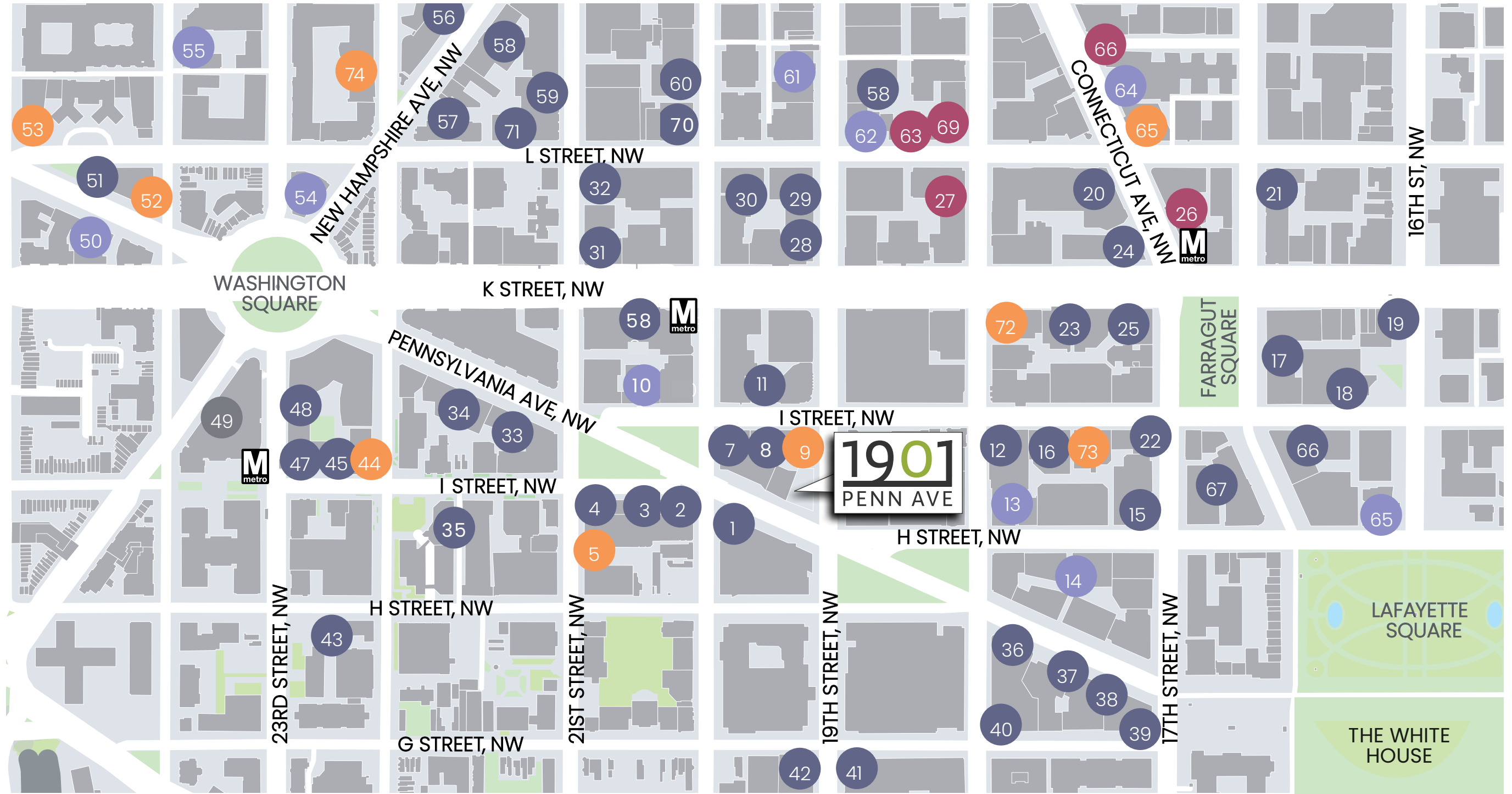
A VIBRANT LOCALE



- > Upscale dining options in addition to over 30 fast-casual restaurants and 5 hotels within 3 blocks of the property
- > Access to the Western Market and the International Square Food Hall within 2 blocks of the building
- > At the heart of Downtown DC's abundant retail scene, surrounded by art, culture, and entertainment attractions
- > Convenient on-site retail and dining options including CVS, Toryumen Japanese House, and Gong Cha

RESTAURANTS

1. Founding Farmers
2. Bindaas
3. Western Market
4. Duke's Grocery
6. Tonic
7. Poppa Box
8. El Chalan
11. Kaz Sushi Bistro
12. Taberna del Alabardero
15. Lukes Lobster
16. Equinox
17. The Army Navy Club
18. BLT Steak
19. PJ Clarkes
20. Morton's The Steakhouse
21. Potbelly Sandwich Shop
22. Le Pain Quotidien
23. Kellari Taverna
24. Dunkin
25. PAUL Farragut North
28. Gregorys Coffee
29. Potbelly
30. Abunai Poke
31. Proper 21K
32. Ruth's Chris
33. Flower Child
34. North Italia
35. Chik Fil-A
36. Taylor Gourmet
37. Chopt
38. GCDC Grilled Cheese
39. Starbucks
40. The Exchange Saloon
41. An Uncommon Café
42. Café Aria
43. Starbucks
45. Sweet Green
46. Prime Rib
47. CIRCA
48. Devon & Blakely
51. Marcel's
56. Rasika
57. Casta's Rum Bar
58. Mercy Me
59. Soi 38
60. Crepeaway
66. Blackfinn Ameripub
67. The Bombay Club
68. Pisco Y Nazca
70. Starbucks
71. Bourbon Coffee



SHOPPING

26. Allen Edmonds
27. Nordstrom Rack
63. J Press
66. H & M
69. Kashimaya

CONVENIENCE

5. CVS
9. CVS
44. Whole Foods
52. Orangetheory
53. Trader Joes
65. LA Fitness
72. ITOI Fitness
73. 202 Strong
74. Equinox Sports Club

HOTELS

10. Hotel Lombardy
13. Hampton Inn
14. AKA White House
50. Melrose Georgetown
54. One Washington Circle
55. The Westin Georgetown
61. AC Hotel by Marriott
62. The Quincy
64. The Mayflower Hotel
65. The Hay Adams

HOSPITAL

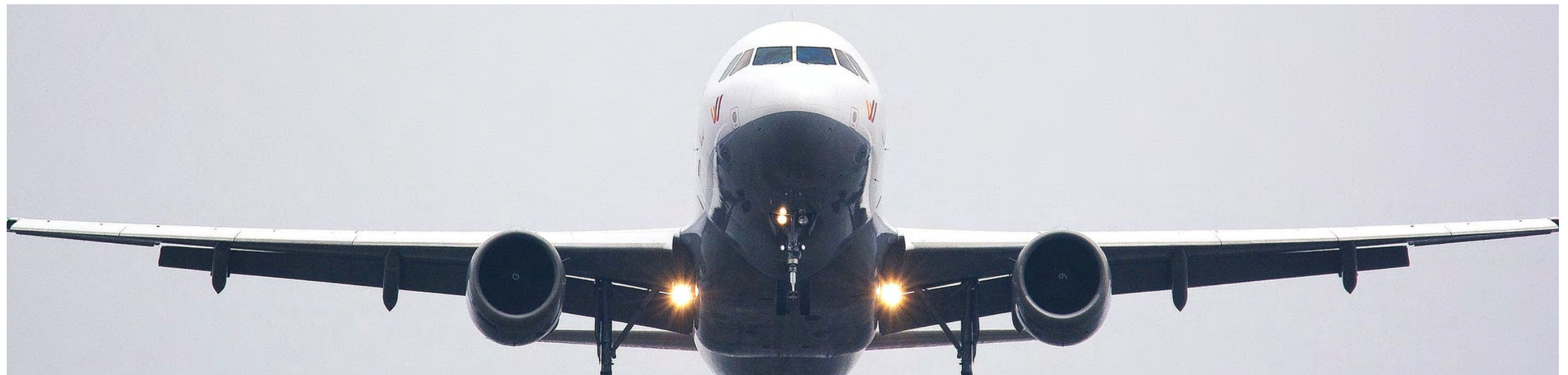
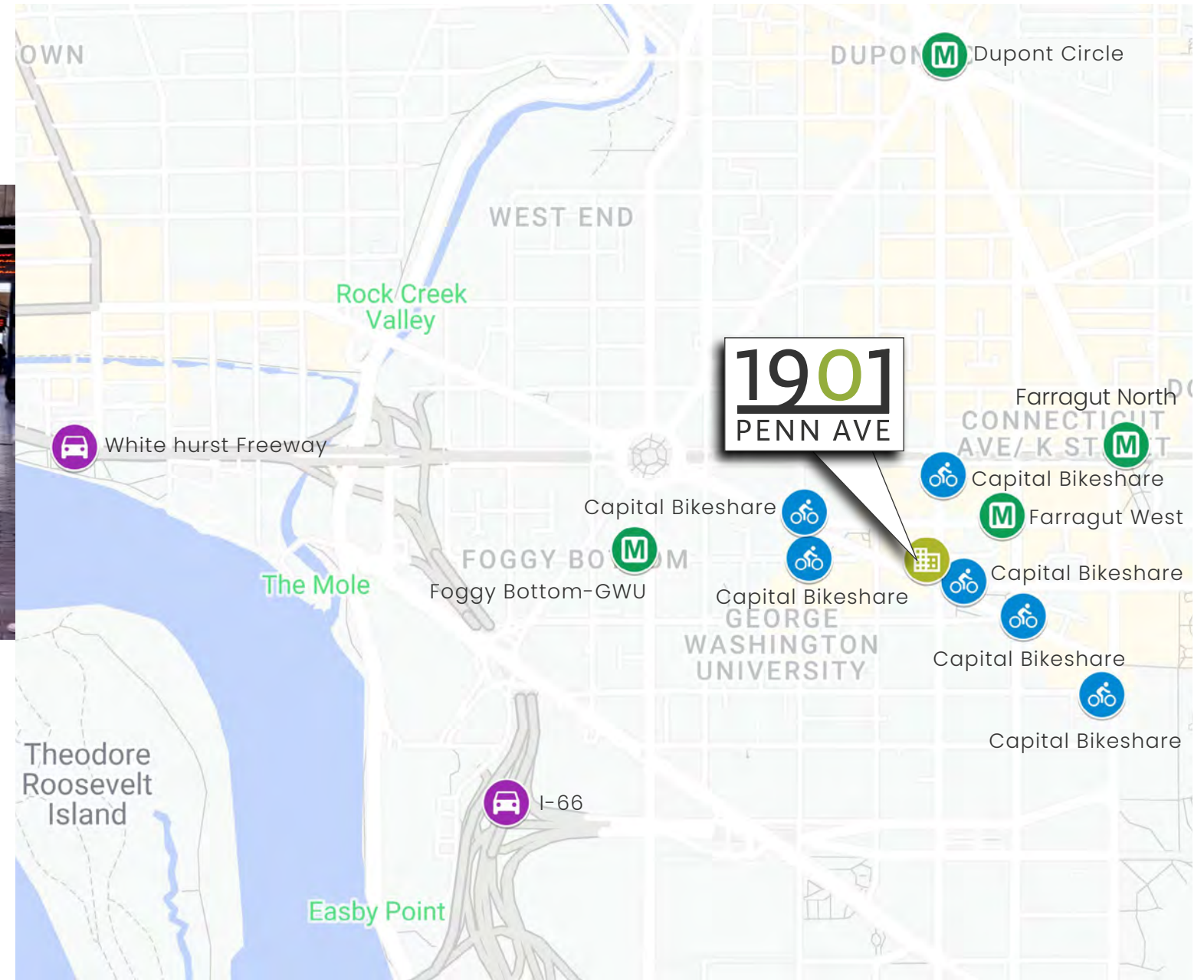
49. GW University Hospitality

A HIGHLY AMENITIZED ENVIRONMENT

UNPARALLELED ACCESS



- > Short walk to 3 Metrorail Lines:
 - | Farragut West Transit Stop (Blue, Orange, Silver Lines)
 - | Farragut North Transit Stop (Red Line)
 - | Foggy Bottom-GWU (Blue, Orange, Silver Lines)
- > 6 Capital Bikeshare stations within 3 blocks of the property
- > Direct vehicular access to I-66 and Whitehurst Freeway
- > 10-minute drive from Reagan National Airport



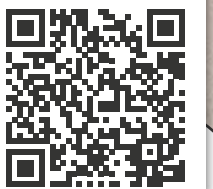
PROPERTY RENOVATIONS DELIVERED!



SCAN / CLICK
For Virtual
Tour

Newly Renovated Lobby

**AMENITY
UPGRADES
DELIVERED!**



SCAN / CLICK
For Virtual
Tour

New Tenant Fitness Center

A COLLABORATIVE EXPERIENCE



SCAN / CLICK
For Virtual
Tour

Tenant Only Conference and Amenity Center

6TH FLOOR SPEC SUITE SUITES

1,112-8,986 SF



8TH FLOOR PROPOSED SPEC SUITE

5,412 SF



FULL 11TH FLOOR

8,989 SF



TURN-KEY FULL FLOOR OPPORTUNITY



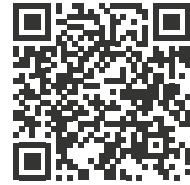
6th Floor Spec Suite

CUSTOM BUILD-OUT OPTIONS



Proposed 8th Floor Spec Suite

1901 PENN AVE



SCAN / CLICK
For Property
Website

LEASING
703.925.5213

leasing@cambridgeus.com

Benjamin R. Eldridge, Jr.

Andrew J. Czekaj, III

Katherine C. Freehof

Taylor M. Reed



SCAN / CLICK
To Contact
Leasing