

1901 PENN



Join D.C.'s Premier Neighborhood

TERRANIA | CUSHMAN & WAKEFIELD
NORTH AMERICA

A WORKPLACE WITH PRESENCE

Work alongside the nation's top companies in a newly modernized office building located in Downtown D.C. 1901 Pennsylvania Avenue blends luxury and accessibility, to offer high-end amenities, a prestigious location and effortless access to transit, dining and hotels.

PROPERTY HIGHLIGHTS



11-story building



Prime location near The White House, Federal Reserve, World Bank, and IMF



Move-in ready spec suites



PLANNED LOBBY RENOVATION



PLANNED TENANT LOUNGE RENOVATION



LEED Gold Certified



New lobby, conference center, and tenant lounge renovations delivering soon!



Convenient walkability to three Metro stations



On-site retail and dining includes Toryumen Japanese House



Expansive park views of James Monroe & Edward R. Murrow Parks



Ample garage parking available nearby



Newly delivered fitness center

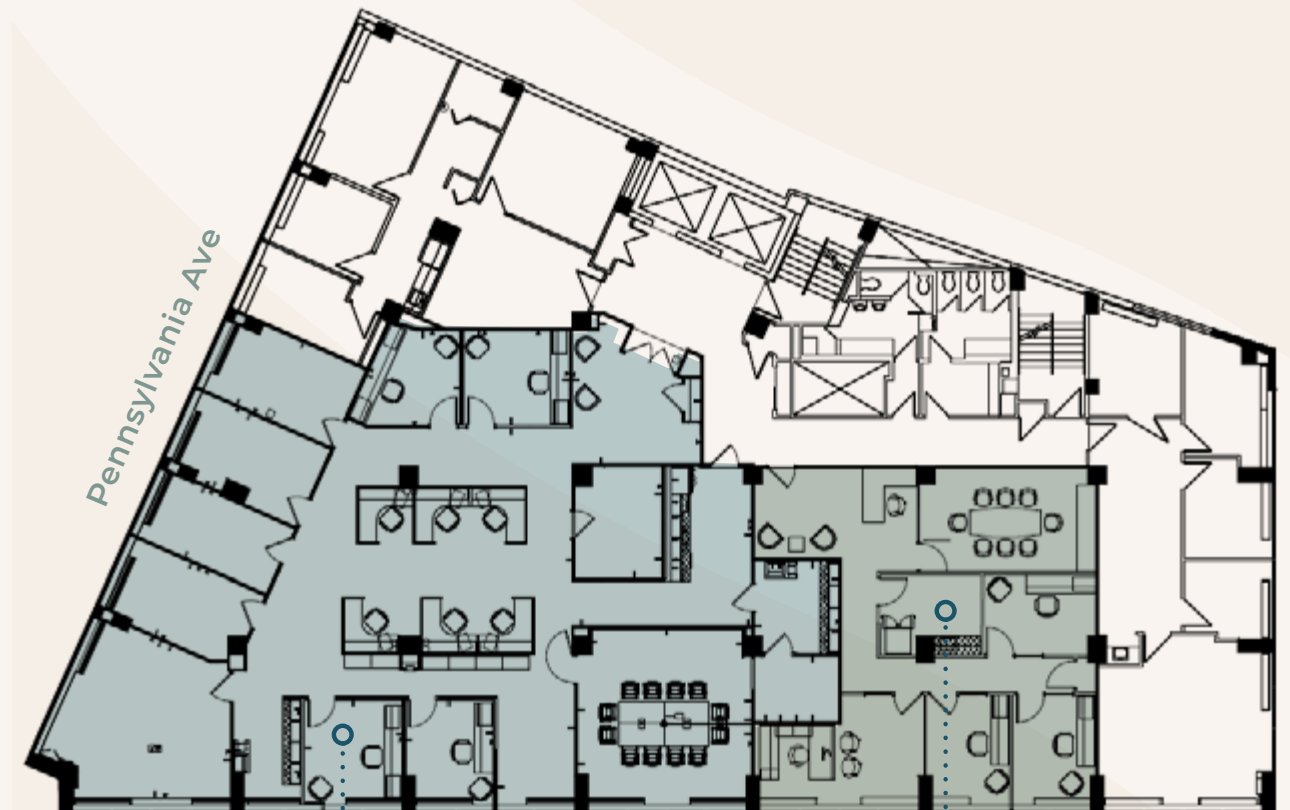
FLEXIBILITY AT WORK

Designed for versatility, 1901 Pennsylvania Avenue provides move-in ready spec suites with private offices, open collaboration spaces and modern layouts tailored for today's professionals.

1901 PENN



2ND FLOOR | SUITE 201 AND SUITE 202 6,313 SF OF CONTIGUOUS SPACE



SUITE 201
4,741 SF

SUITE 202
1,572 SF

CLICK OR SCAN
TO VIEW SUITE



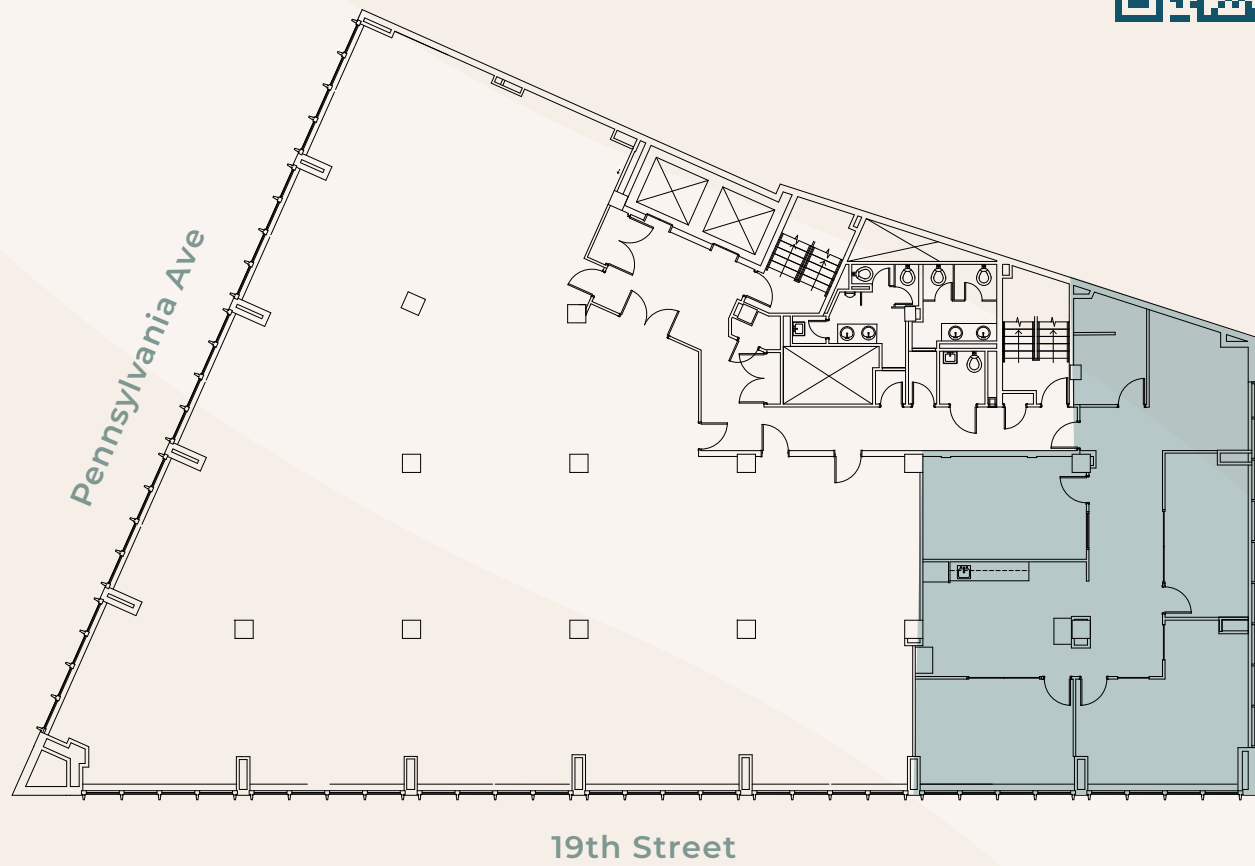
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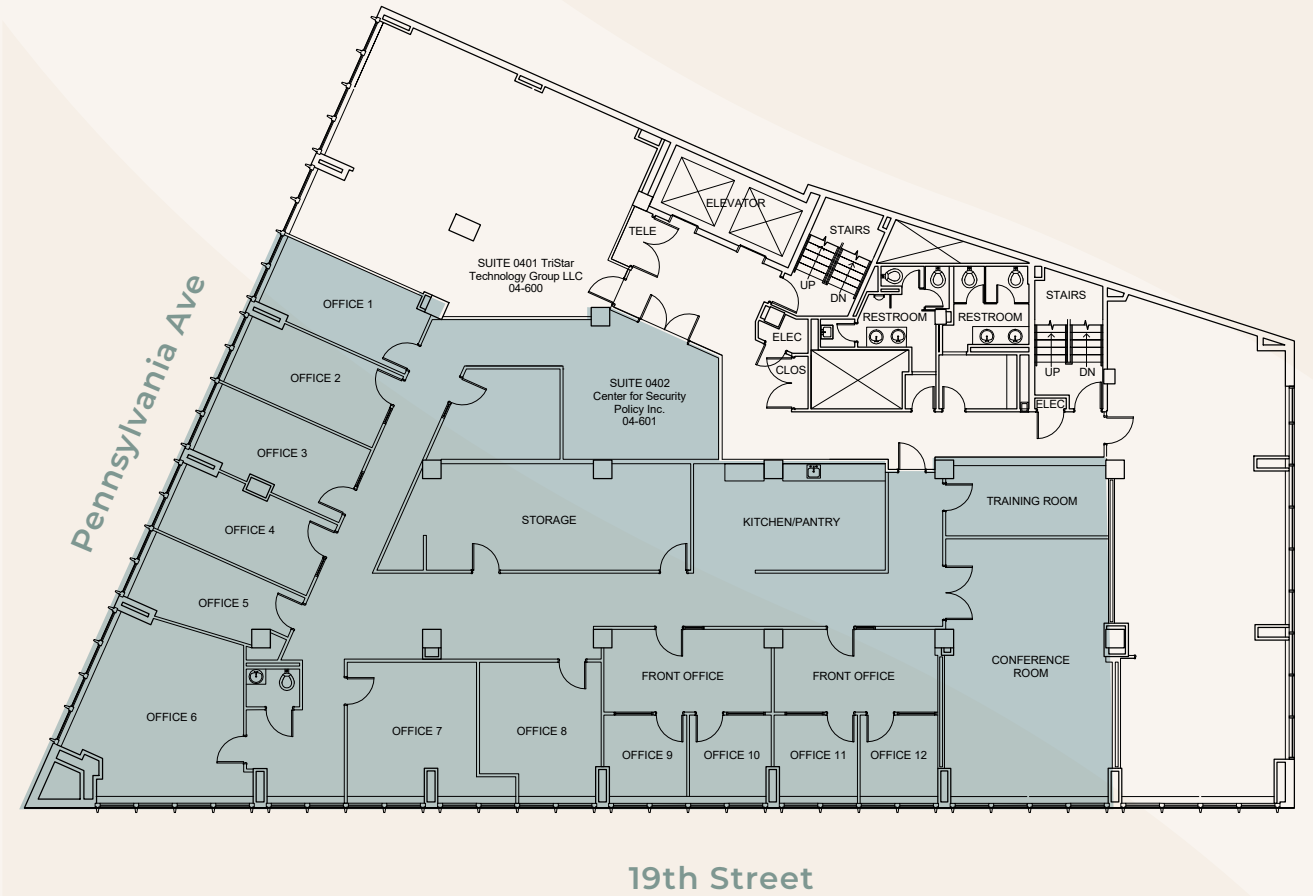
1901 PENN

3RD FLOOR | SUITE 307
2,346 SF | SPEC SUITE!

CLICK OR SCAN
TO VIEW SUITE



4TH FLOOR | SUITE 402
6,634 SF

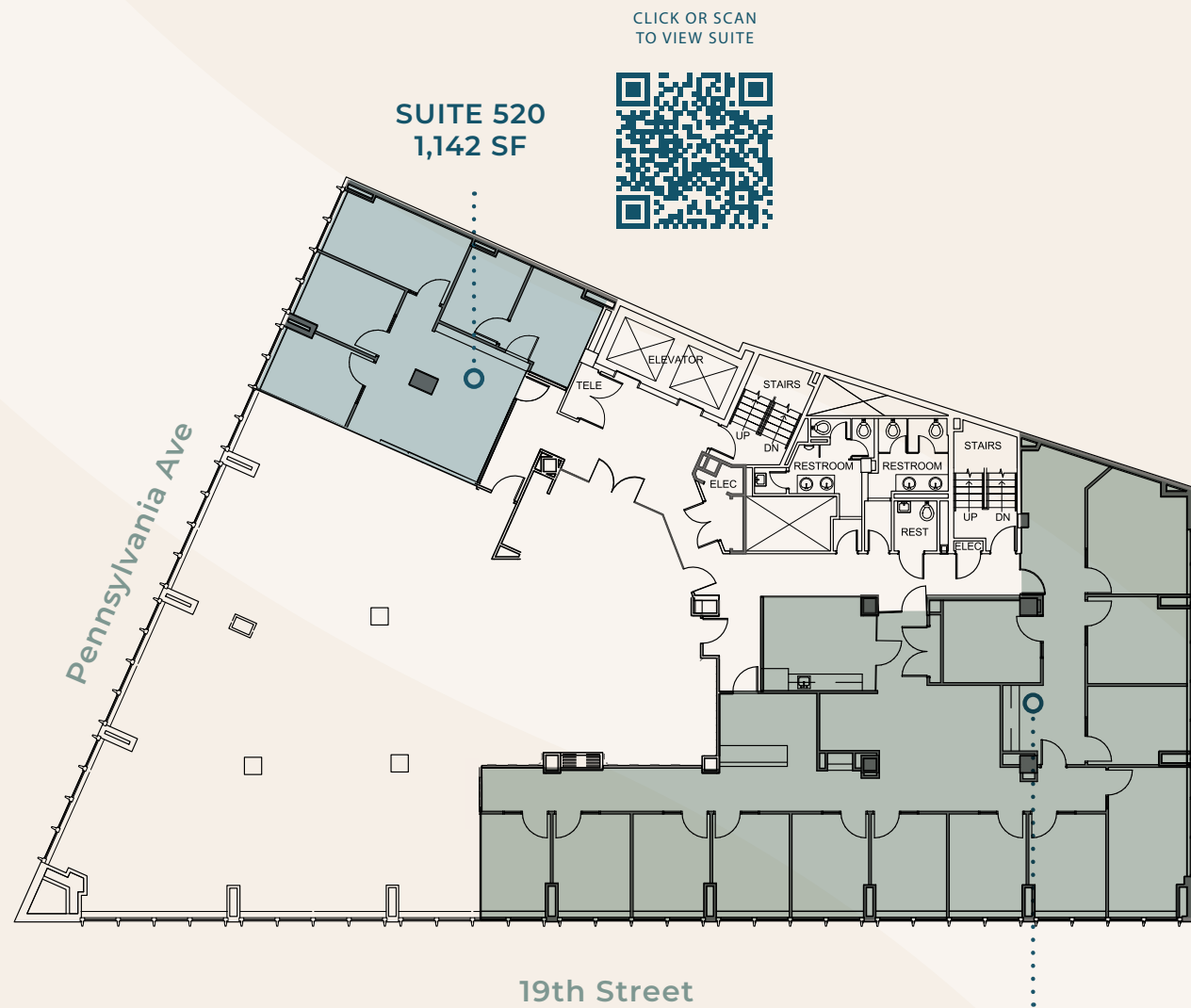


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5TH FLOOR | SUITE 520 AND SUITE 500 1,142 - 3,751 SF



SUITE 500
3,751 SF

CLICK OR SCAN
TO VIEW SUITE



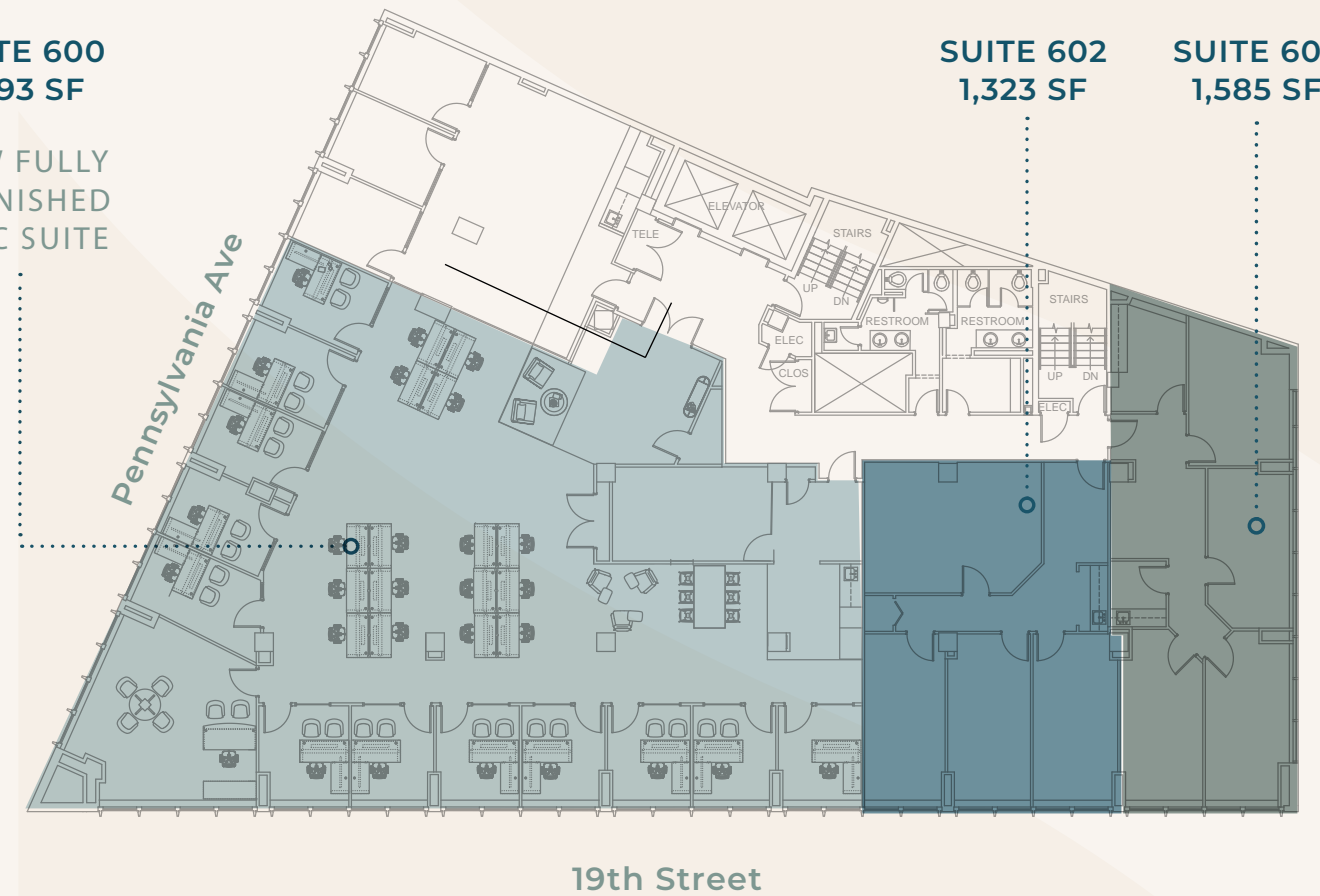
6TH FLOOR | FULL FLOOR 7,874 SF OF CONTIGUOUS SPACE

SUITE 600
5,193 SF

NEW FULLY
FURNISHED
SPEC SUITE

SUITE 602
1,323 SF

SUITE 607
1,585 SF



FURNISHED SPEC SUITE!



FLEXIBILITY AT WORK

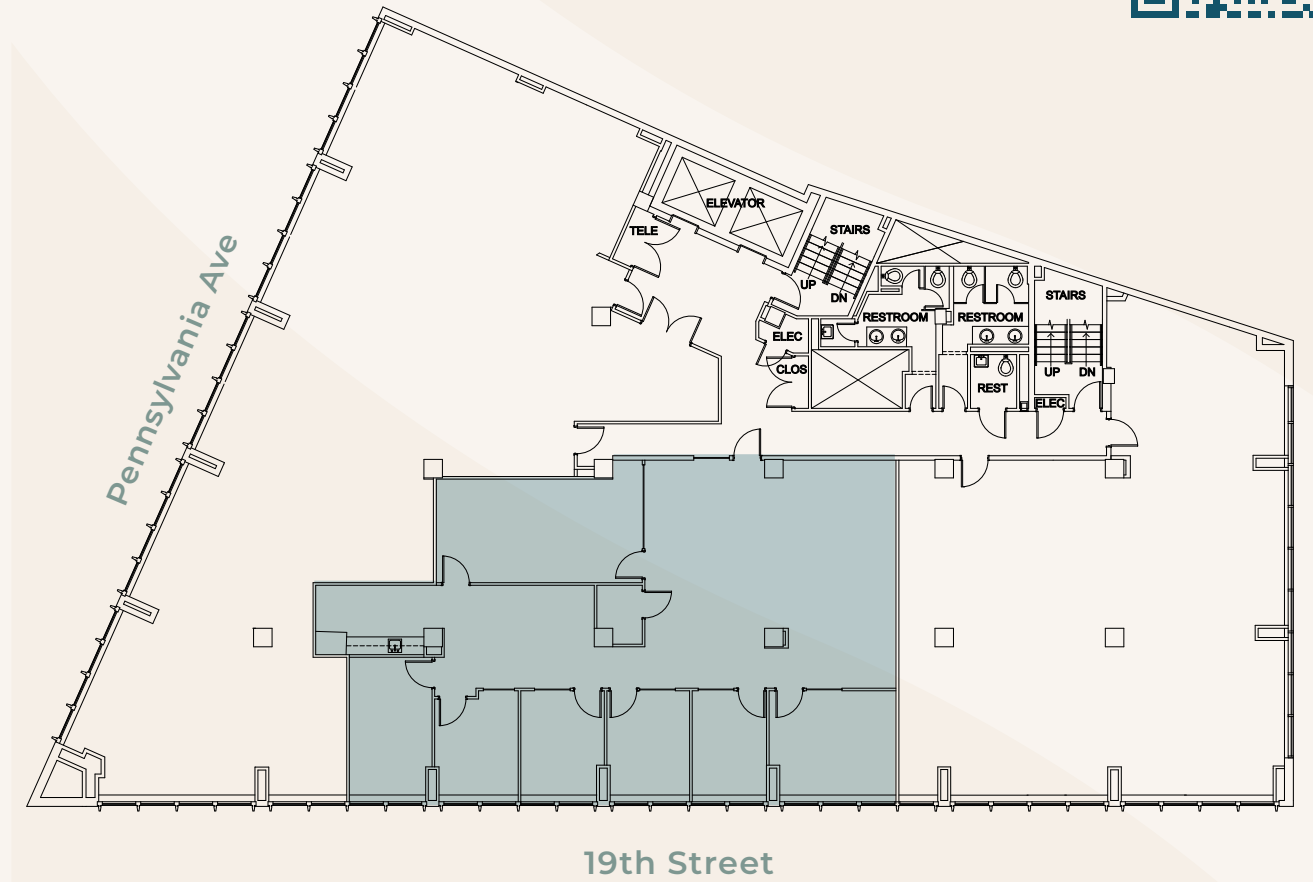
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8TH FLOOR | SUITE 800
4,596 SF



9TH FLOOR | SUITE 902
2,735 SF | NEW SPEC SUITE



CLICK OR SCAN
TO VIEW SUITE



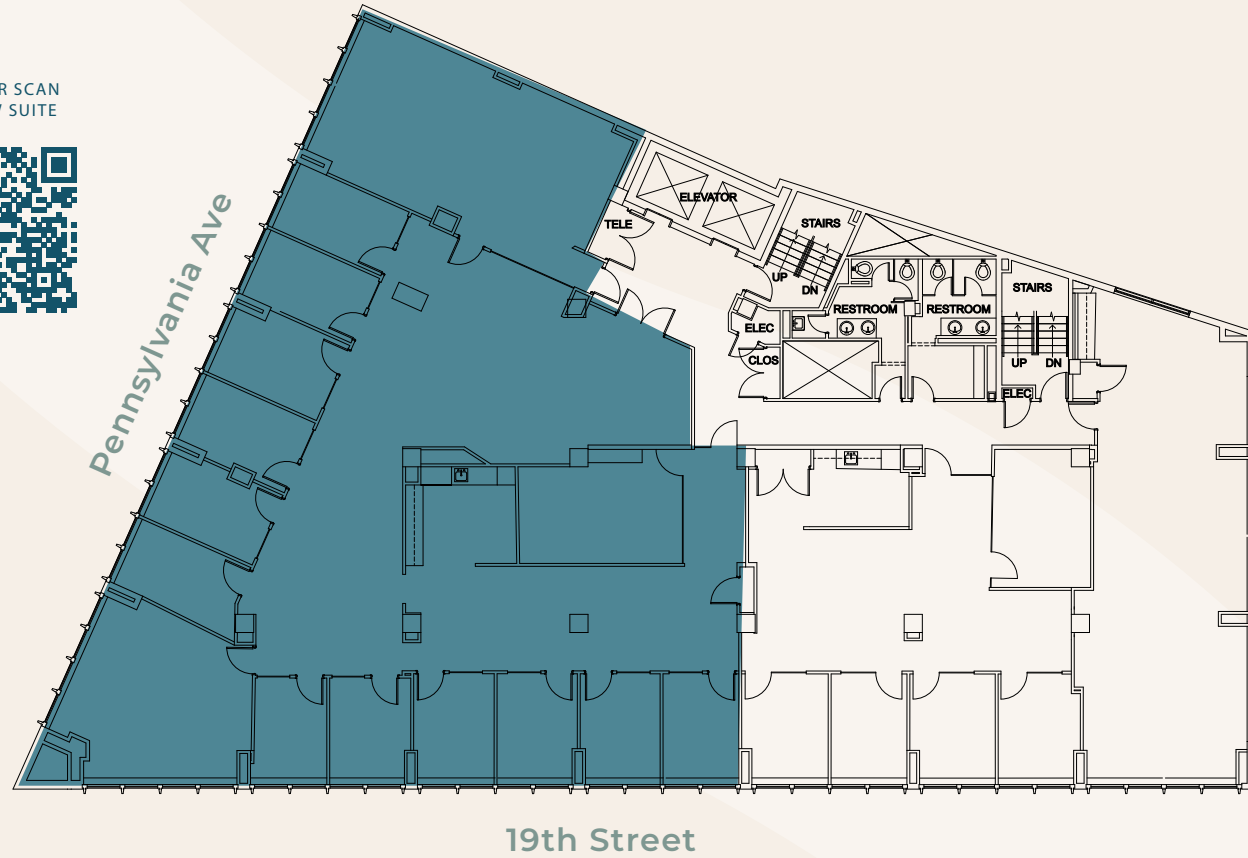
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10TH FLOOR | SUITE 1000
5,884 SF

CLICK OR SCAN
TO VIEW SUITE



11TH FLOOR | FULL TOP FLOOR!
8,989 SF





PLANNED EXTERIOR RENOVATION



PLANNED TENANT LOUNGE RENOVATION

BEYOND THE BASICS

1901 Pennsylvania Avenue is designed to support both focused work and meaningful connections. From first impressions to daily routines, every space is curated to provide comfort, security, and flexibility for a more elevated work experience.



Striking newly renovated lobby delivering soon!



Cutting-edge fitness center



Newly renovated tenant lounge and conference center delivering soon!



Convenient secure bike room



On-site security



Expansive unobstructed park views



A WORKPLACE WITH PRESENCE

At 1901 Pennsylvania Avenue, your workday extends beyond your desk. With some of D.C.'s most coveted dining, shopping, and entertainment destinations within walking distance, you're in the perfect position to balance work, life, and everything in between.

96

RESTAURANTS

24

SHOPPING

21

HOTELS

3

CONVENIENCE

WALK SCORE: 99

5 MIN

WESTERN MARKET

7 MIN

LAFAYETTE SQUARE

9 MIN

THE WHITE HOUSE

9 MIN

GEORGE WASHINGTON UNIVERSITY HOSPITAL

15 MIN

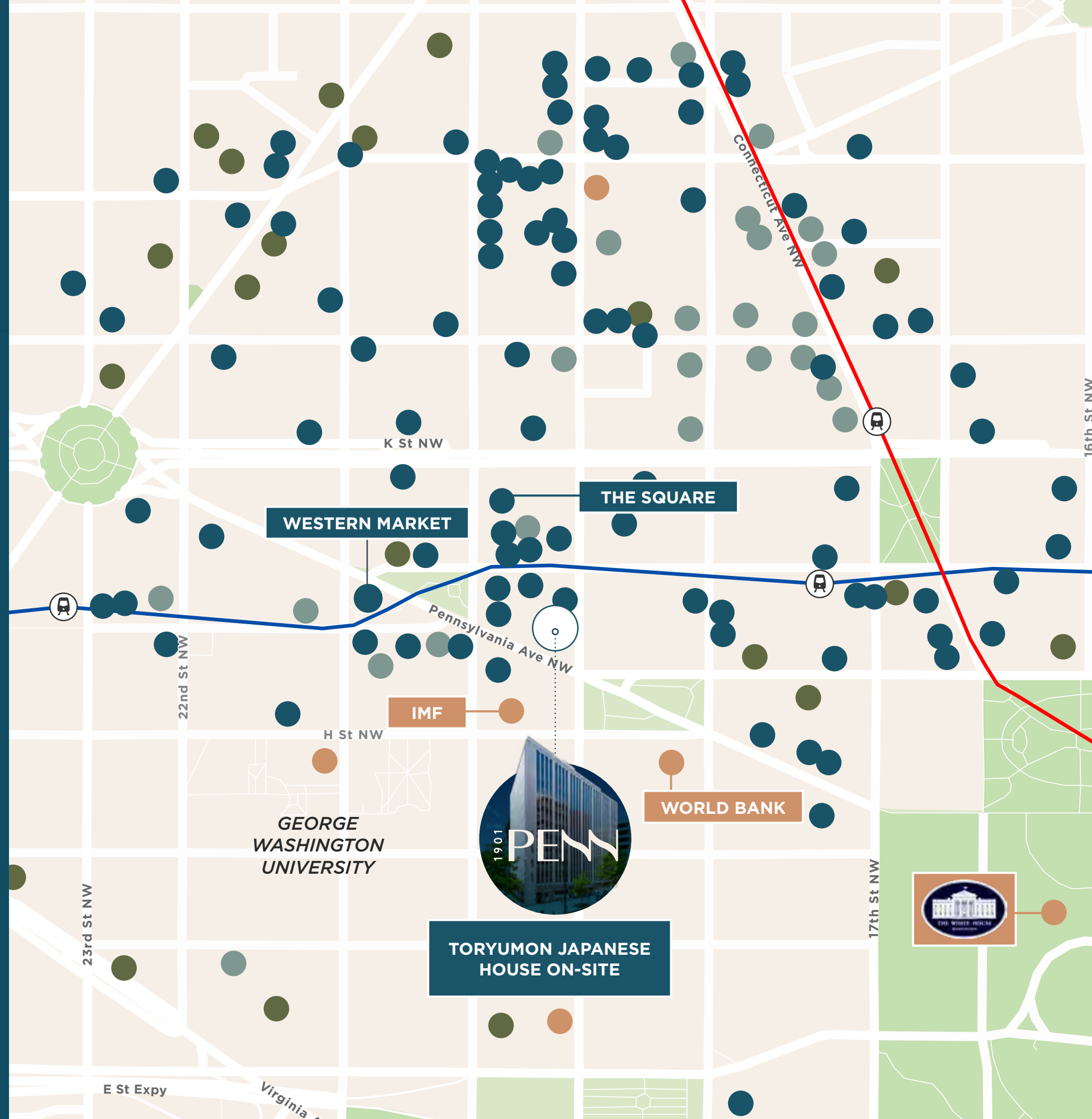
DUPONT CIRCLE

20 MIN

THE MALL

3 MIN

THE SQUARE FOOD HALL



TORYUMON JAPANESE HOUSE ON-SITE



YOUR EASIEST COMMUTE YET



Commuting to 1901 Pennsylvania Avenue is effortless, no matter how you travel. With easy access to Metro stations, major roadways, and bike-friendly routes, every workday starts and ends with convenience.

100

Transit Score

80

Bike Score



10-minute drive to Reagan National Airport



Easy access to I-66 and I-395



Six Capital Bikeshare stations within three blocks



Short walk to Farragut West, Farragut North, and Foggy Bottom Metro Stations

4 MIN WALK Farragut West Metro

8 MIN WALK Foggy Bottom Metro

10 MIN WALK Farragut North Metro

4 MIN DRIVE I-66

4 MIN DRIVE Constitution Ave

10 MIN DRIVE I-395



PARKING MADE SIMPLE

Parking around 1901 Pennsylvania Avenue is convenient with multiple garages just steps from the office, offering a host of options for tenants and visitors.



*GEORGE
WASHINGTON
UNIVERSITY*

PARTNERSHIP THAT DELIVERS

Terrania, an international real estate firm with a strong focus on commercial investment and redevelopment, brings its expertise to 1901 Pennsylvania Avenue along Lincoln Properties. With a long-term approach to asset management, Terrania ensures properties remain modern, efficient, and positioned for success.



5 MILLION SF



Commercial & Multi-Family Properties

75+



Properties Globally

215,000+ SF



Properties in the US.



Professionally managed by:

Lincoln

TERRANIA
NORTH AMERICA

1901 PENN

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