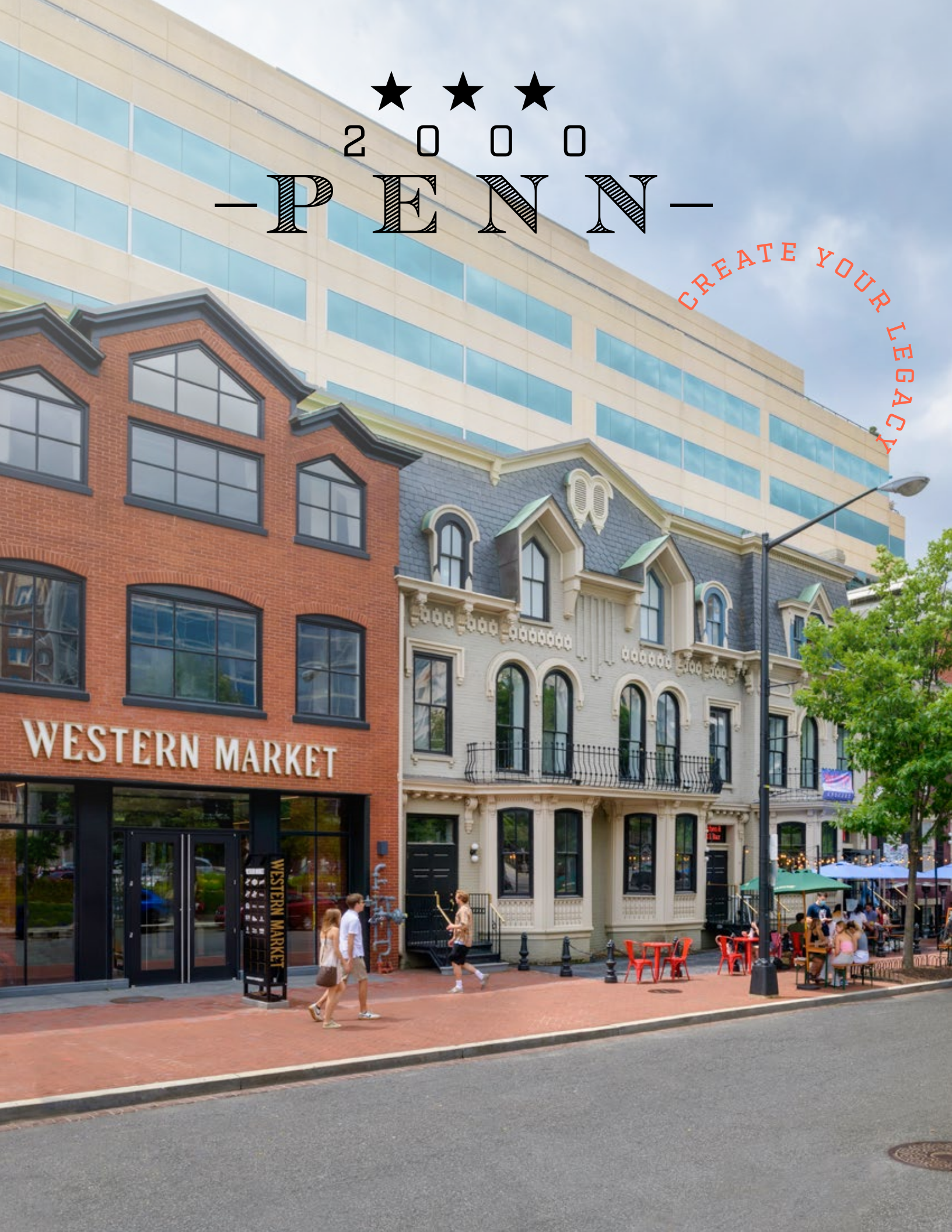




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- P E N N -

CREATE YOUR LEGACY



WESTERN MARKET

WESTERN MARKET



EVERYWHERE YOU NEED TO BE & EVERYTHING YOU WANT

2000 Penn is a fusion of old-school sophistication and new age contemporary space.

DEPLOYED NEARLY

\$4.9

BILLION IN
CAPITALIZATION

ANOTHER

\$4.9

BILLION OF ACTIVE RESIDENTIAL,
OFFICE, MIXED USE, & INDUSTRIAL

LEADERSHIP

HAS WORKED IN THE D.C.
MARKET FOR OVER **33** YEARS

BEEN INVOLVED IN
DEVELOPMENT AND
INVESTMENT OF OVER **30+** MILLION SF

PLUS

25

MILLION SF OF COMBINED
DEVELOPMENT ASSETS

AND

10+

MILLION SF
UNDER MANAGEMENT

TOTAL CAPITALIZATION
OF THE D.C. METRO
AREA IN EXCESS OF **\$3.6** BILLION

IMPRESS & TURN HEADS



NEW Office Lobby

MIX, MINGLE
& MEET



NEW Conference Center

RETREAT & RECONNECT

PENNSYLVANIA AVENUE
OVERLOOKING

NEW Rooftop Lounge

ABOVE GROUND & TOP NOTCH



NEW Fitness Center

INTRODUCING

The hottest new retail concept on Pennsylvania Avenue is at your doorstep.



SHOP | DINE | DRINK



RAW-ISH



Alito-Ko



BULLFROG Bagels



EXPAT

THE BUSSDOWN



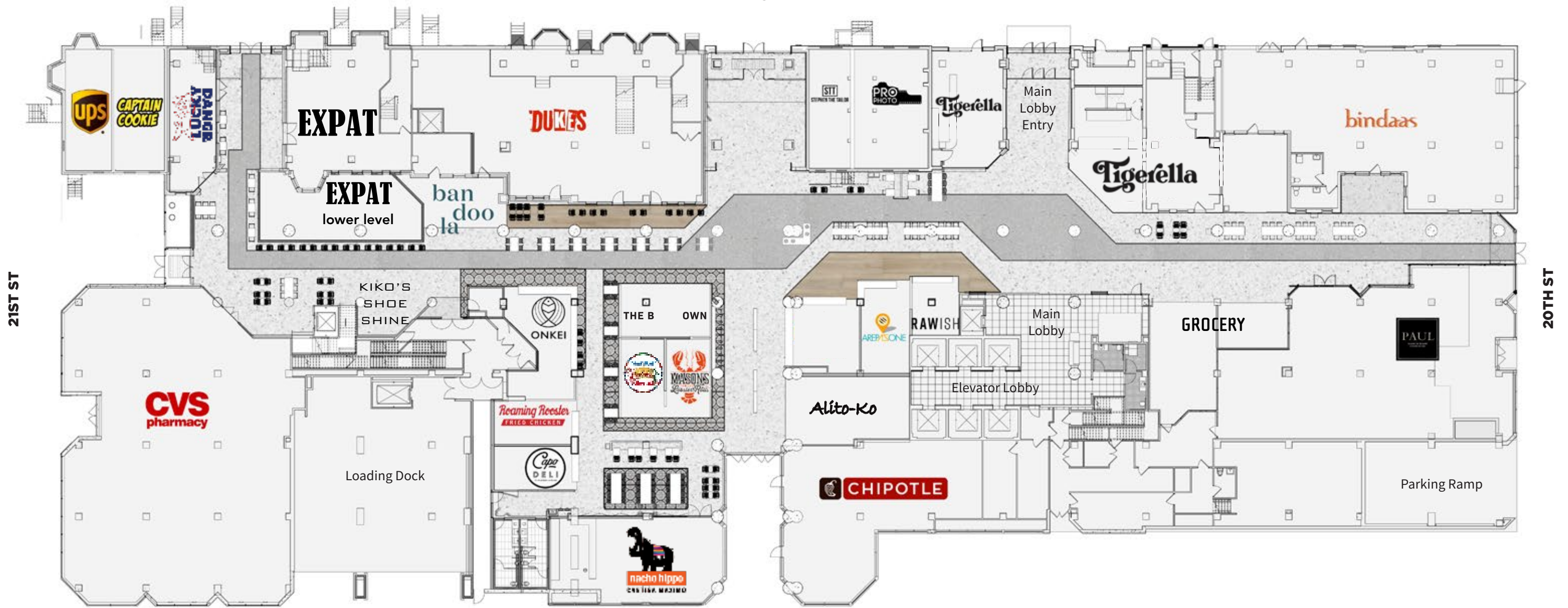


2000
PENN



EVERYWHERE YOU NEED TO BE
& EVERYTHING YOU WANT

EYE ST



GWU QUAD

**WESTERN
MARKET** ^D★_C

**This rendering is for general informational purposes only and all vendor names and type of leasing status shall be kept strictly confidential. Disseminating, copying, or sharing this information is prohibited.*



GAIN ACCESS TO 100+ SPACES ACROSS THE MID-ATLANTIC

MRP Passport provides 2000 Pennsylvania tenants with seamless access to versatile spaces across DC, Maryland and Virginia, including flexible workspace, conference rooms, fitness centers, event spaces, rooftops and more. With cutting edge technology, our tenants will be able to easily use Passport spaces, broadening their workplace footprint beyond their primary workplace.

PASSPORT HIGHLIGHTS

19+ Smart conference rooms

16+ Wi-fi enabled spaces

14+ Fitness Centers

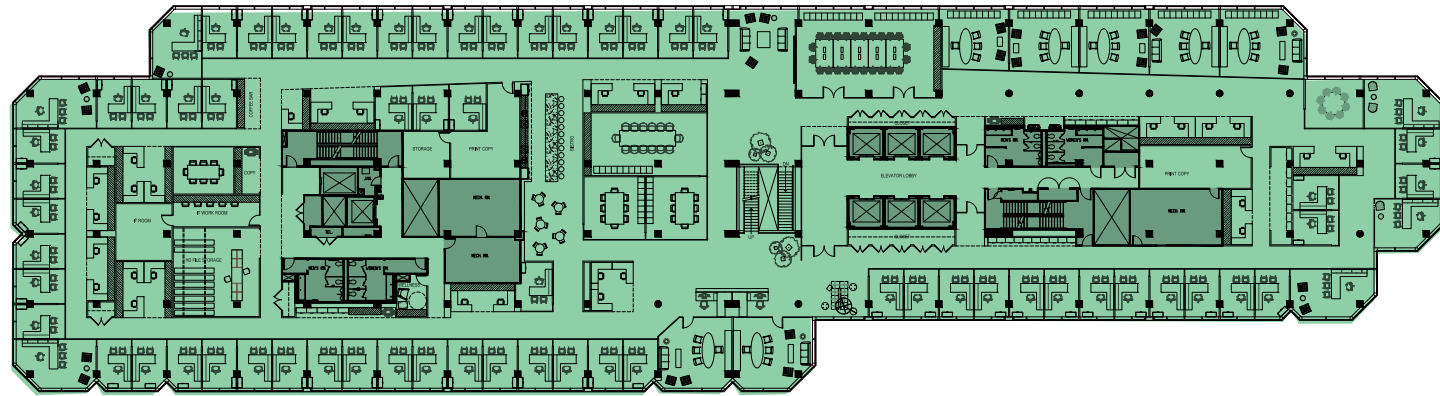
 Access to a dedicated events team

AVAILABLE AMENITIES

- Management team support
- High-speed WiFi
- Plug & play lounge areas & workstations
- Fitness center & locker rooms with towel service
- Mobile app customized with locations, access and amenity details
- 24/7 secure access control
- Rooftop spaces
- Private event spaces
- Full-tilt amenity space
- Access to community seating in flex office space
- Outdoor plazas with patio seating
- Private smart conference rooms
- Cold brew coffee
- Beer on tap
- Gaming areas
- Car charging stations
- Bike rentals*
- Access to events & programming
- Rooftop pool*
- Dedicated events team

CONCEPTUAL HIGH OFFICE DENSITY LAYOUT

Full Floors Approx. 44,000 RSF



REDUCED TOUCHPOINTS

Reduce touchpoints for tenants. New entrance will have ADA opener and Bluetooth access control.

ELEVATORS

Destination Dispatch - Controlled access to tenants floors. All visitors must pre-register with access granted by Security.

SECURITY DESK

Temporary plastic screening on security desk.

STAFF PPE

Staff following CDC/local requirements for PPE. Hand sanitizing stations throughout.

SOCIAL DISTANCING

Lobby/lounge and conference furniture layout to accommodate for 6 ft of social space.

STAIRWELLS

"One way" stairs dedicated up or down outside of emergencies

FOOD

On-site Food Options with order ahead and quick pick-up.
Food delivery available to tenants' suite.

HVAC

New Systems with MERV-13 Filters.
Maximum fresh air & ventilation.

CONTRACTORS

New contractor policies with regards to access, additional cleaning and PPE.

★ ★ ★
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202.463.2100

MARK WOOTERS | KYLE MCFADDEN | GINA DAMOND