

1001  
PENNSYLVANIA  
— AVENUE —



**nuveen**



WHAT IS THE ULTIMATE

# MARK OF GREATNESS?

Once in a great while, a property enters the landscape where the normal descriptors of “stunning” and “efficient” don’t quite measure up to the splendor that is on display.

1001 Pennsylvania Avenue is one such property where true greatness has been achieved. With its prominent location between the White House and the U.S. Capitol and its impeccably designed amenities, 1001 Pennsylvania Avenue conveys quality, reputation, and revitalization.

It says, **“You’ve arrived”**





SPACE THAT SPEAKS

# VOLUMES

The building's entrance creates both the perfect first and the ultimate lasting impression. 1001 Penn's entrance offers a symphony of seamless marble, glass, and modern finishes that both soothe and energize the senses.

It says, "You're in the right place."

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**NEW ELEVATOR LOBBIES &  
STATE-OF-THE-ART TURNSTILES**

**NEW ELEVATOR FILTRATION**



SPACE THAT STOPS YOU

# IN YOUR TRACKS

A mark of greatness is often found in the smallest moments — like when you enter the atrium and your eyes slowly follow the subtle glamour from the marble flooring to the soaring ceiling to soak in all the splendor. .

It says, **“The place to see and be seen.”**





SPACE THAT

# INVITES CONVERSATION

Conversation begins at the wine and coffee bar where tenants can grab a bottle of their favorite vintage or specialty brew. From brainstorming sessions to friendly reunions, the atrium space cultivates inspired notions.

It says, **“Come and stay awhile.”**





SPACE THAT

# FOSTERS COLLABORATION

Great buildings provide spaces for tenants to nurture their connections and develop big ideas. Capitol Hall is a spacious two-story conferencing facility that provides the room you need to solve tomorrow's challenges today.

It says, **“Let’s figure this out together.”**







SPACE THAT

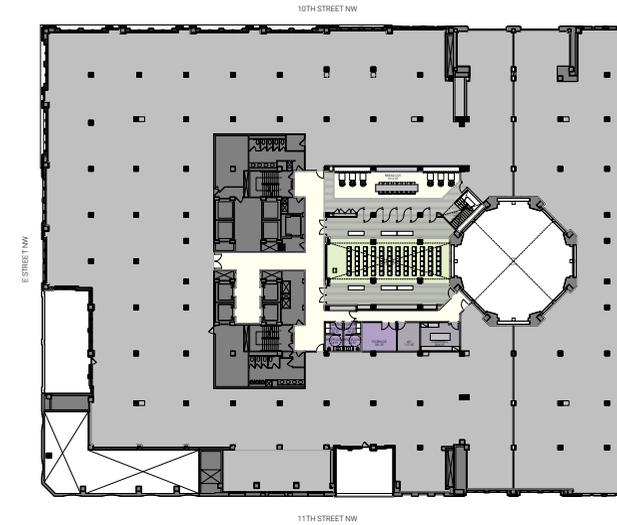
# TRANSFORMS

A successful building should be flexible to suit all your needs. The Capitol Hall's adjoining conference spaces can transform to answer all of your gathering requirements. Whether you are pitching your next biggest client, hosting a lunch-and-learn, or educating your whole team on the latest initiative, 1001 Penn can rise to the occasion.

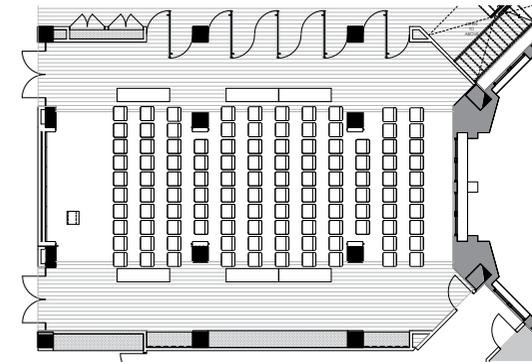
It says, **“Invite everyone. There’s room.”**



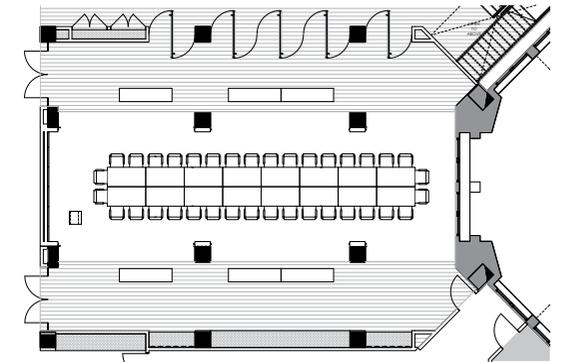
20'  
CEILING  
HEIGHT



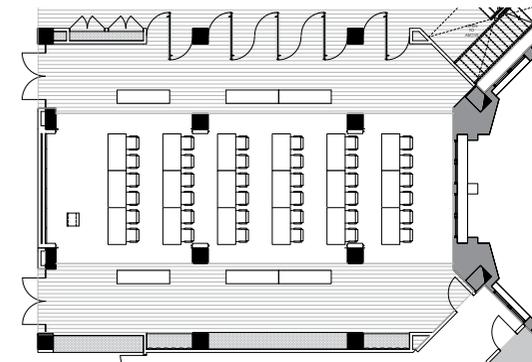
## SEATING CONFIGURATION OPTIONS



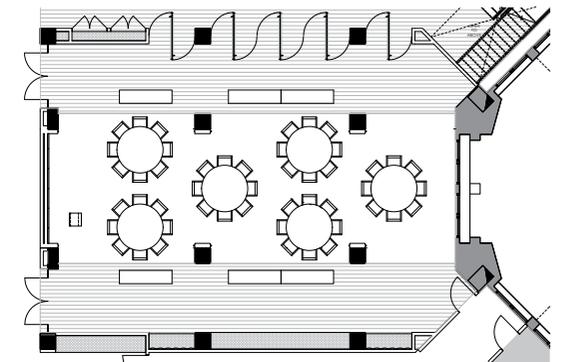
Auditorium 100+ Seats



Conference 36 Seats



Training 36 Seats



Dining 48 Seats



BREAK OUT,

RECONNECT,

DEBRIEF



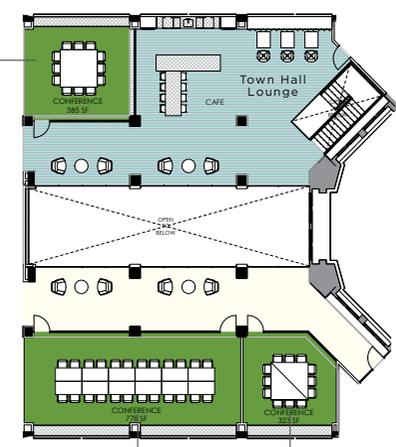


SPACE THAT

# FUELS INTERACTION



18 PERSON  
CONFERENCE ROOM



28 PERSON  
CONFERENCE ROOM

18 PERSON  
CONFERENCE ROOM

Great ideas stem from spaces that allow for great conversations. The well-equipped conference lounge offers a highly functional community space that entices and inspires.

It says, **“Relax & collaborate in style.”**



## BICYCLE LOCKER ROOM

SPACE THAT

# BUILDS STRENGTH

1001 Penn allows tenants to train for both meeting marathons and triathlons with an unparalleled fitness center that has spa-quality finishes and state-of-the-art equipment. The secure, air-conditioned bicycle locker room features 60 bike stations and a restroom/ changing room.

It says, “Wellness starts here.”



Air conditioned and secure, featuring 60 bike stations and a restroom/ changing room



SPACE THAT

# WELCOMES

Wayfinding is made easy and elegant with custom-designed directory signage.

It says, "Home to the Distinguished."

RETAIL

# IN THE BUILDING

## Home to Rania, a new Michelin starred restaurant

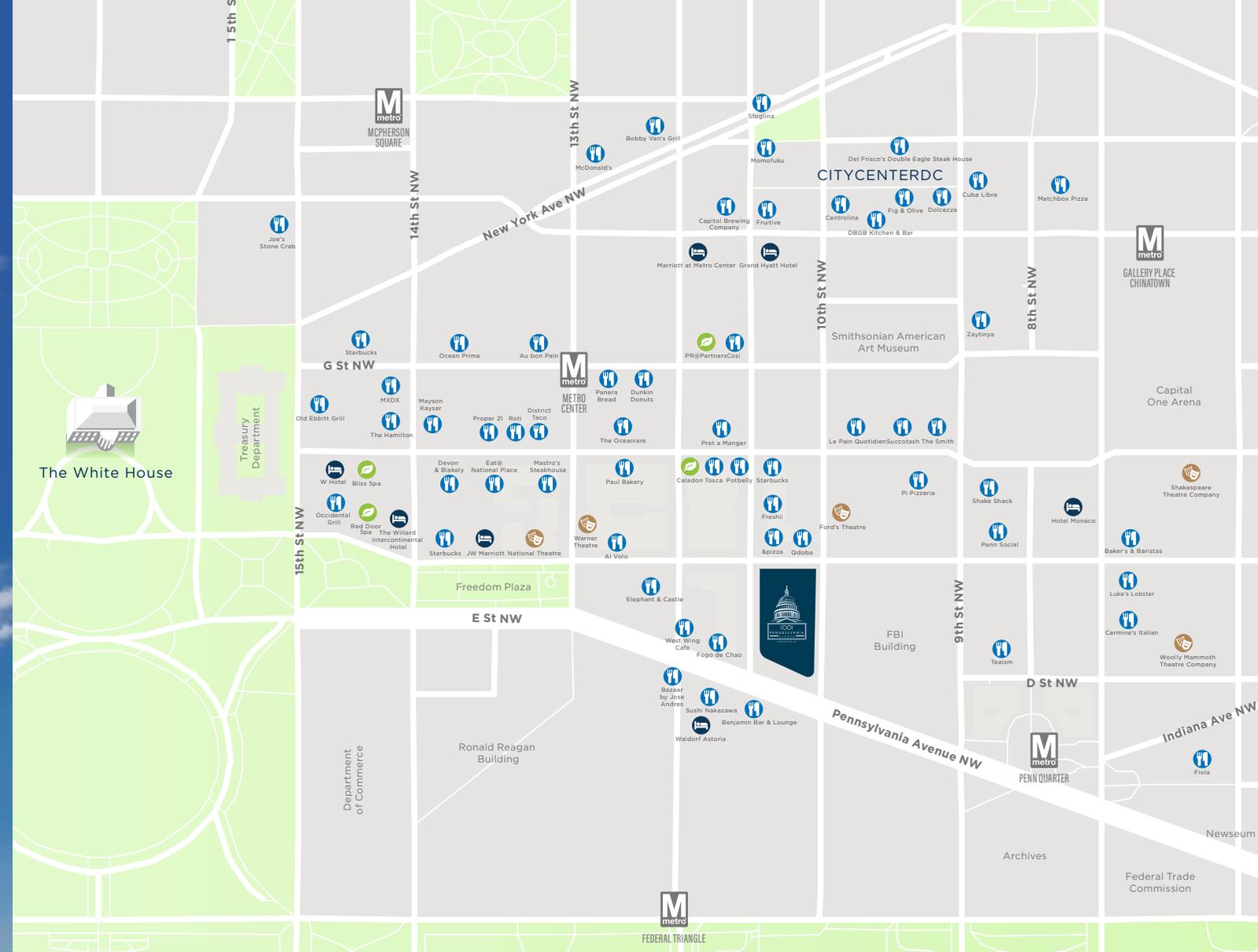
Rania is a lively and alluring dining experience that shatters stereotypes of what an Indian restaurant is and can be.



Owned and dedicated to renowned French chef Michel Richard

SPACE THAT IS

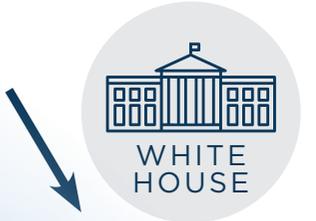
# CONVENIENTLY LOCATED



# STACKING PLAN



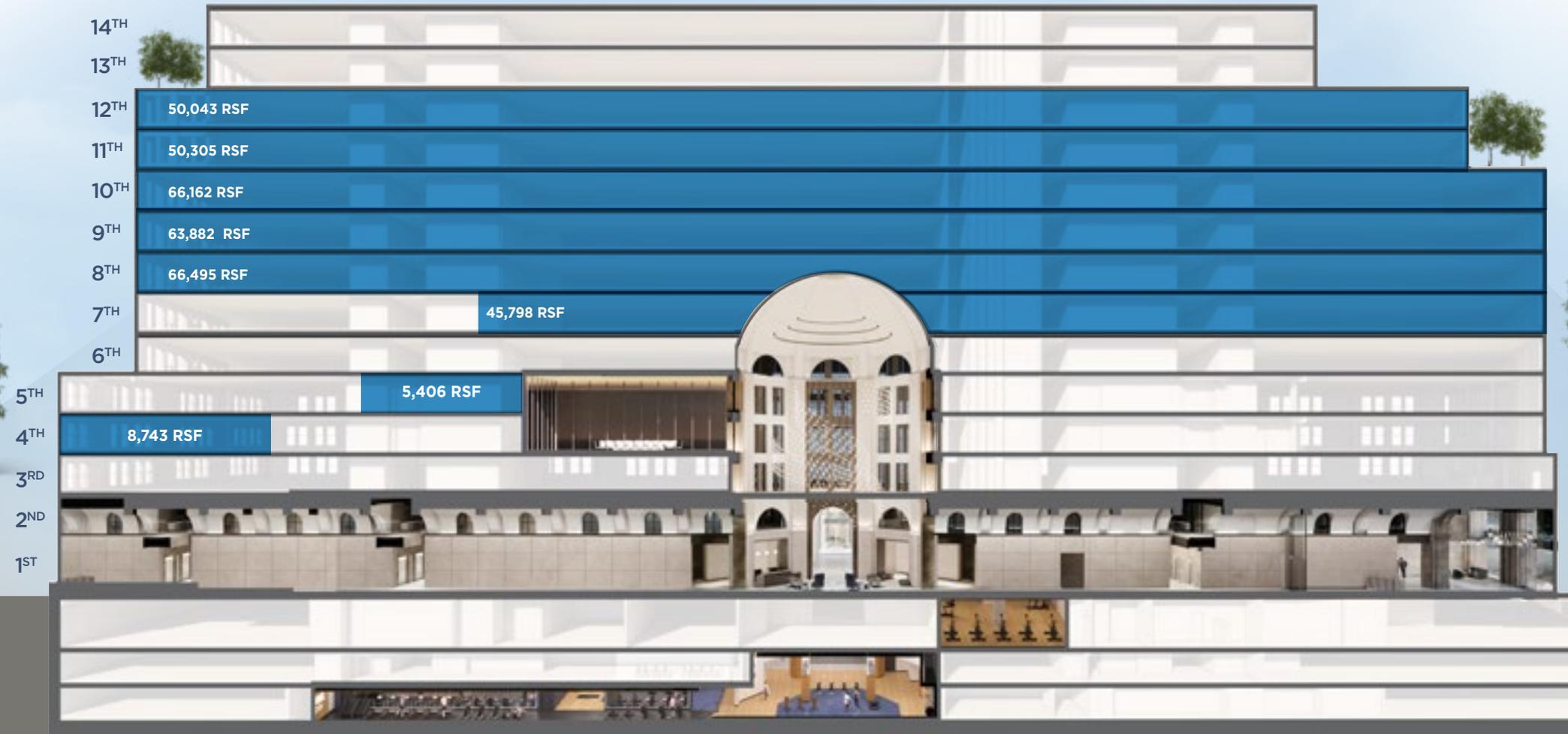
EAST ON PENNSYLVANIA AVE



WEST ON PENNSYLVANIA AVE

PENNSYLVANIA AVE

E STREET

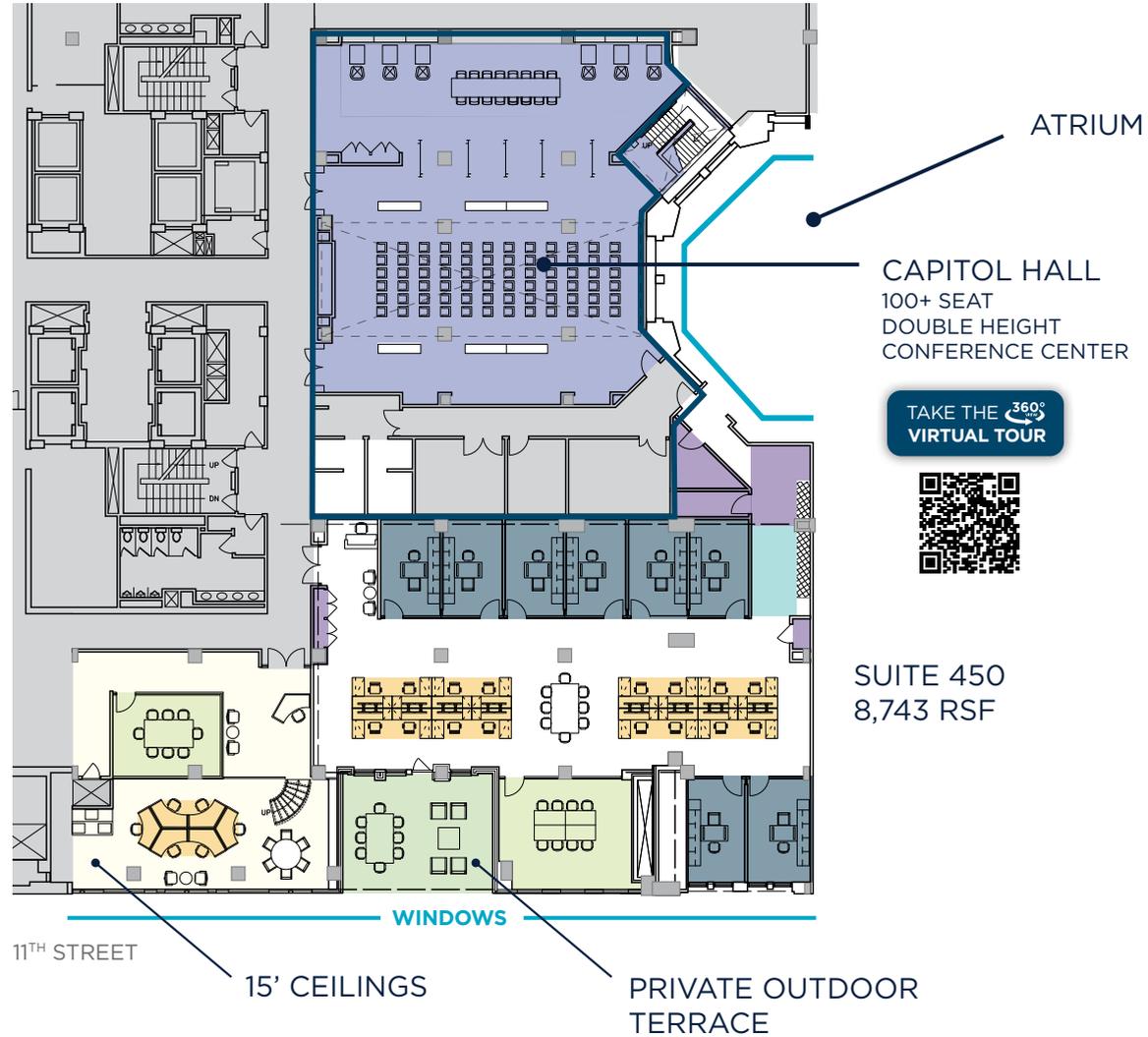


11TH STREET

# 4th Floor

HYPOTHETICAL PLAN

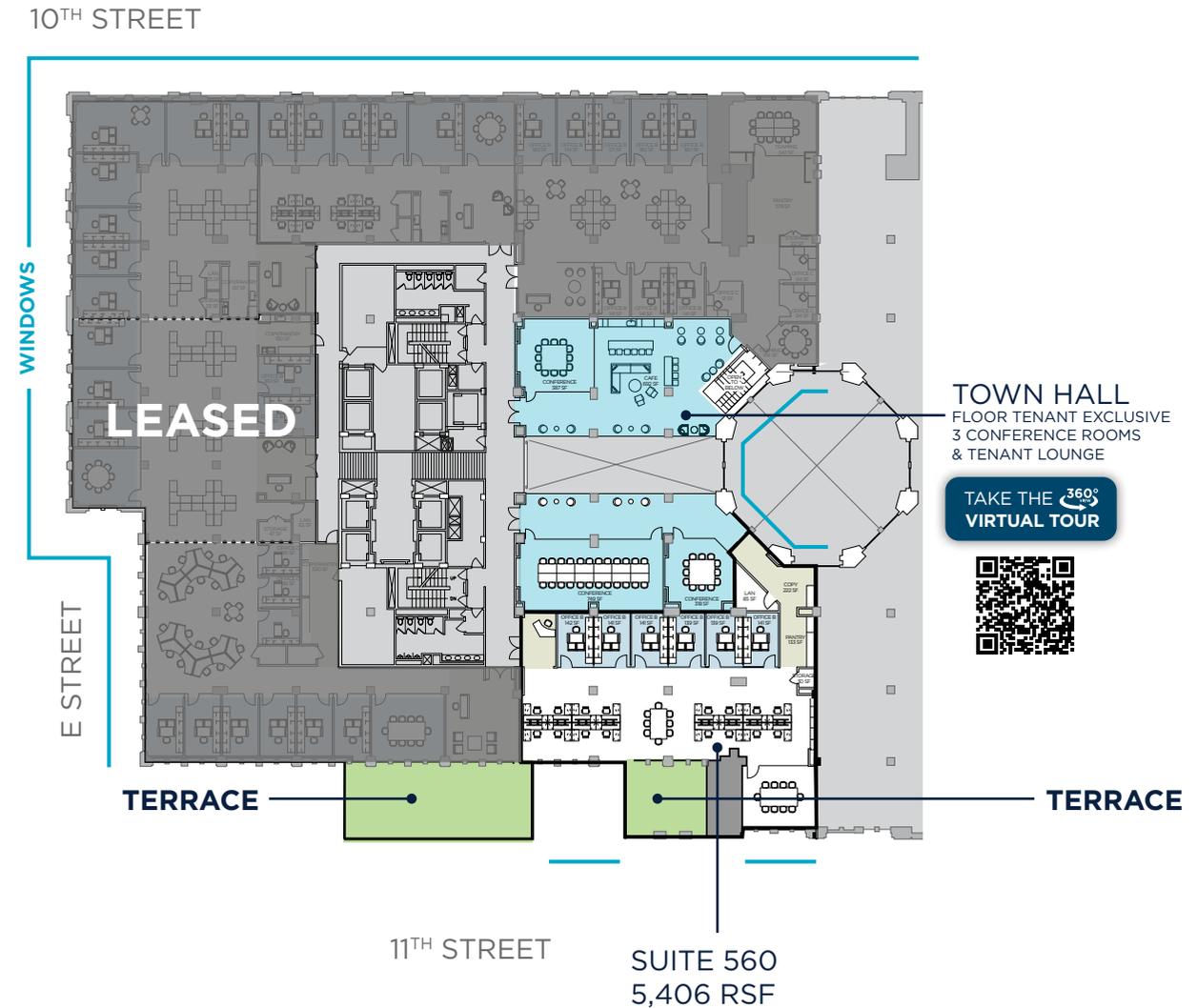
8,743 RSF



# 5th Floor North

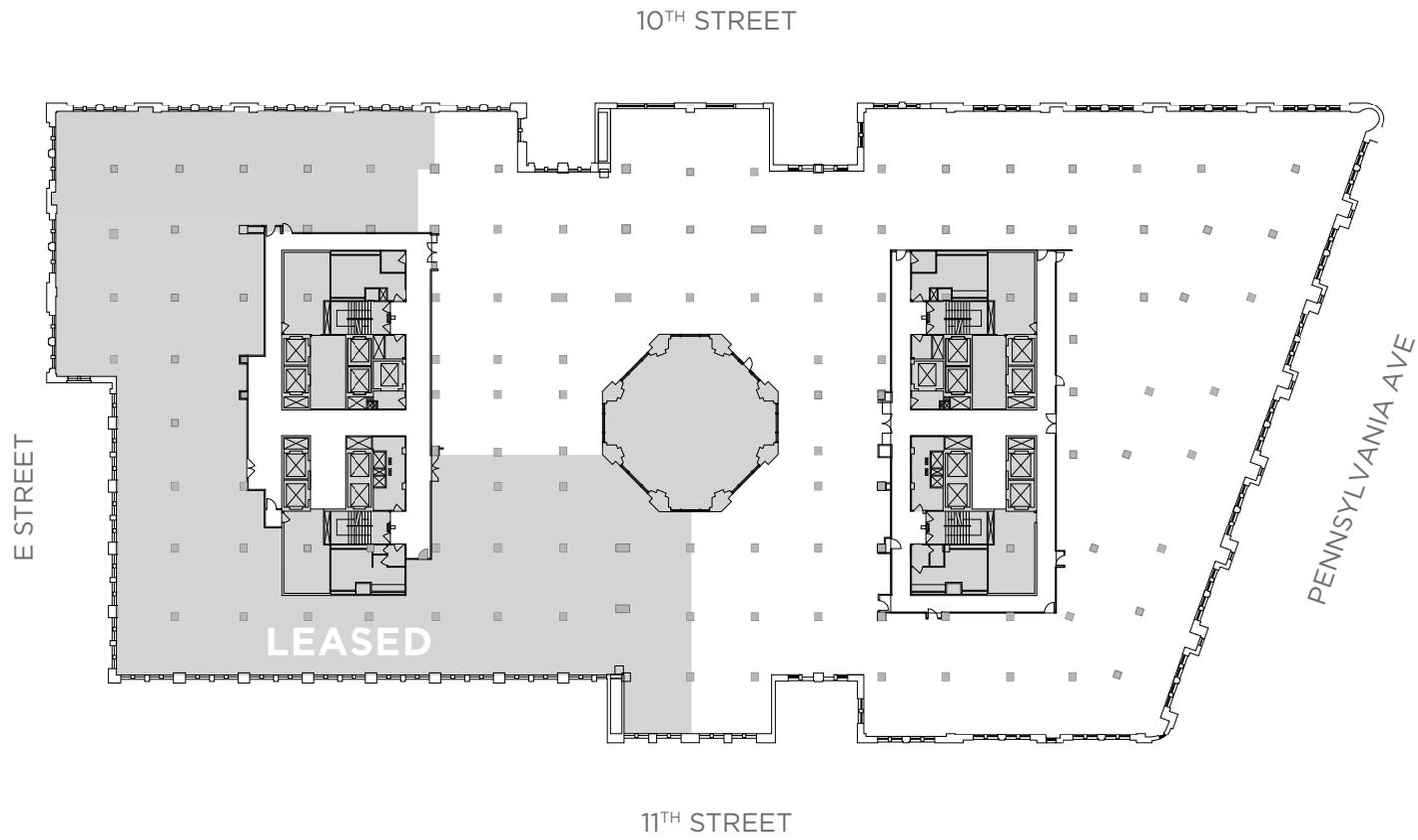
SPEC SUITE

5,406 RSF



# 7th Floor

45,798 RSF



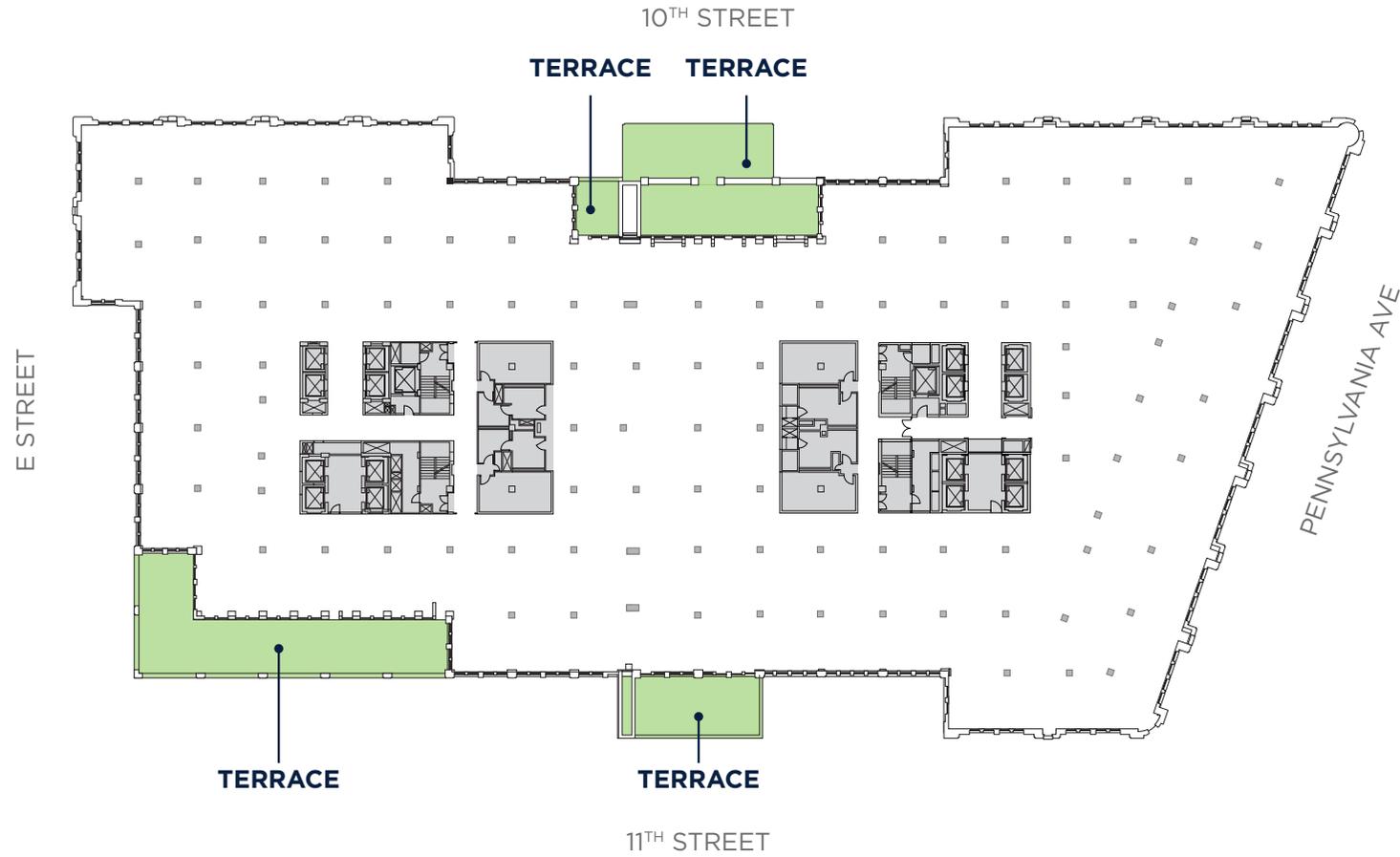
# 8th Floor

66,495 RSF  
4 Terraces



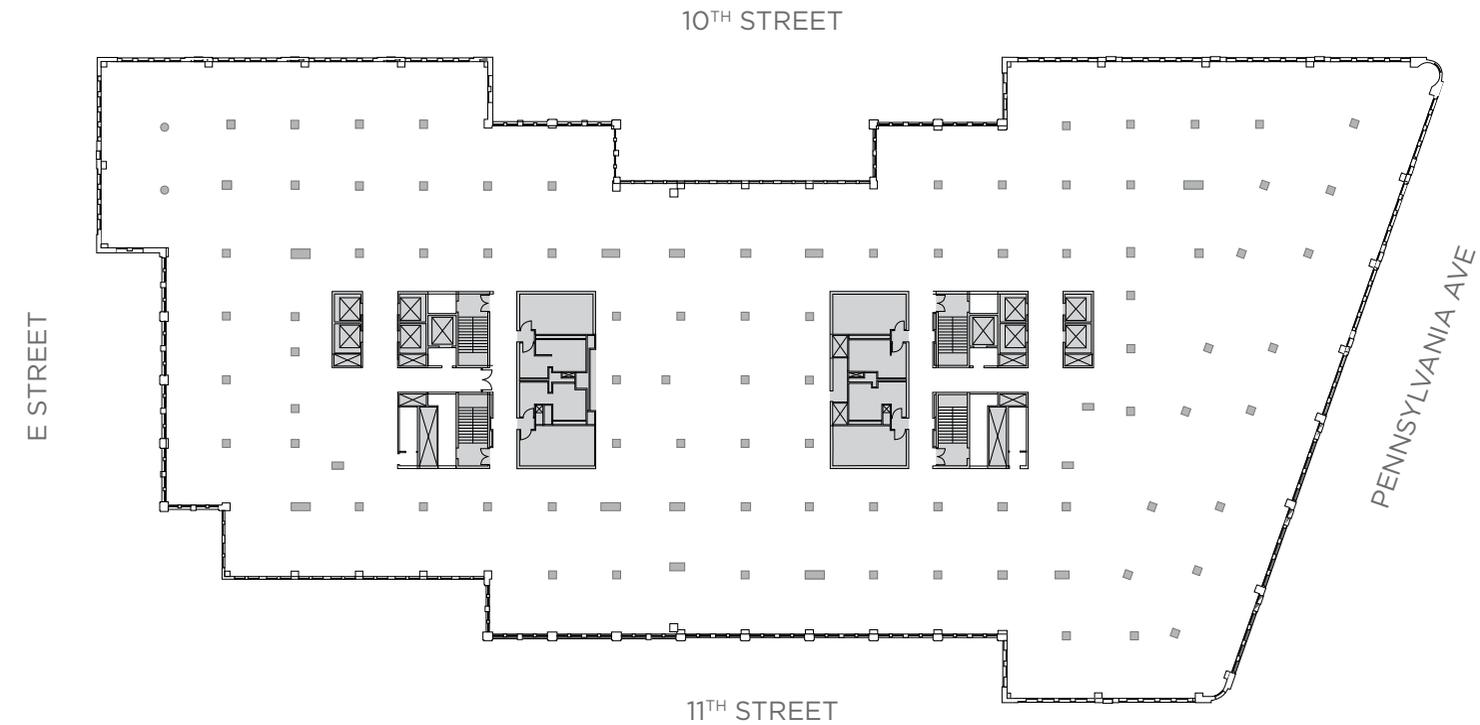
# 9th Floor

63,882 RSF  
4 Terraces



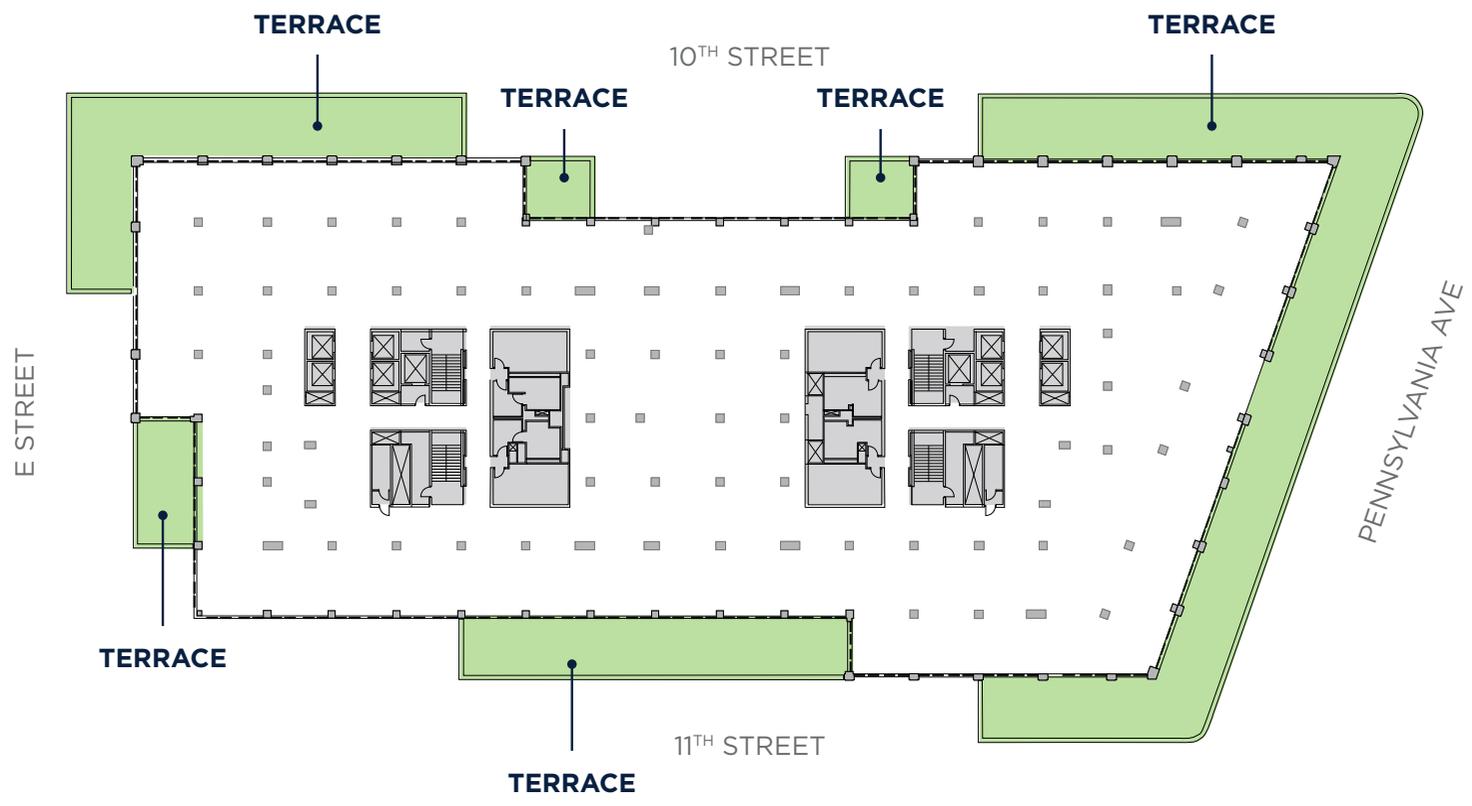
# 10th Floor

66,162 RSF



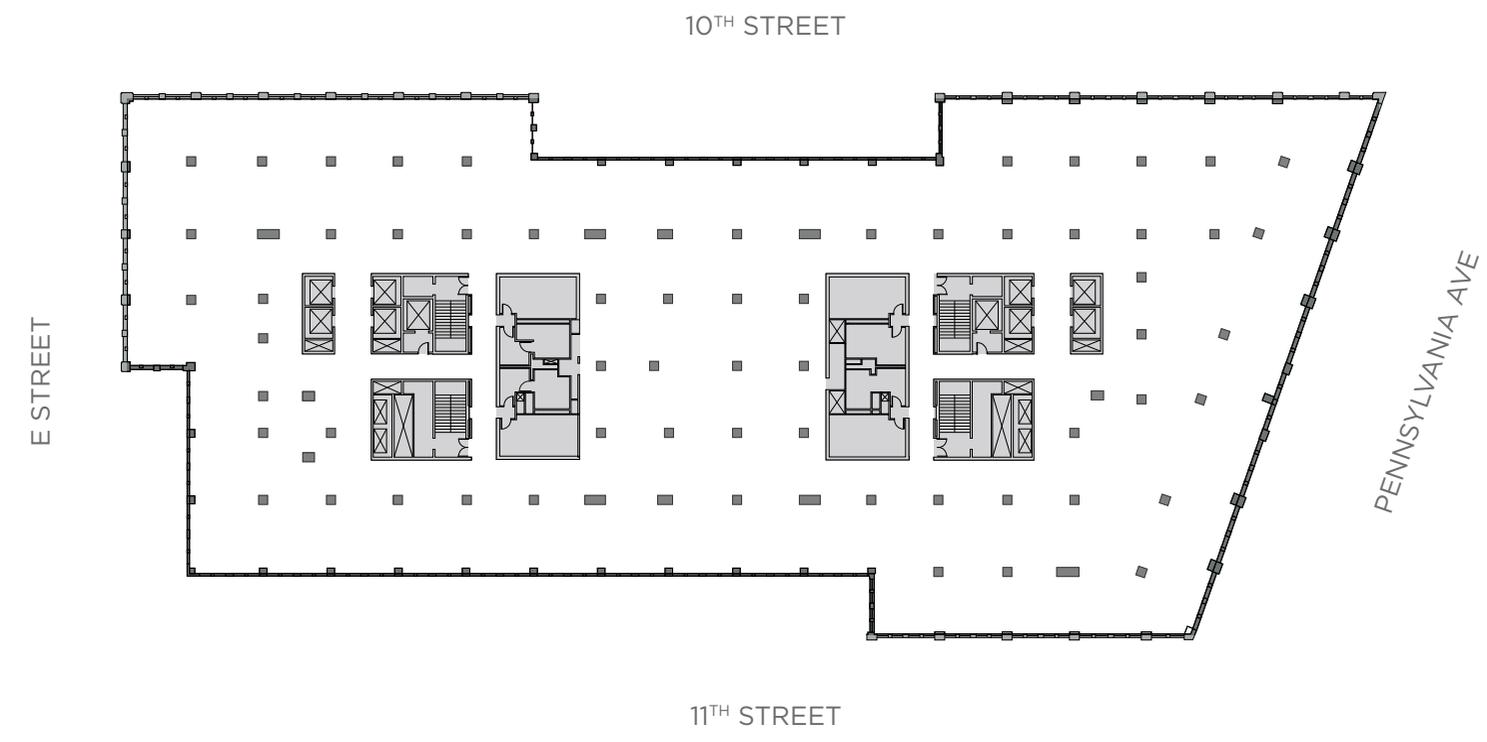
# 11th Floor

50,305 RSF  
6 Terraces



# 12th Floor

50,043 RSF



PENNSYLVANIA AVE VIEW



11TH STREET VIEW



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**CUSHMAN &  
WAKEFIELD**