

# 1901 PENN



Join D.C.'s Premier Neighborhood

**TERRANIA**  
NORTH AMERICA

 **CUSHMAN &  
WAKEFIELD**

# 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

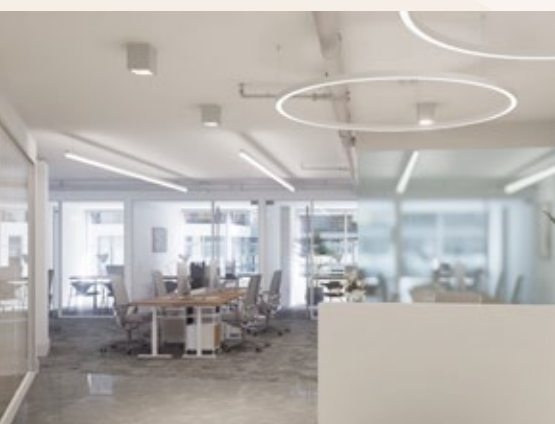
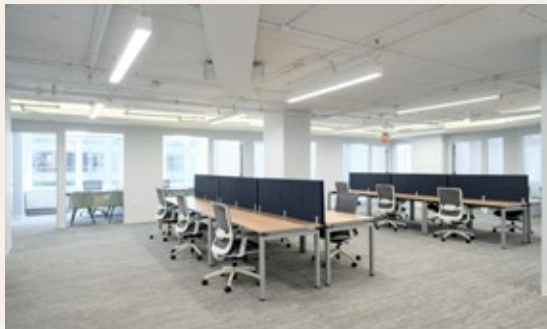
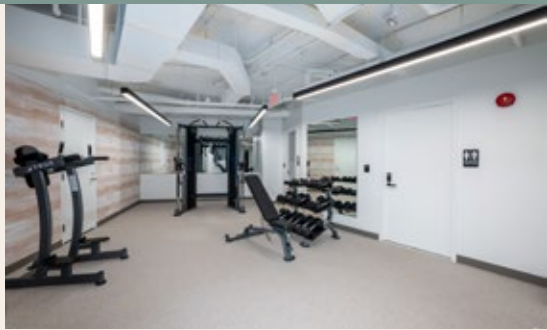


Newly delivered  
fitness center

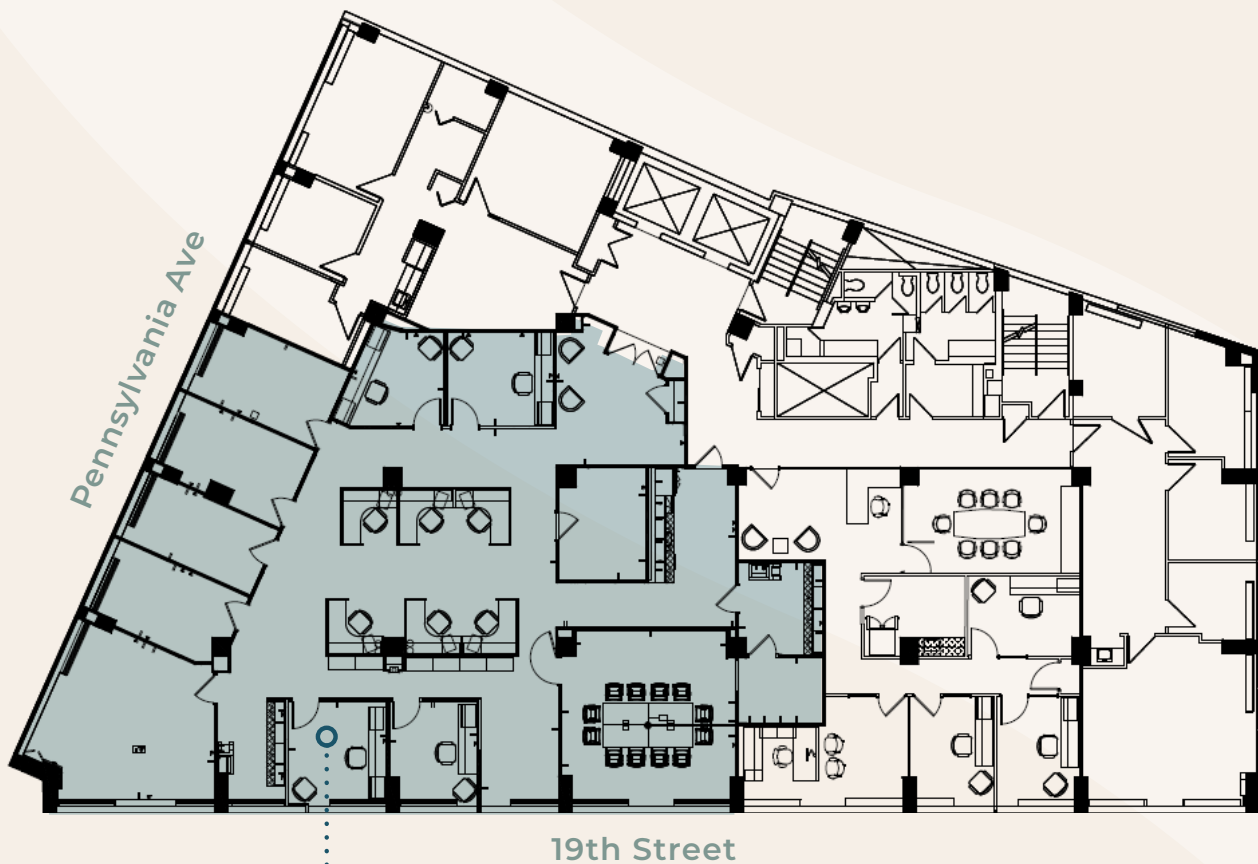
# FLEXIBILITY AT WORK

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 4,741 SF



SUITE 201  
4,741 SF

CLICK OR SCAN  
TO VIEW SUITE



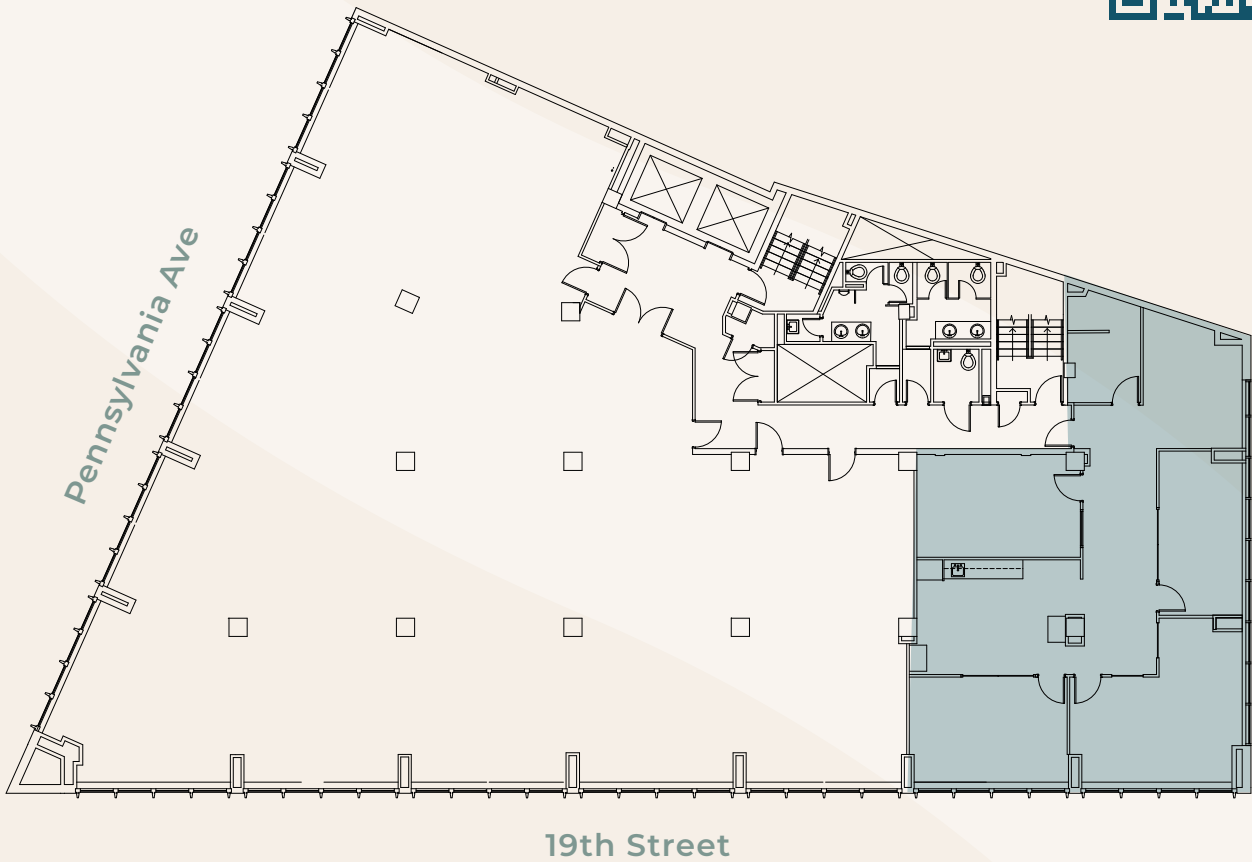
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3RD FLOOR | SUITE 307  
2,346 SF | SPEC SUITE!

CLICK OR SCAN  
TO VIEW SUITE



4TH FLOOR | SUITE 402  
6,634 SF

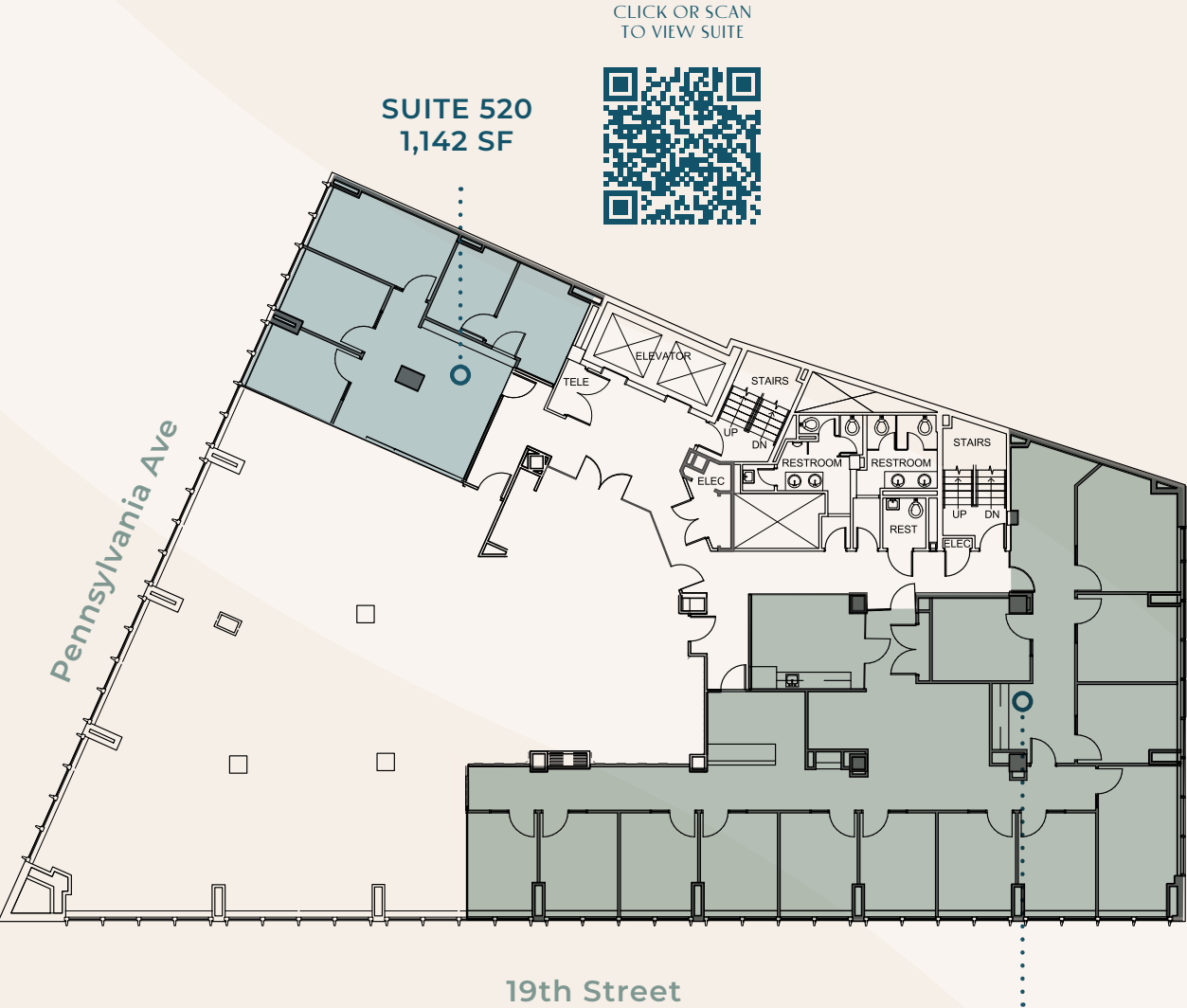


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## 5TH FLOOR | SUITE 520 AND SUITE 500 1,142 - 3,751 SF

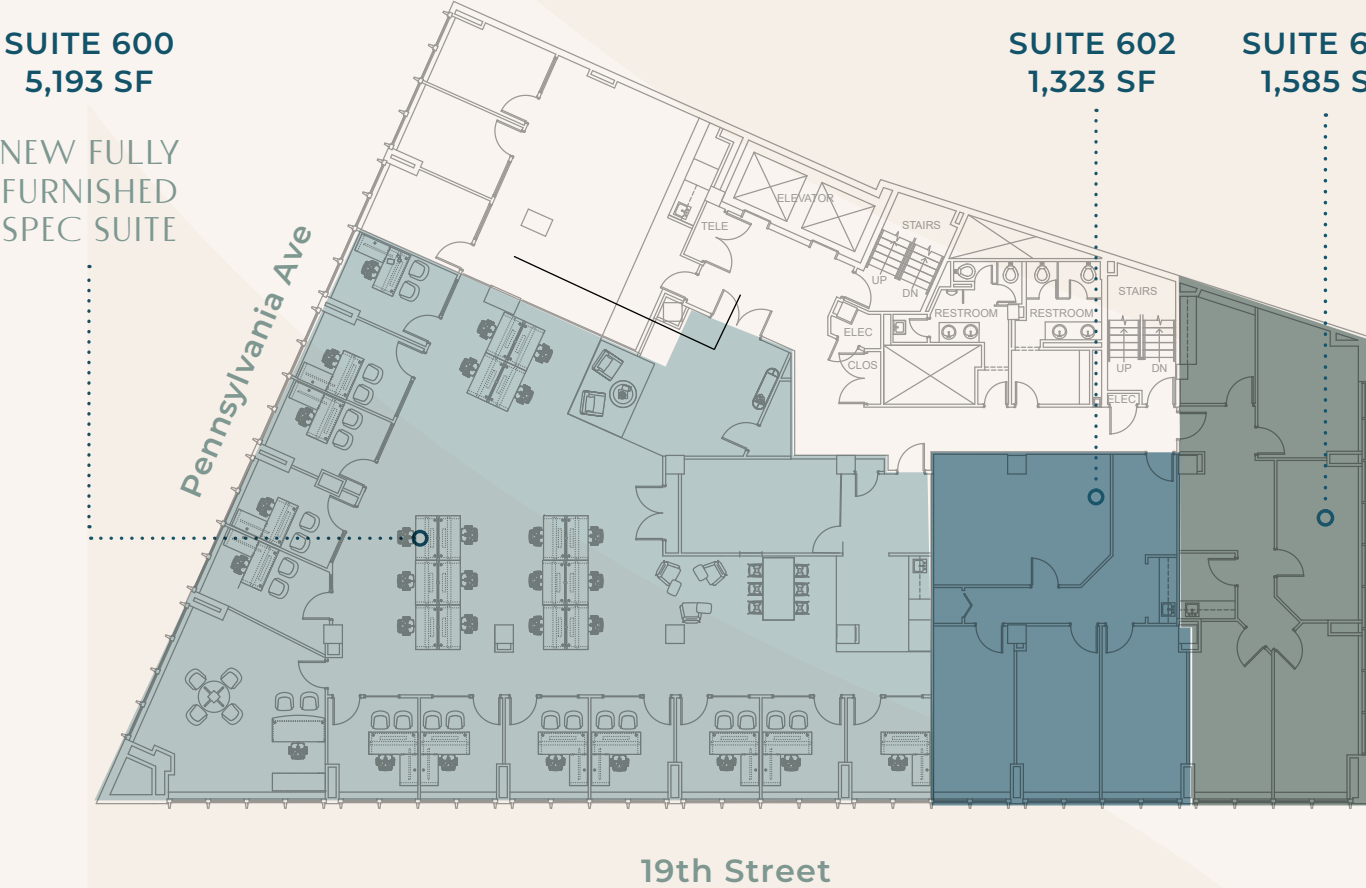


SUITE 520  
1,142 SF

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!

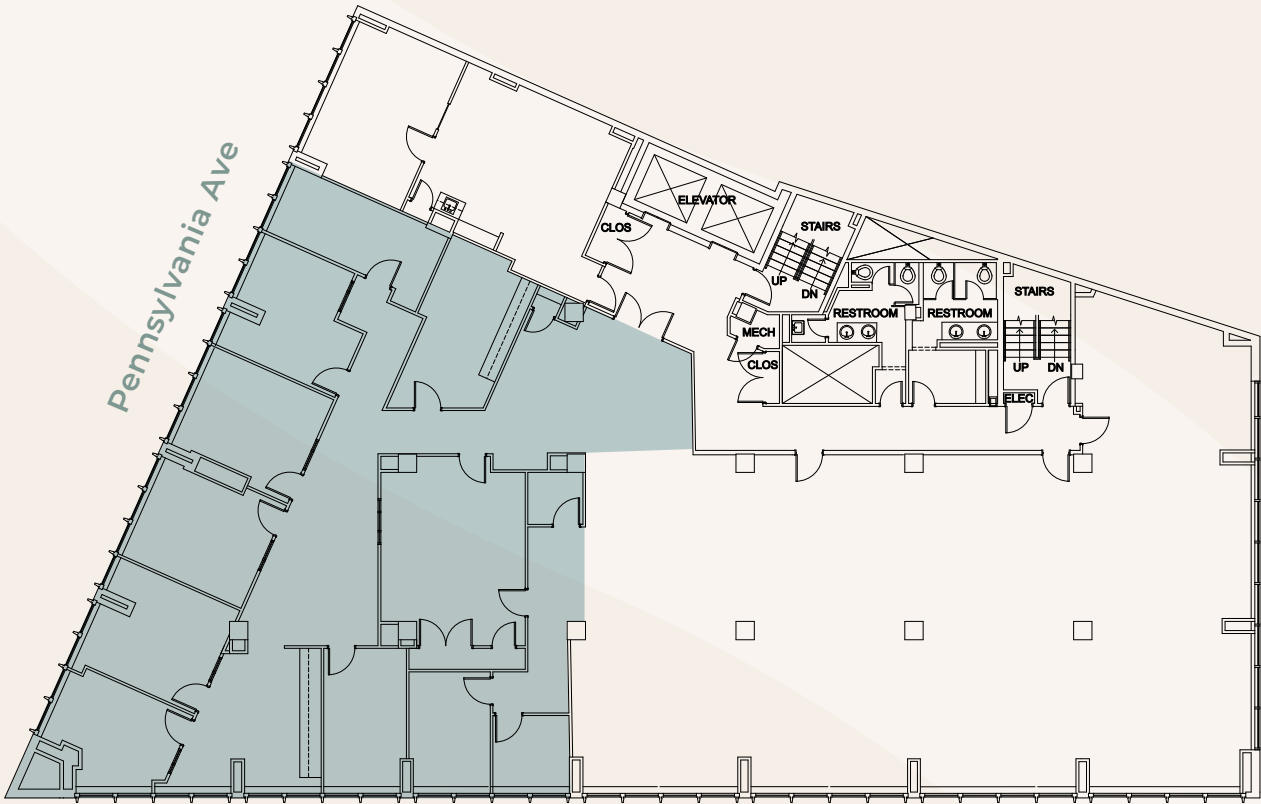


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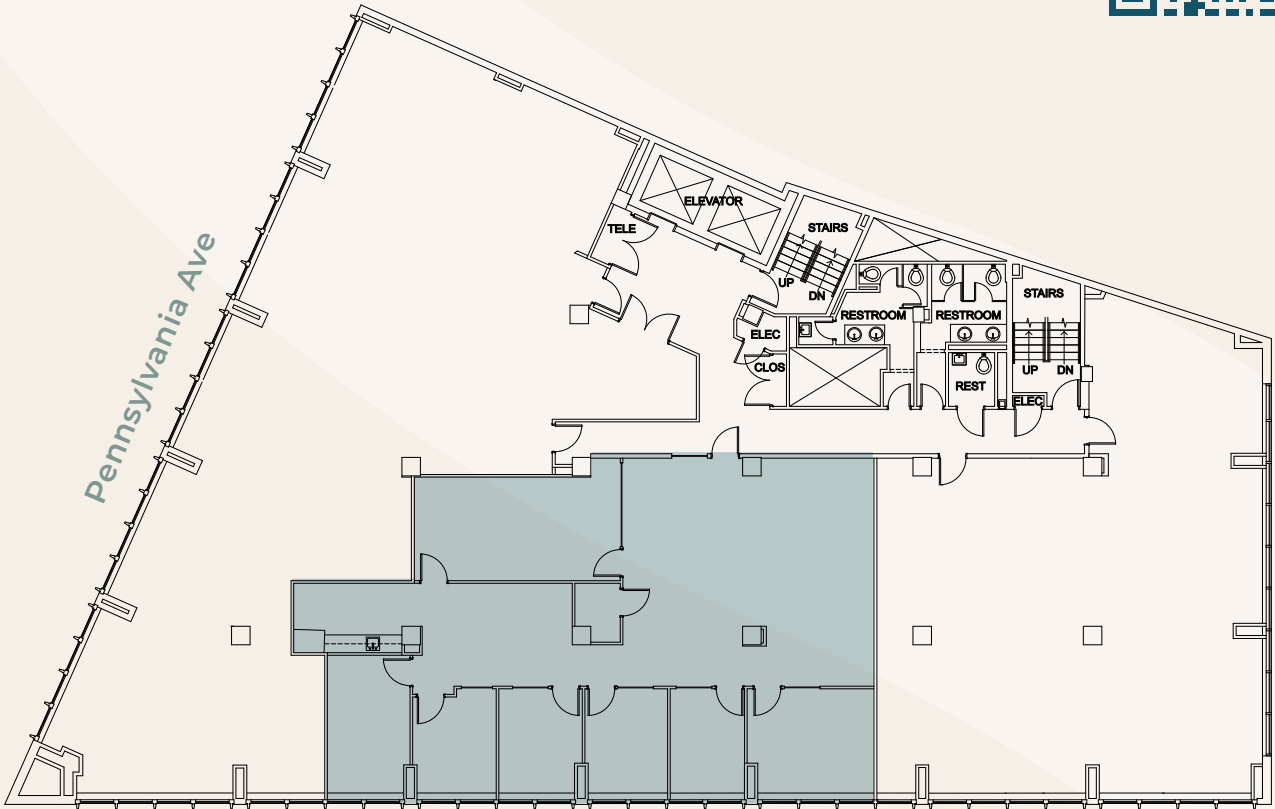


8TH FLOOR | SUITE 800  
4,596 SF



19th Street

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



19th Street

CLICK OR SCAN  
TO VIEW SUITE



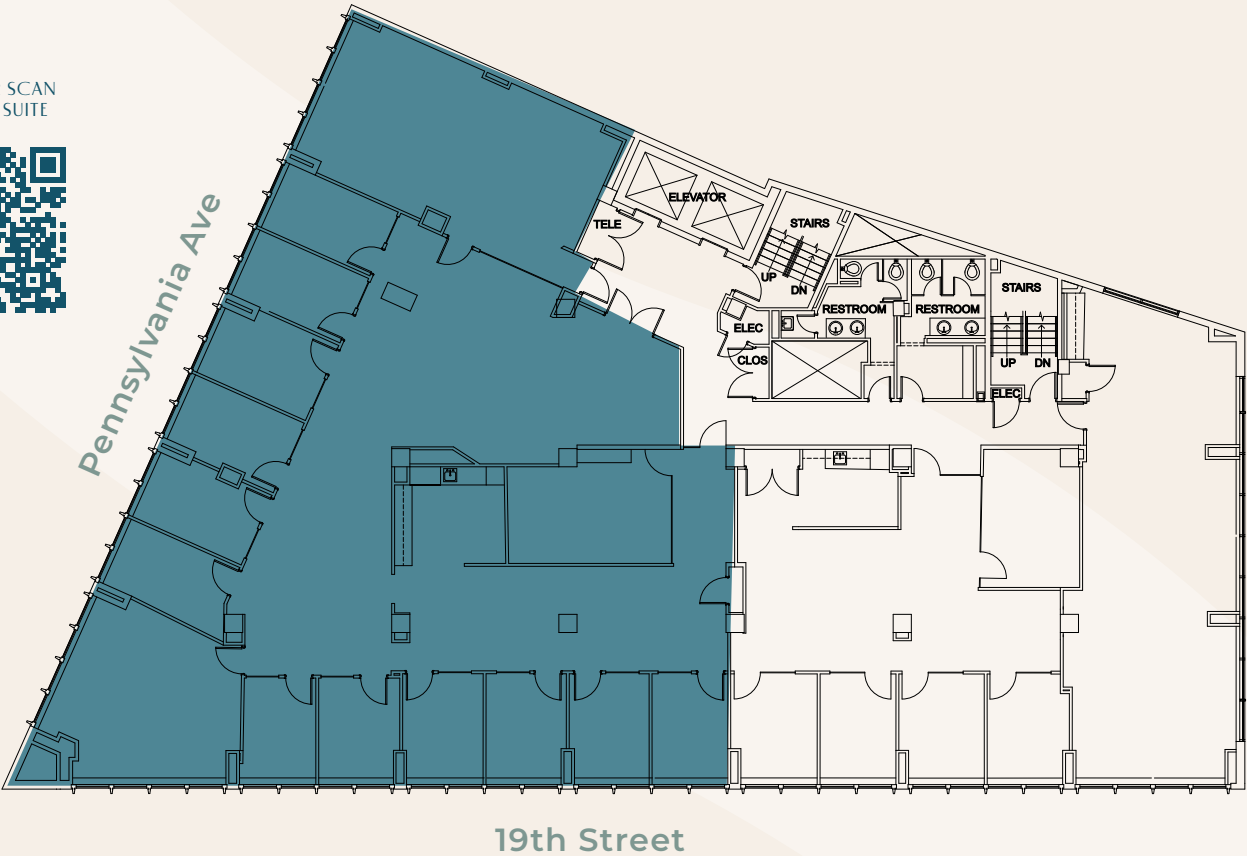
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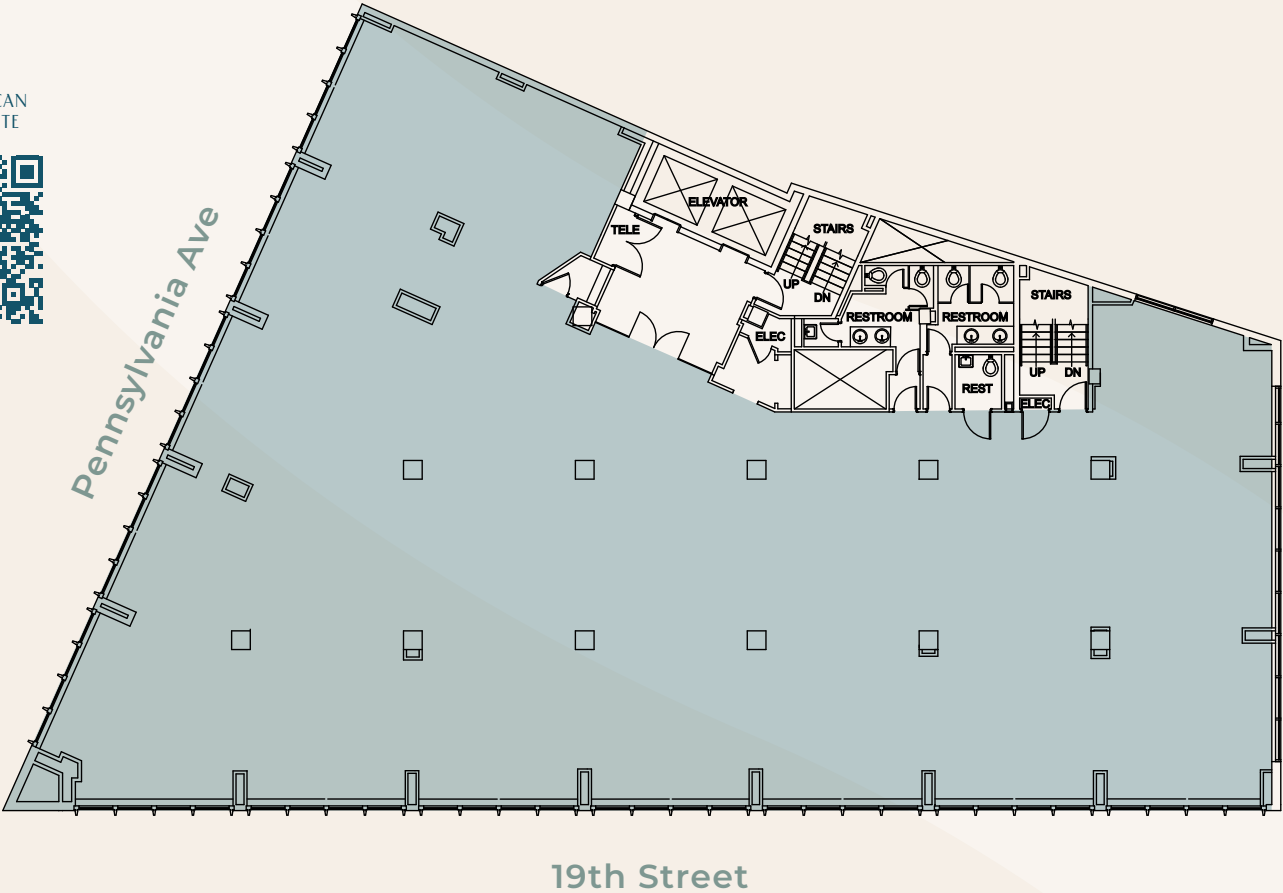
10TH FLOOR | SUITE 1000  
5,884 SF

CLICK OR SCAN  
TO VIEW SUITE



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

CLICK OR SCAN  
TO VIEW SUITE





# 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

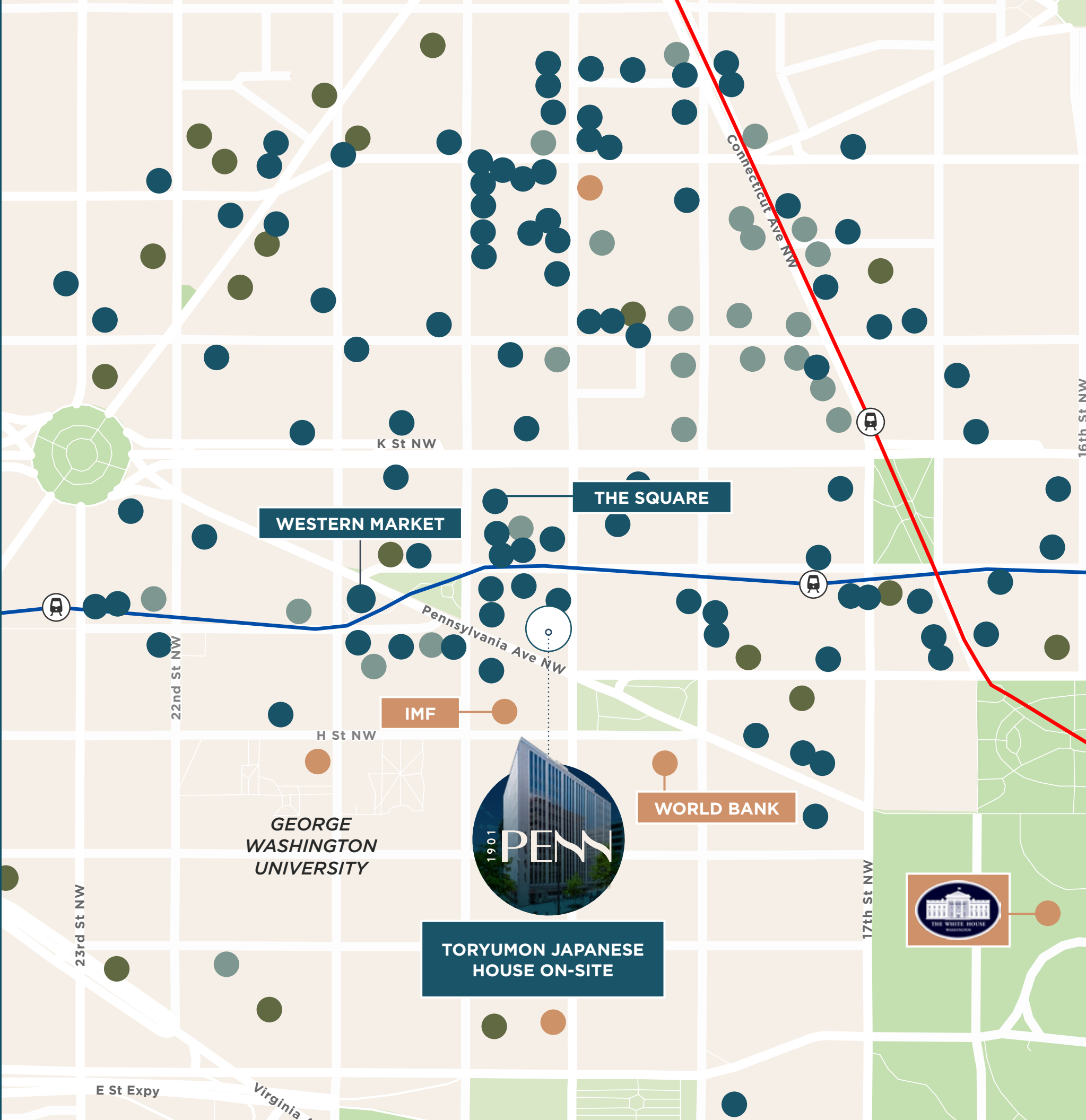
DUPONT CIRCLE

20 MIN

THE MALL

3 MIN

THE SQUARE FOOD HALL



# 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.



# 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 with 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

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**TERRANIA**  
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