

# 1901 PENN



Join D.C.'s Premier Neighborhood

**TERRANIA**  
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



LEED Gold  
Certified



Newly renovated  
lobby, fitness center,  
and amenities



Convenient  
walkability to three  
Metro stations



On-site retail and dining  
include Toryumen Japanese  
House,  
and Gong Cha



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



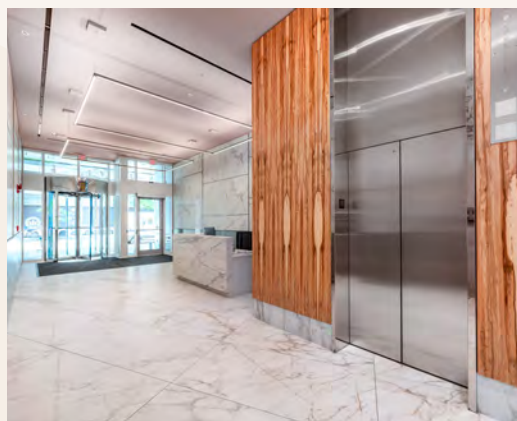
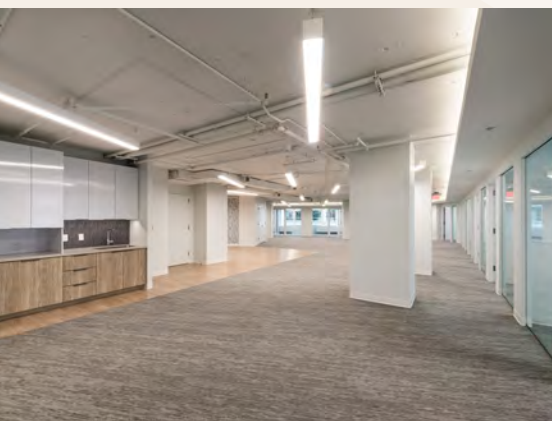
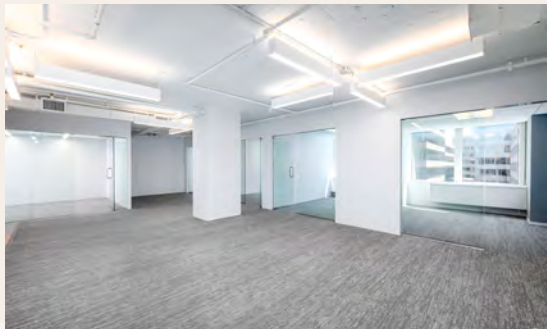
Ample garage parking  
available nearby



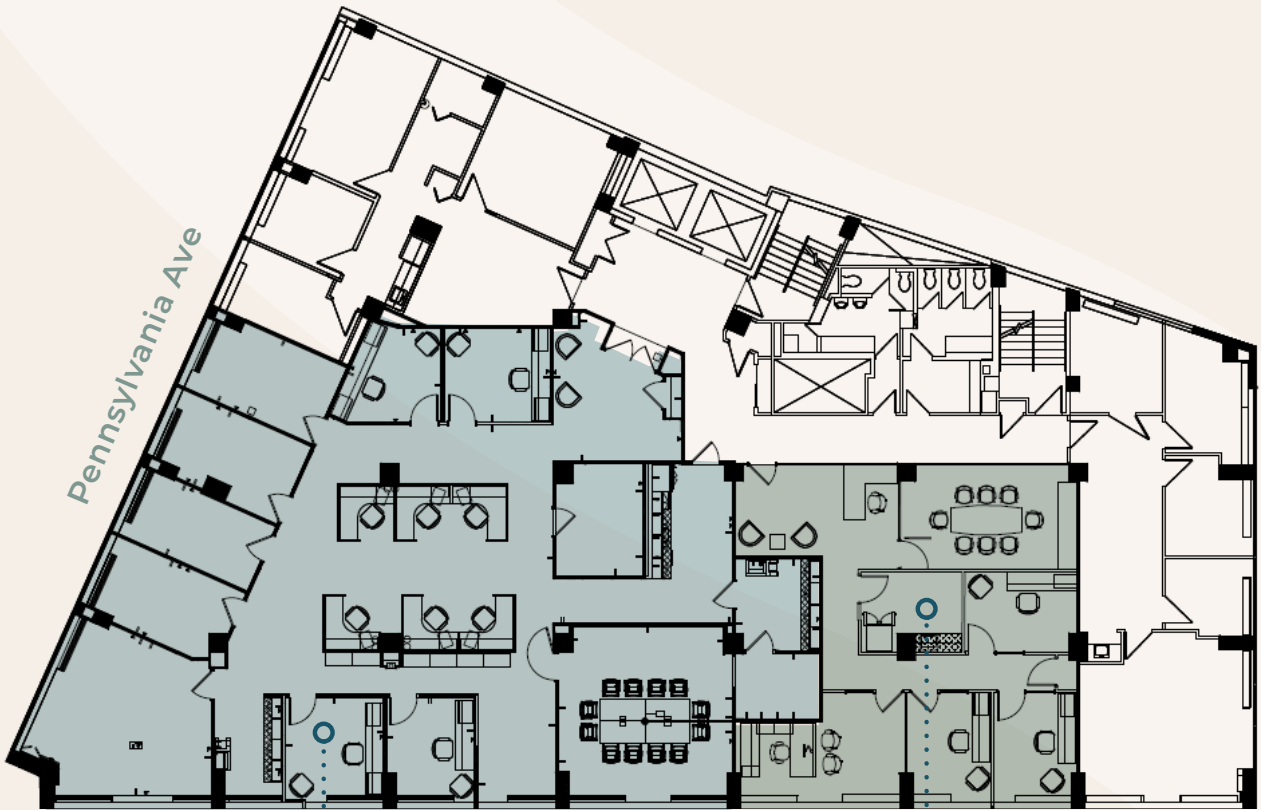
# FLEXIBILITY AT WORK

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

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## 2ND FLOOR 6,313 SF OF CONTIGUOUS SPACE



SUITE 201  
4,741 SF

SUITE 202  
1,572 SF

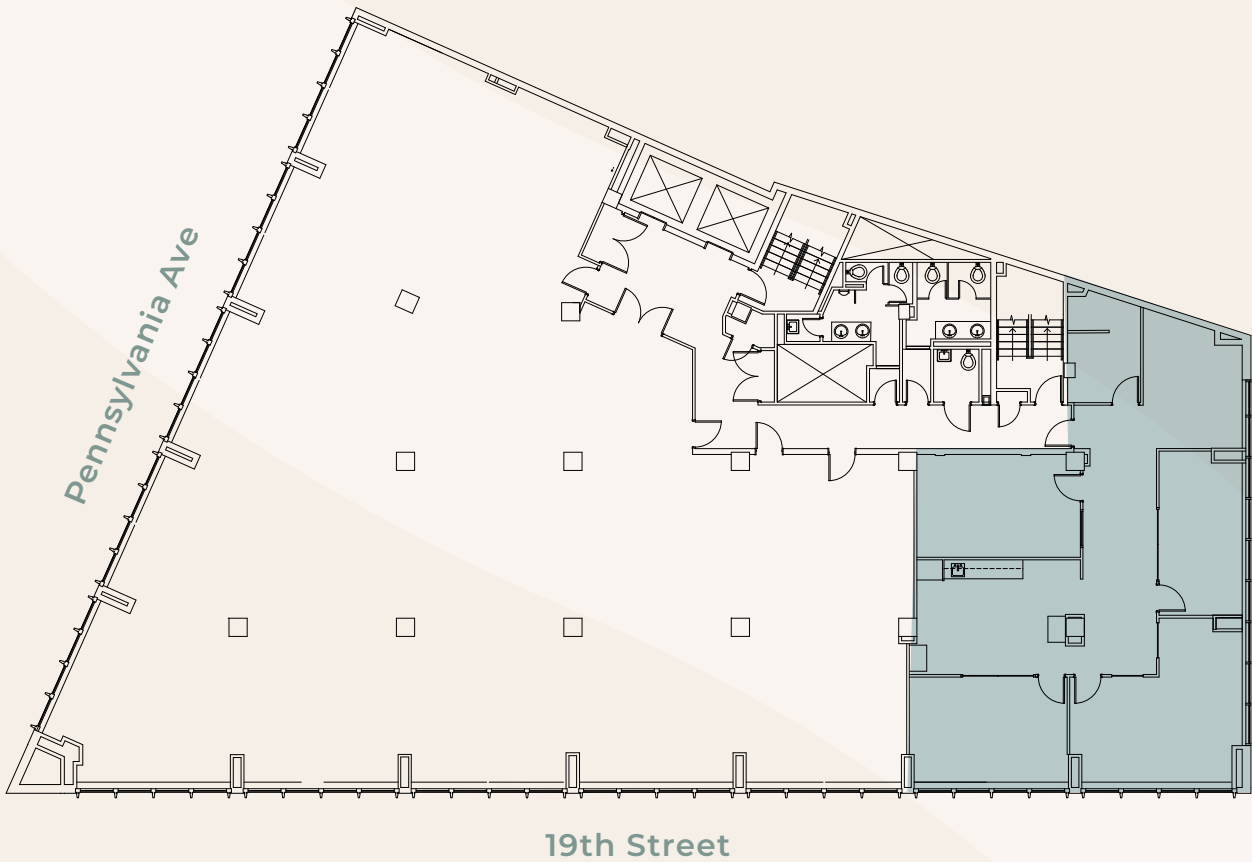


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3RD FLOOR | SUITE 307  
2,346 SF | SPEC SUITE!



4TH FLOOR | SUITE 402  
6,634 SF

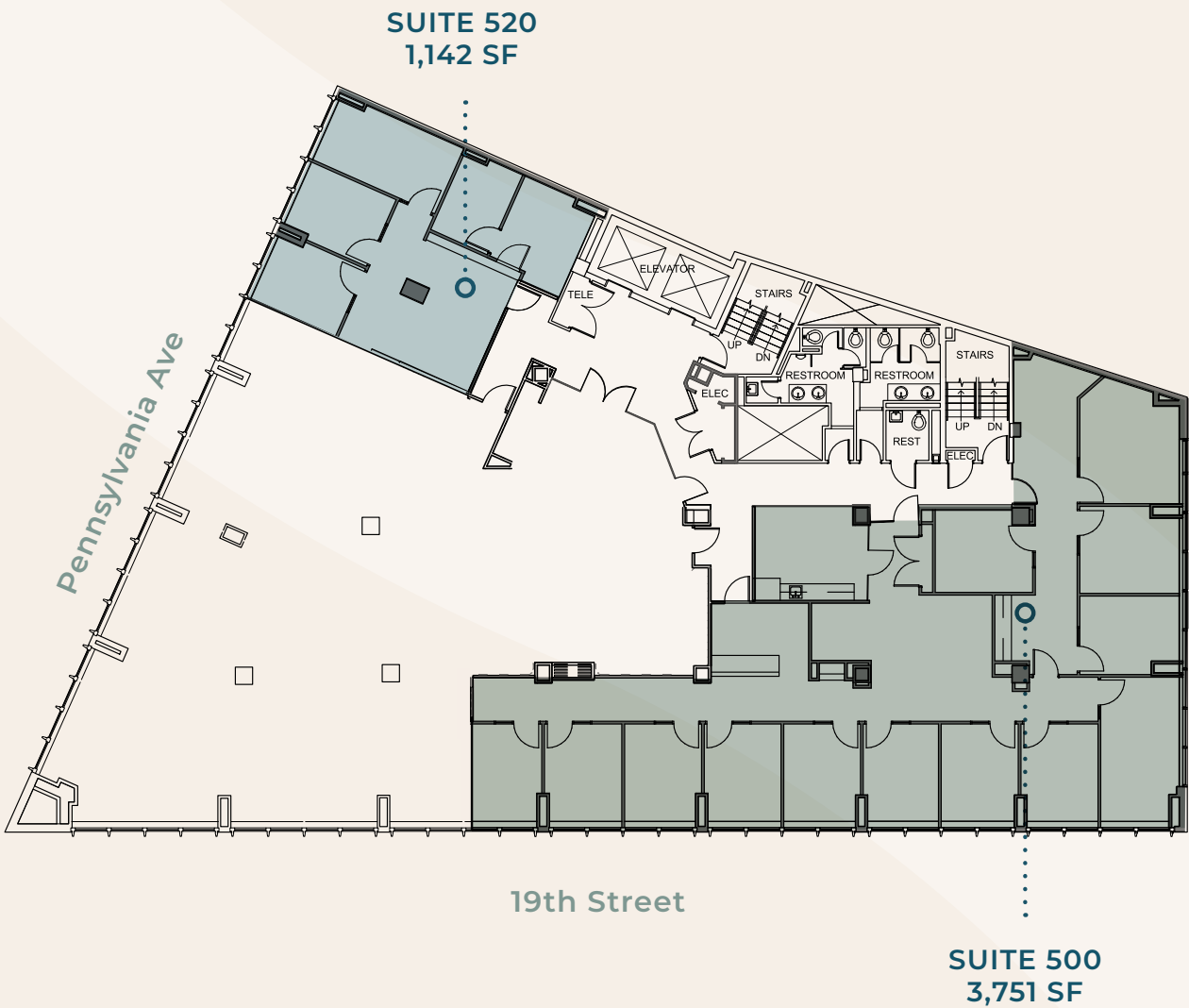


# FLEXIBILITY AT WORK

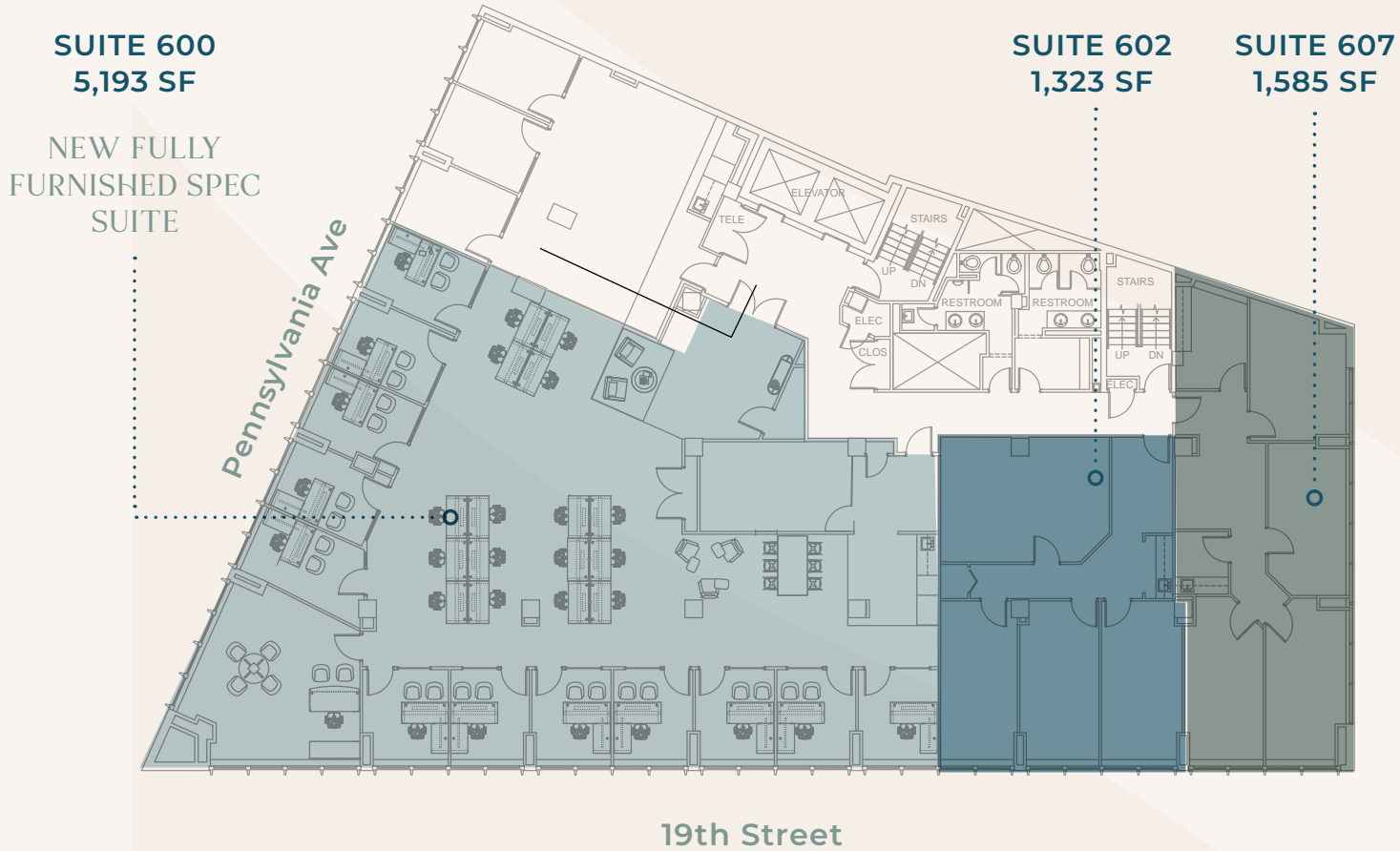
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## 5TH FLOOR 1,142 - 3,751



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



FURNISHED SPEC SUITE!

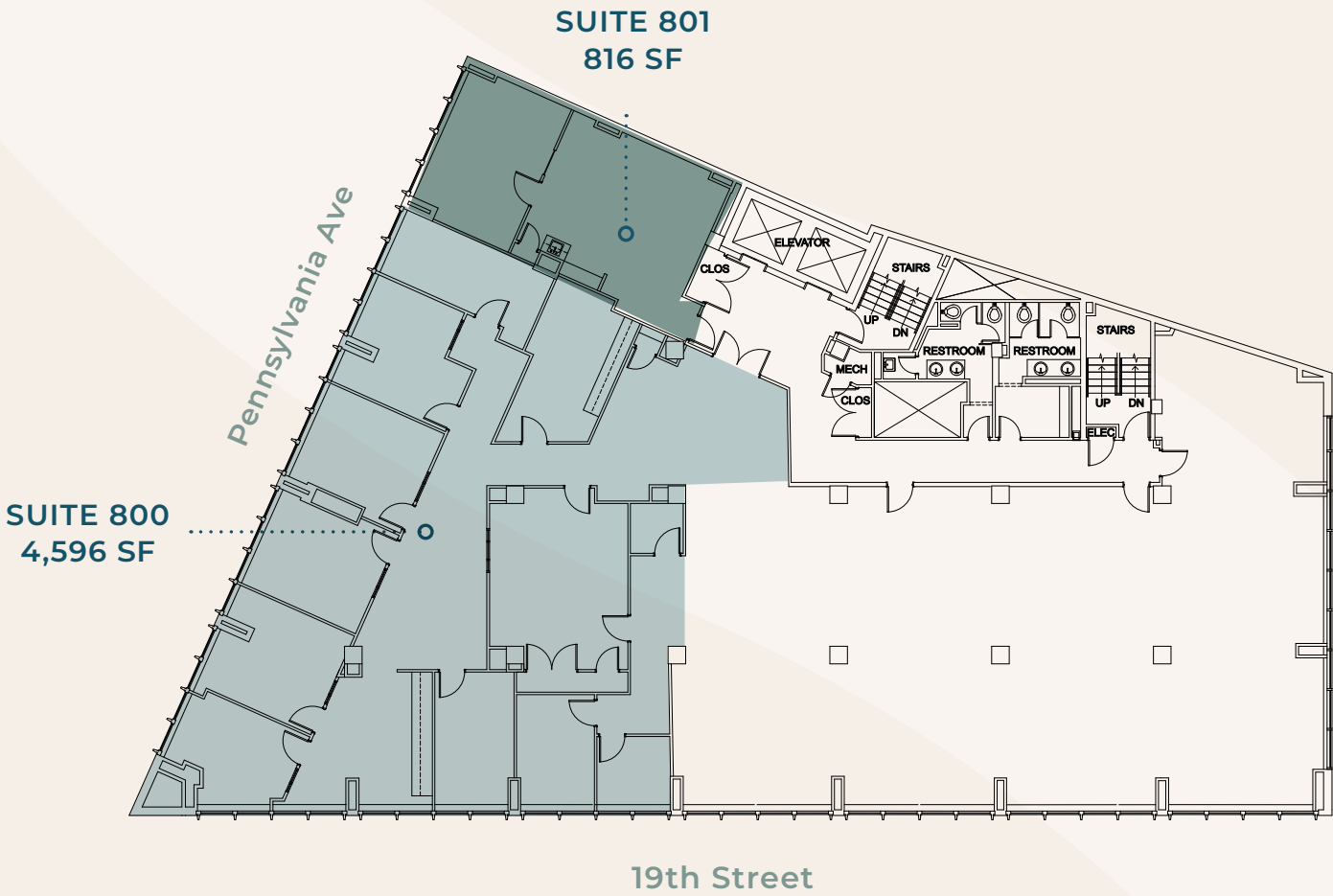


# FLEXIBILITY AT WORK

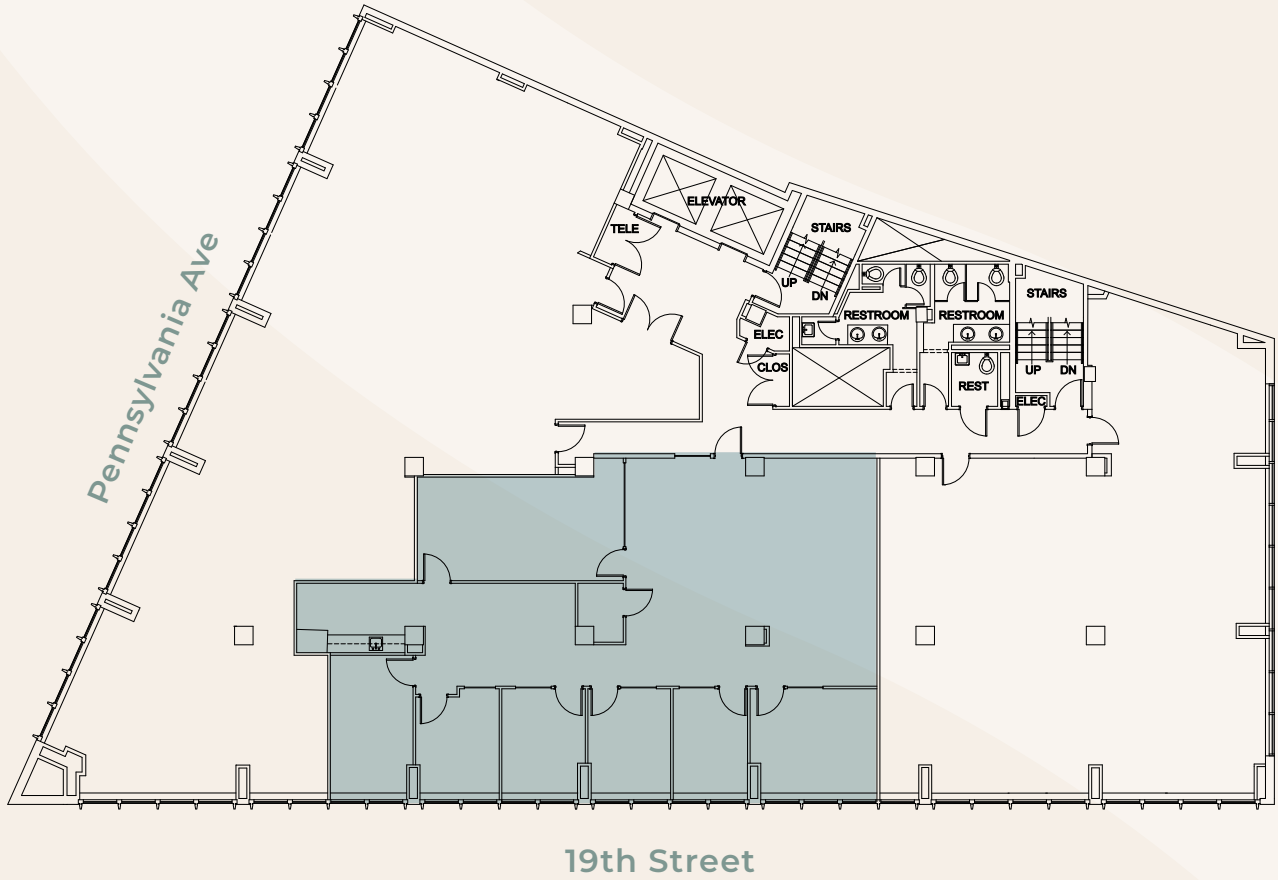
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## 8TH FLOOR 5,412 SF OF CONTIGUOUS SPACE



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



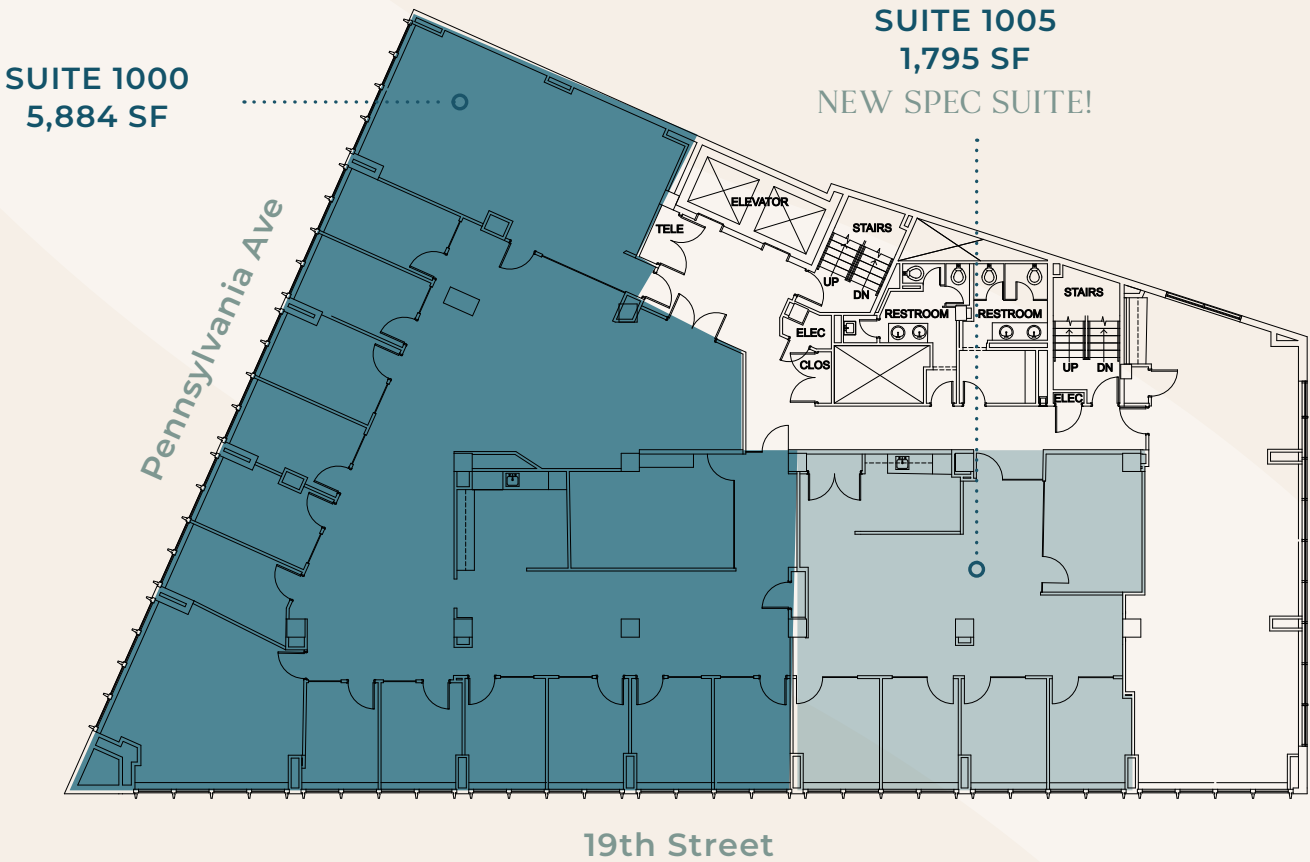


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## 10TH FLOOR | SUITE 1005 AND 1000 1,795-5,884



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







# BEYOND THE BASICS

1901 Pennsylvania Ave 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



Cutting-edge state-of-the-art fitness center



Sophisticated exclusive tenant amenity center



Convenient secure bike room



On-site security



Expansive unobstructed park views





# A WORKPLACE WITH PRESENCE

At 1901 Pennsylvania Ave, 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.

21

HOTELS

3

CONVENIENCE

96

RESTAURANTS

24

SHOPPING

WALK SCORE: 99

5 MIN

WESTERN MARKET

7 MIN

LAFAYETTE SQUARE

9 MIN

THE WHITE HOUSE

9 MIN

GEORGE WASHINGTON UNIVERSITY HOSPITAL

15 MIN

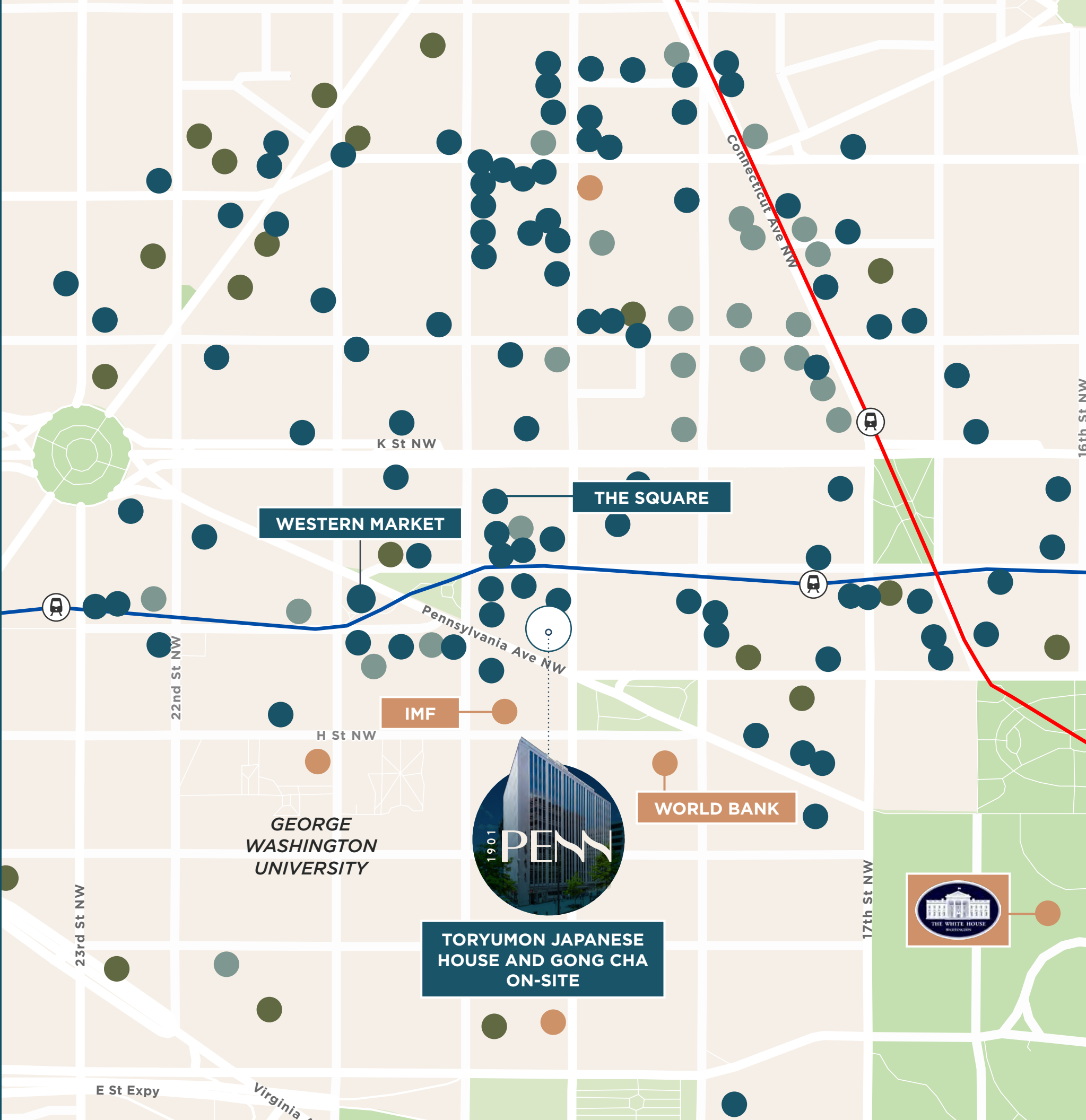
DUPONT CIRCLE

20 MIN

THE MALL

3 MIN

THE SQUARE FOOD HALL





# YOUR EASIEST COMMUTE YET



Commuting to 1901 Pennsylvania Ave 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

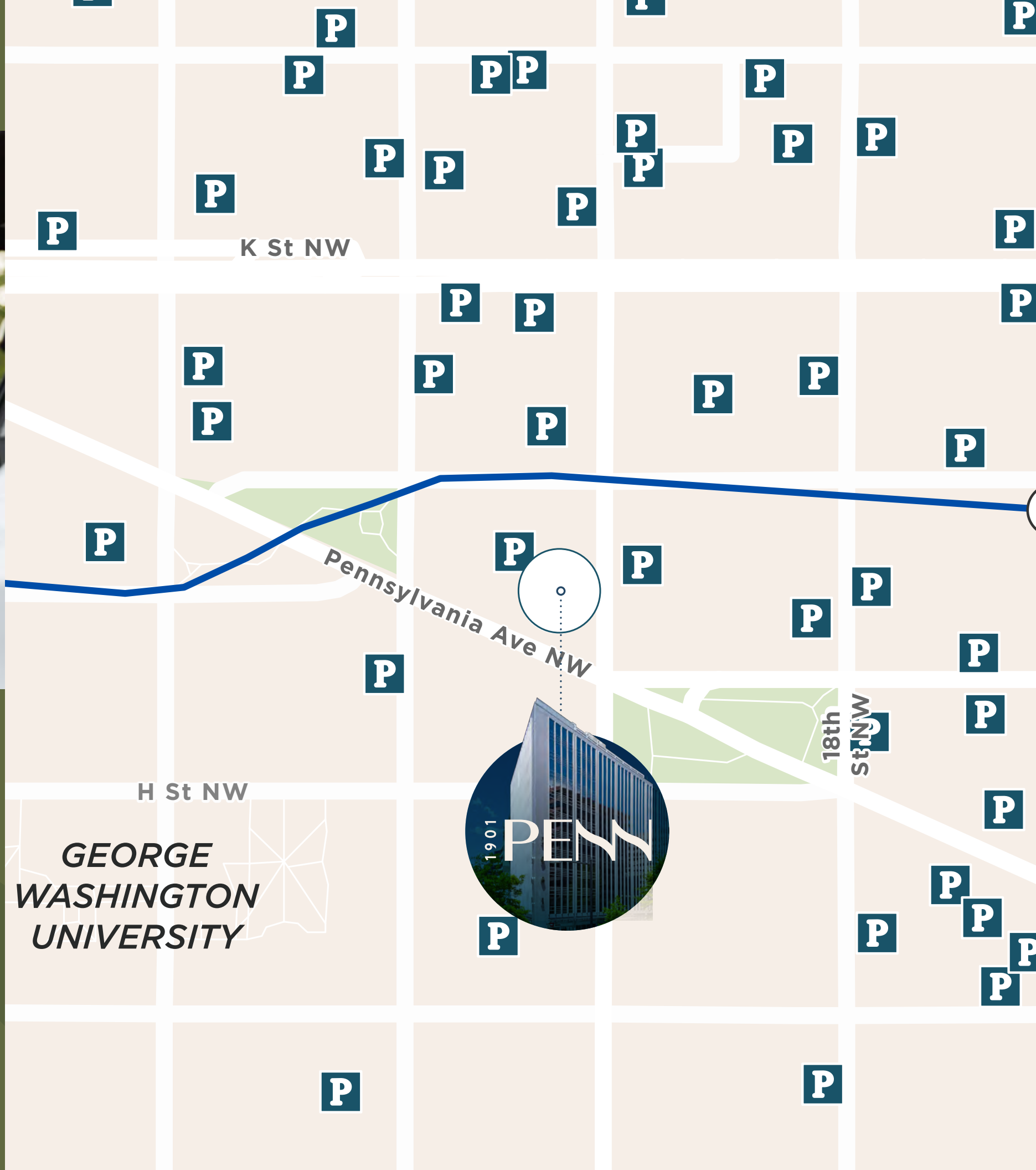
4 MIN WALK	Farragut West Metro
8 MIN WALK	Foggy Bottom Metro
10 MIN WALK	Farragut North Metro
4 MIN DRIVE	I-66
4 MIN DRIVE	Constitution Ave
10 MIN DRIVE	I-395





# PARKING MADE SIMPLE

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





# OWNERSHIP THAT DELIVERS

Terrania, an international real estate firm with a strong focus on commercial investment and redevelopment, brings its expertise to 1901 Pennsylvania Avenue. 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.



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