

38,763 SF
OFFICE
SUBLEASE

Entire 6th Floor
(divisible)

701 PENNSYLVANIA AVENUE, NW

[Virtual Tour](#)



NAIklnb

701 PENNSYLVANIA AVENUE, NW | WASHINGTON, DC

NAIJames E. Hanson



- 701 Penn overlooks Pennsylvania Avenue, the National Archives, and the Navy Memorial, and is one block from the National Mall.
- 701 Penn is located in Penn Quarter, one of the most vibrant neighborhoods within the District of Columbia. Capital One Arena, home of the NHL's Washington Capitals and the NBA's Washington Wizards, and the Smithsonian National Portrait Gallery, are located just three blocks to the north. DC's theater district, including the Shakespeare, the National, Ford's, and the Warner, is located only a few blocks to the west.
- Chinatown and numerous dining establishments are within walking distance of 701 Penn, offering options ranging from fast-casual lunch spots, to pre-game favorites, to Michelin-starred offerings by world-renowned restaurateurs.
- 701 Penn sits atop the Archives-Navy Memorial Green/Yellow-line Metro station, providing access to Ronald Reagan Washington National Airport, the Pentagon, Howard University, and the University of Maryland. Gallery Place, on the Red Line, is located just three blocks to the north, providing access to Bethesda, Rockville, and Silver Spring, Maryland, American University, Catholic University, and Union Station. 701 Penn is also one block from the 9th Street Expressway, providing access across town via I-695 and to Virginia via I-395.

BUILDING AMENITIES

701 PENNSYLVANIA AVENUE NW

FITNESS & WELLNESS CENTER



- Spa-quality lockers & showers
- Separate workout areas
- Private personal training services
- Towel service
- Free weight gym
- Cardio area
- Studio space

PREMIER CONFERENCE BUSINESS CENTER



- Stunning views of the US Capitol, Washington Monument, Archives Museum, & Pennsylvania Avenue
- Outdoor kitchen
- Seating for over 55 guests
- Shared by office tenants at 801 Pennsylvania Avenue

ROOFTOP



COMMON AREA



ONSITE CAFE



SUITE 600 PHOTOS

701 PENNSYLVANIA AVENUE NW



SUITE 600 FLOOR PLAN - CAN BE DIVIDED

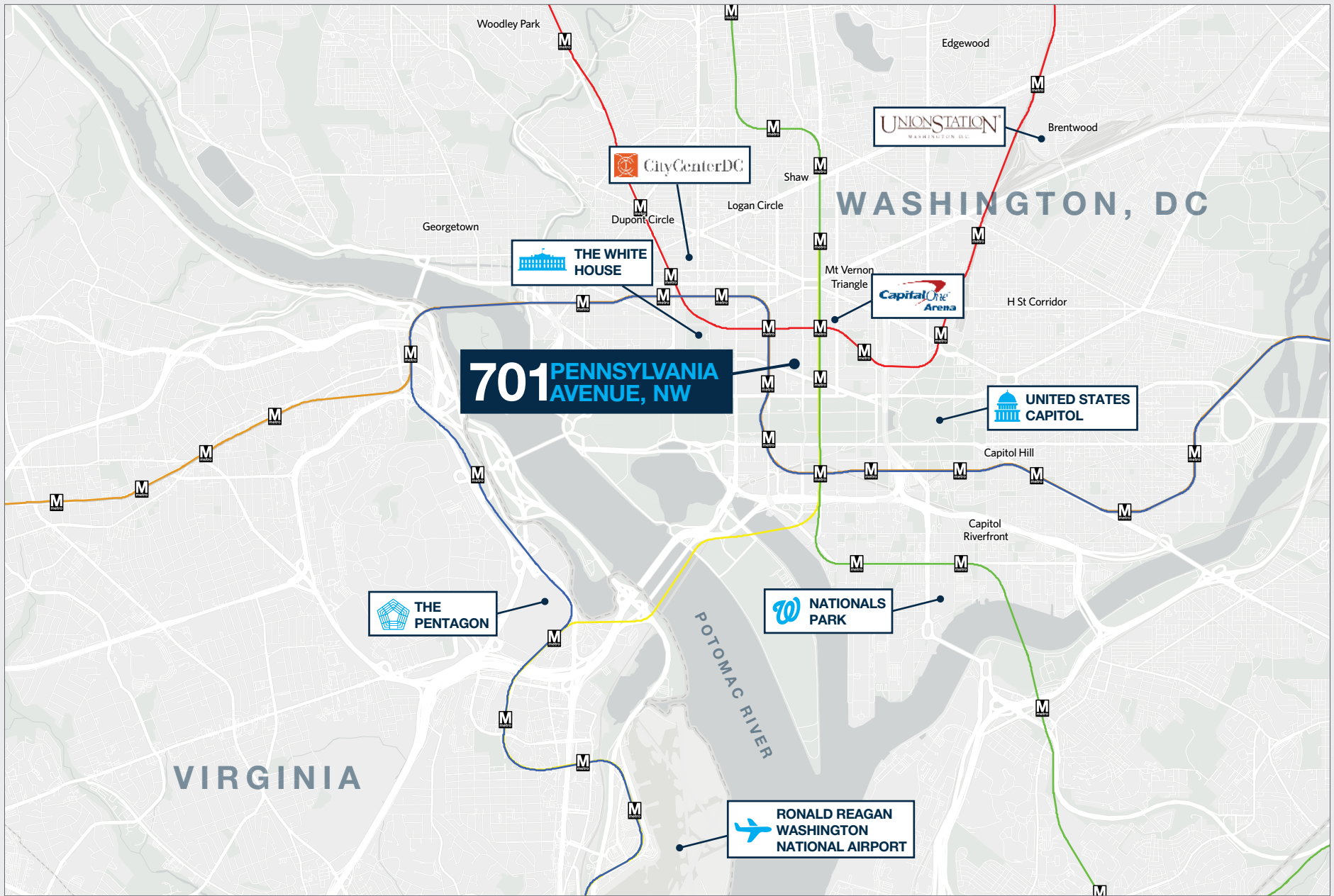
701 PENNSYLVANIA AVENUE NW



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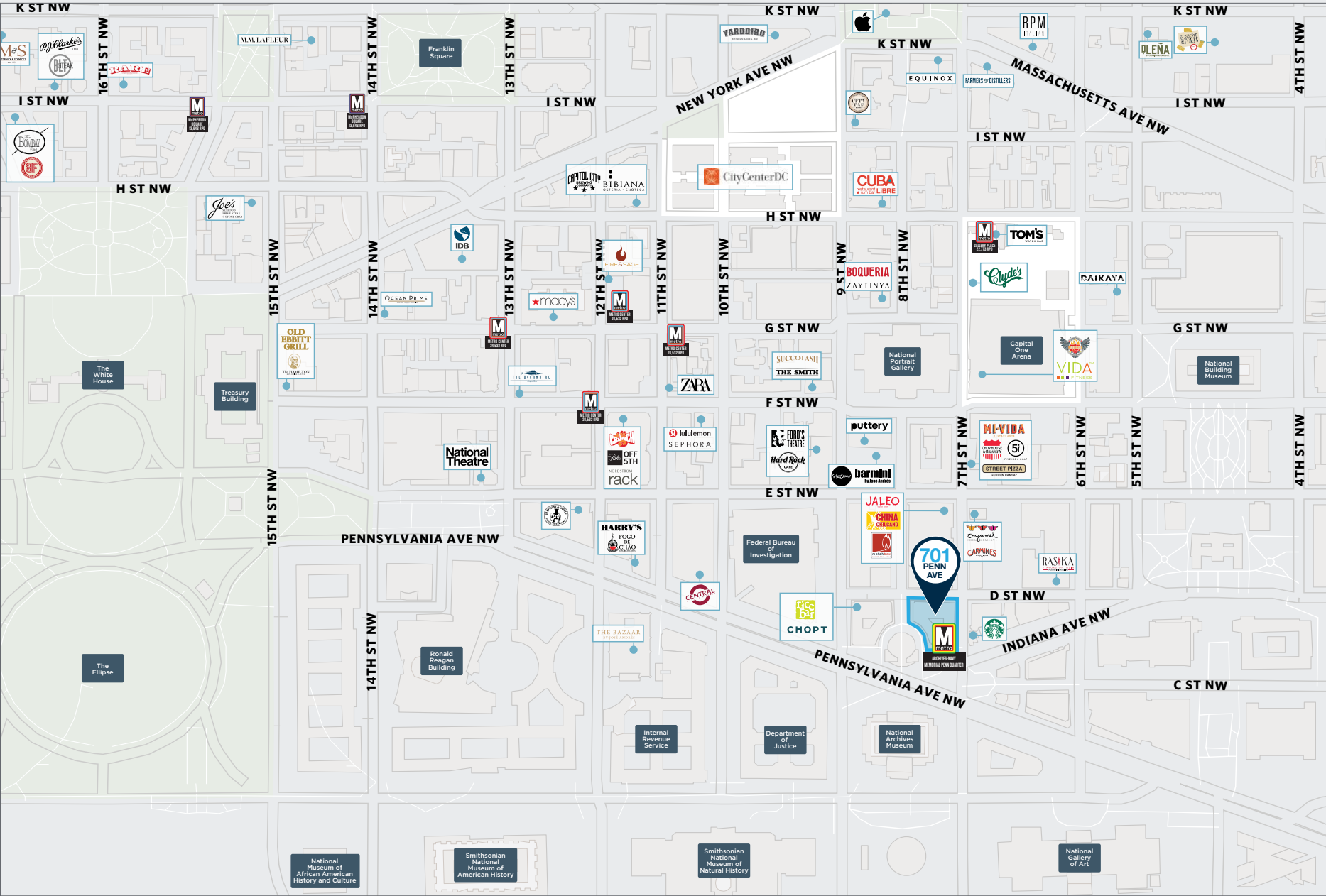
GREAT ACCESSIBILITY

701 PENNSYLVANIA AVENUE NW



SUPERB LOCATION

701 PENNSYLVANIA AVENUE NW



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