

# 1801 PENN

WASHINGTON, DC



# WHERE WORK MEETS LIFESTYLE

1801 PENN is boutique in size, but not in possibilities. Be front and center on one of the world's most recognizable streets, in a 194,000 sq ft "future-proof" building that is both sophisticated and modern. This forward-thinking and wellness focused workplace repositioned in 2019 is shifting how the office and retail environment in Washington, D.C., is defined. Pennsylvania Avenue is no longer just the home for lawyers, lobbyists and politicians.



INTRODUCING 4,575 SQ FT  
PRIME CORNER RETAIL  
AVAILABLE NOW

# OPPORTUNITY HIGHLIGHTS



4,575 SQ FT with venting and 12 to 18 foot ceiling height



Demising options available: 1,773 SQ FT & 2,774 SQ FT



Surrounded by dense office population, with 23MM SQ FT within 5 blocks and over 53K residential units



Expansive outdoor patio seating opportunity and views of Edward R. Murrow Park



Close proximity to George Washington University with over 20K students and 2K employees

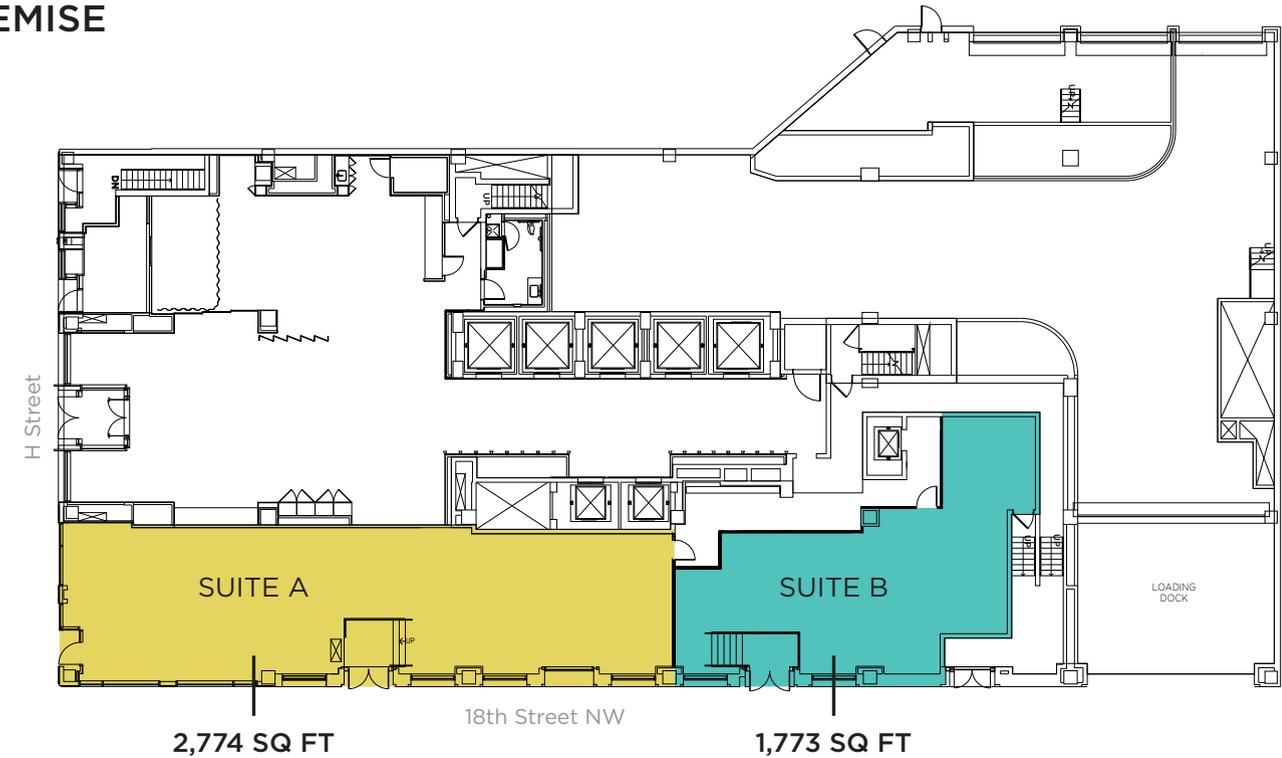


Prominent food & beverage corner retail opportunity located at bustling intersection of 18th and H St with 17K VPD

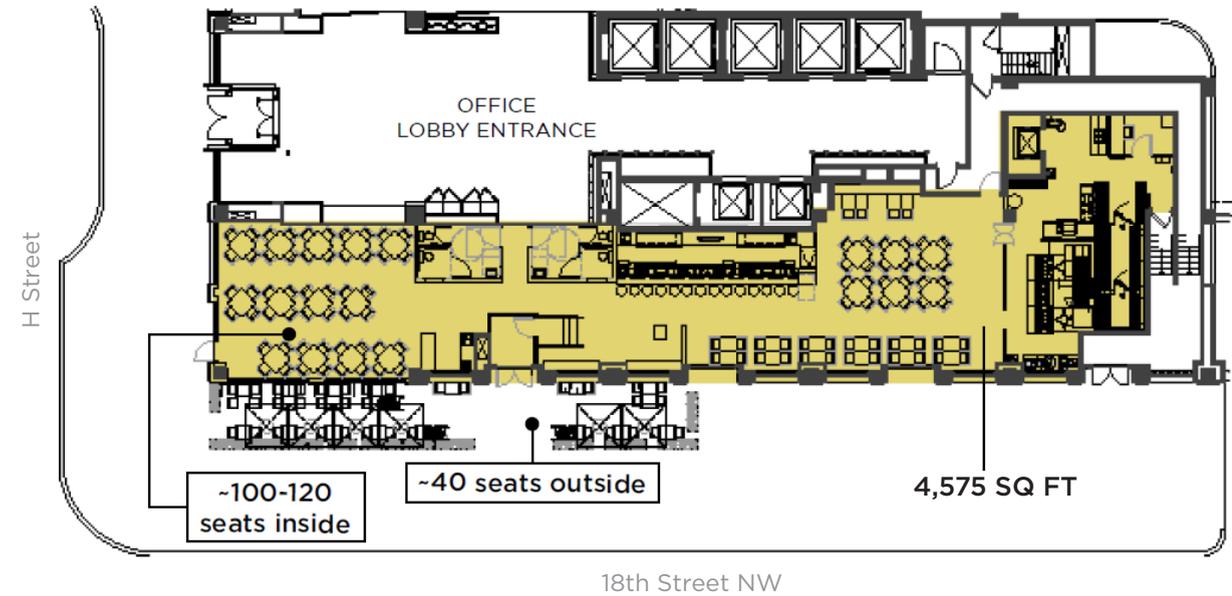


1 block from Farragut West Metro, with an average of 16K riders per day

## OPTION TO DEMISE



## FULL SERVICE RESTAURANT TEST FIT



# CENTER OF THE ACTION

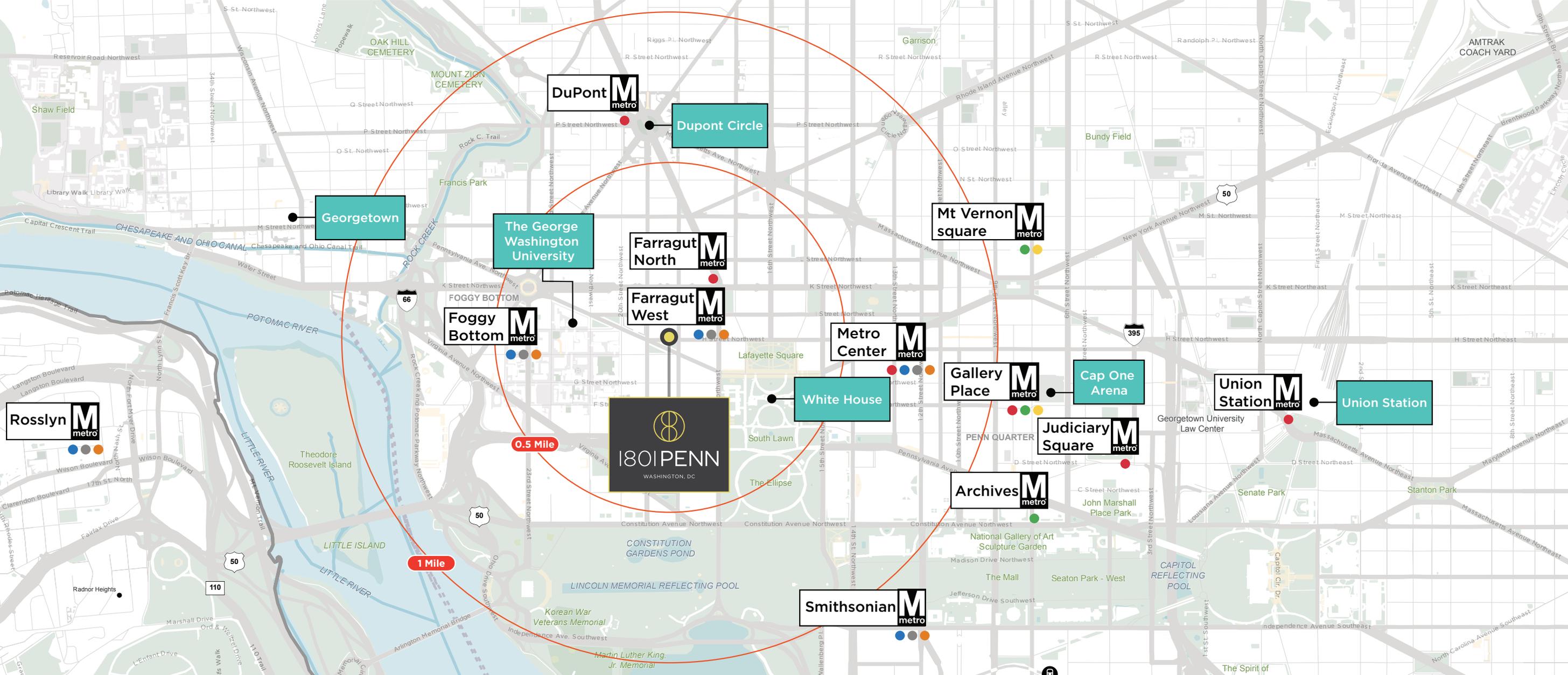
0.5 AND 1 MILE RADIUS

↑ 2022 TOTAL POPULATION  
**11,302 | 55,061**

🏠 2022 MEDIAN HH INCOME  
**\$76,145 | \$117,291**

🏨 HOTEL ROOMS  
**5,131 | 20,207**

👤 2022 AVERAGE HH INCOME  
**\$110,839 | \$173,235**



# INCREDIBLE TRADE AREA

WITH DIVERSE CO-TENANTS



# THOUGHTFUL PROPERTY. GLOBAL RETAIL.

Pembroke understands how vital retail is to the people who work, live, shop, and play in our urban environments. We know our assets and the neighborhoods they sit within—and take care to ensure retail works together holistically with the existing local offer.

At 1801 Penn, we believe the right retail partner can contribute to creating an inspiring work-life balance for our local professionals—and a food or retail attraction for tourists. As such, with internal access to 1801 Penn's office space and rooftop there's ample catering and partnerships possibility for tenant and building events.





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A PEMBROKE PROPERTY

