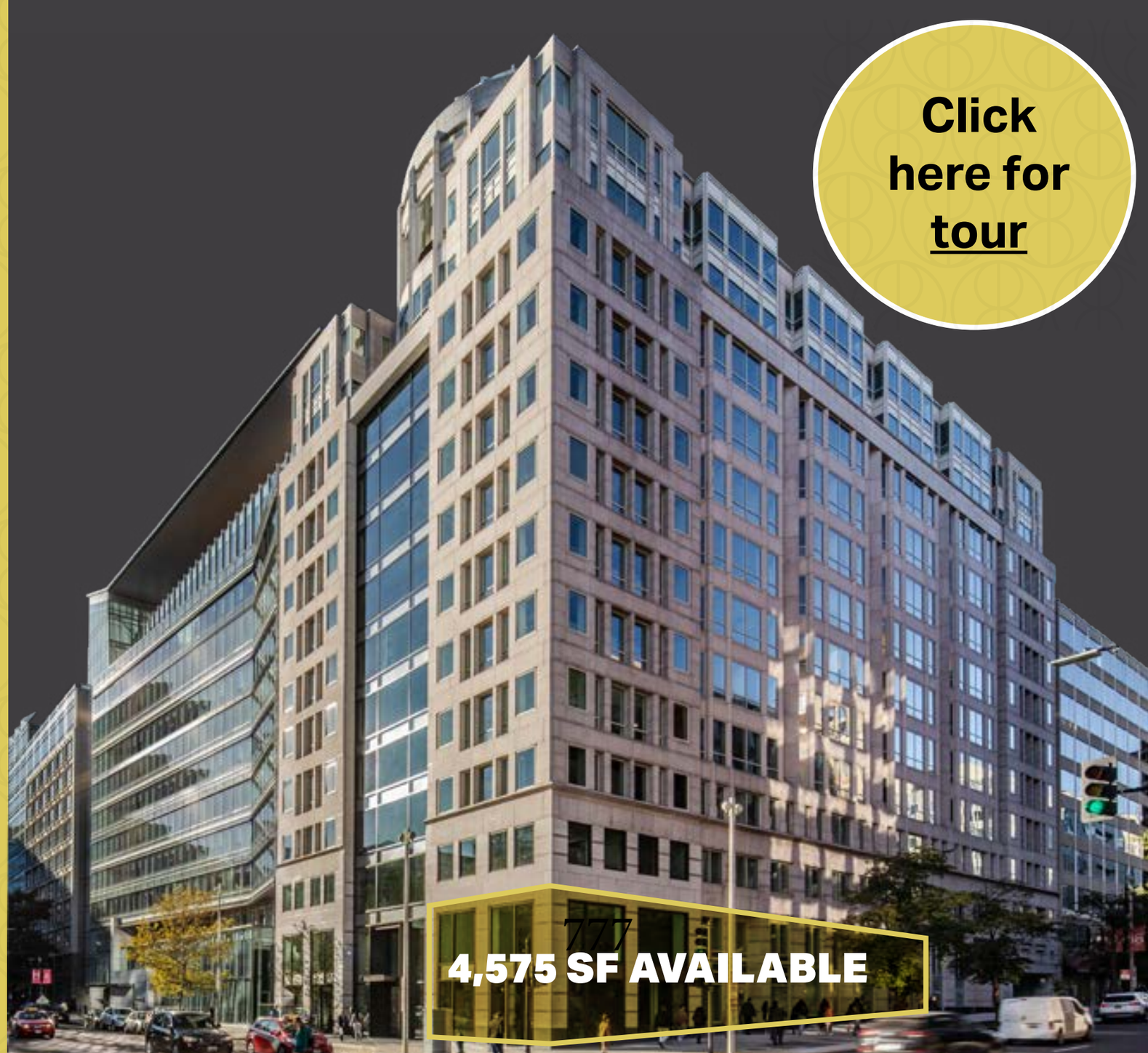
1801 PENN

WASHINGTON, DC



WHERE WORK MEETS LIFESTYLE

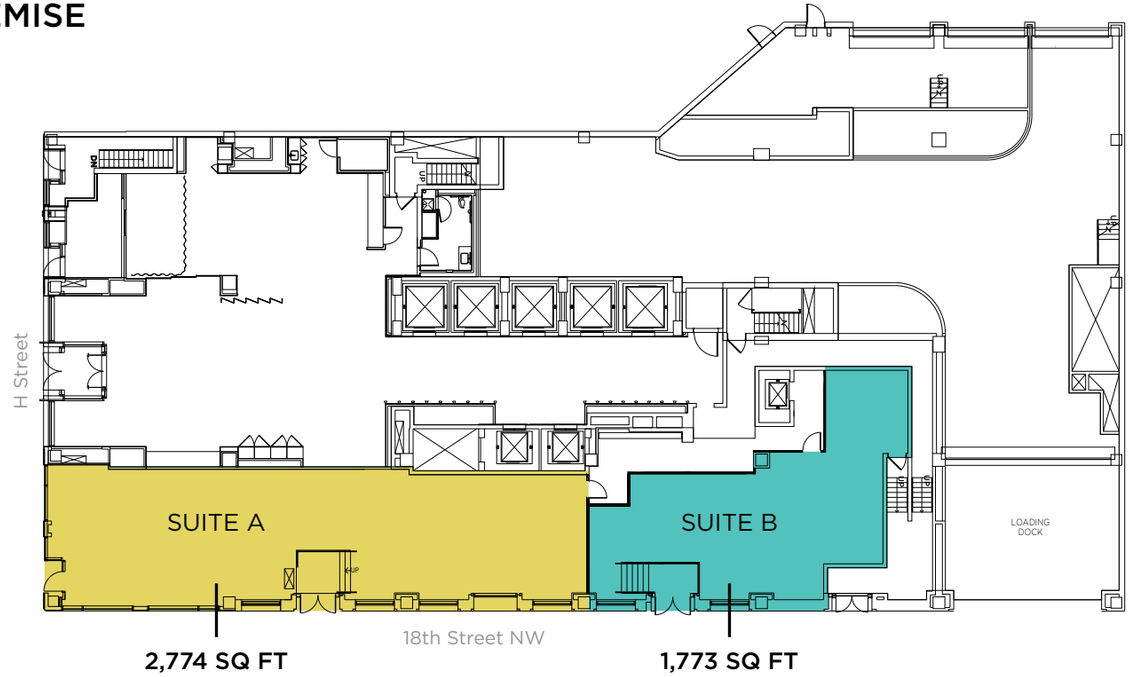
1801 PENN is boutique in size, but not in possibilities. Be front and center on one of the world's most recognizable streets, in a 194,000 sq ft "future-proof" building that is both sophisticated and modern. This forward-thinking and wellness focused workplace repositioned in 2019 is shifting how the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



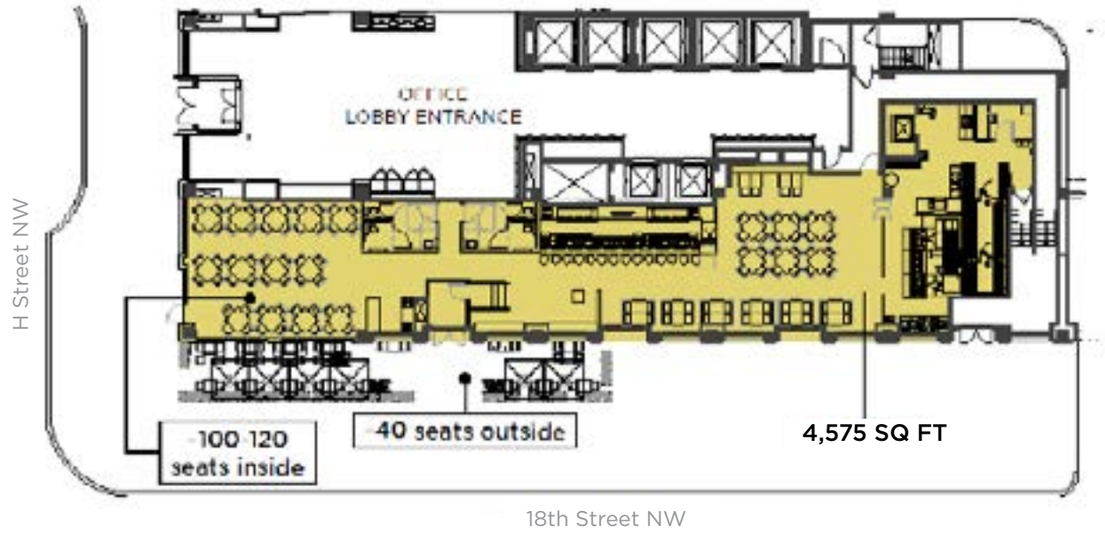
OPPORTUNITY HIGHLIGHTS

- 4,575 SQ FT with 12 to 18 foot ceiling heights
- Demising options available: 1,773 SQ FT & 2,774 SQ FT
- Surrounded by dense office population, with 23M 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
- 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

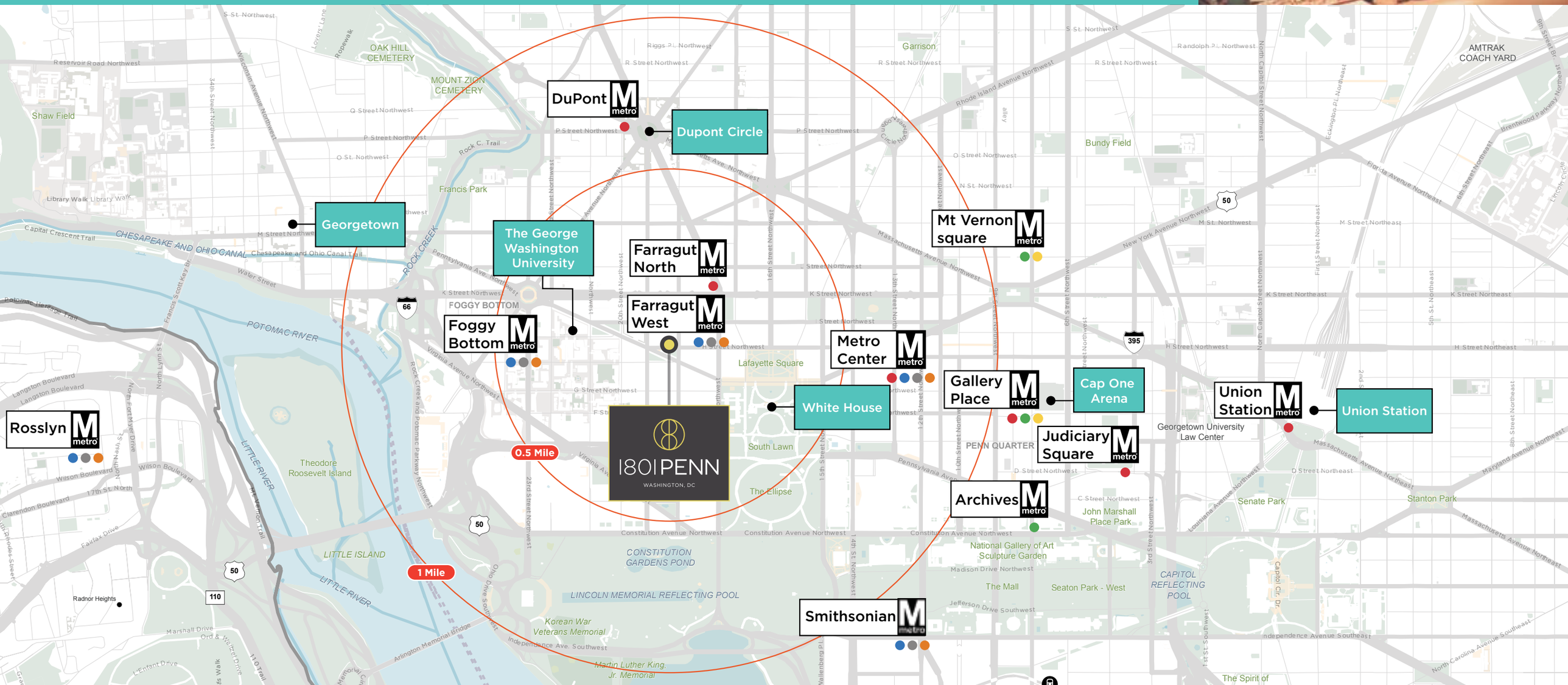
2026 TOTAL POPULATION
10,715 | 53,193

2026 MEDIAN HH INCOME
$102,157 | $133,997

HOTEL ROOMS
7,286 | 21,727

2026 AVERAGE HH INCOME
$149,816 | $192,868





INCREDIBLE TRADE AREA

WITH DIVERSE CO-TENANTS



L Street NW

New Hamp

Washington Circle NW

K Street NW

19th Street NW

18th Street NW

enue NW

L Street NW

K Street NW

I Street NW

H Street NW

Pennsylvania Avenue NW

21st Street NW

20th Street NW

James Monroe Park

Farragut Square

Edward R. Murrow Park

Lafayette Square

FARRGUT NORTH

FARRGUT WEST

FOGGY BOTTOM

1801 PENN
WASHINGTON, DC

THE WORLD BANK

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC

THE SQUARE

Bank of America

DUNKIN'

FIREHOOK BAKERY

PNC BANK

COMPASS COFFEE

Peet's COFFEE

POTBELLY

CHOP'T

roti

FedEx

JETTIES

FILTER

CVS pharmacy

bindaas

FOUNDING FARMERS

CHIPOTLE

NORTH

FLOWER CHILD

IRCA

WHOLE FOODS

T Mobile

citibank

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.

PEMBROKE







CONTACT INFO:

ANDY CORNO
O: +1 202 719 6137
ANDY.CORNO@JLL.COM

THOMAS JACKMAN
O: +1 202 719 5624
THOMAS.JACKMAN@JLL.COM

SIMMS HENSCHEL
O: +1 202 533 2529
SIMMS.HENSCHEL@JLL.COM

A PEMBROKE PROPERTY

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