

MARKET

SQUARE



ICONIC. CLASSIC. TIMELESS. PRESTIGIOUS. PREMIER ADDRESS. UNPARALLELED VIEWS.

MARKET SQUARE

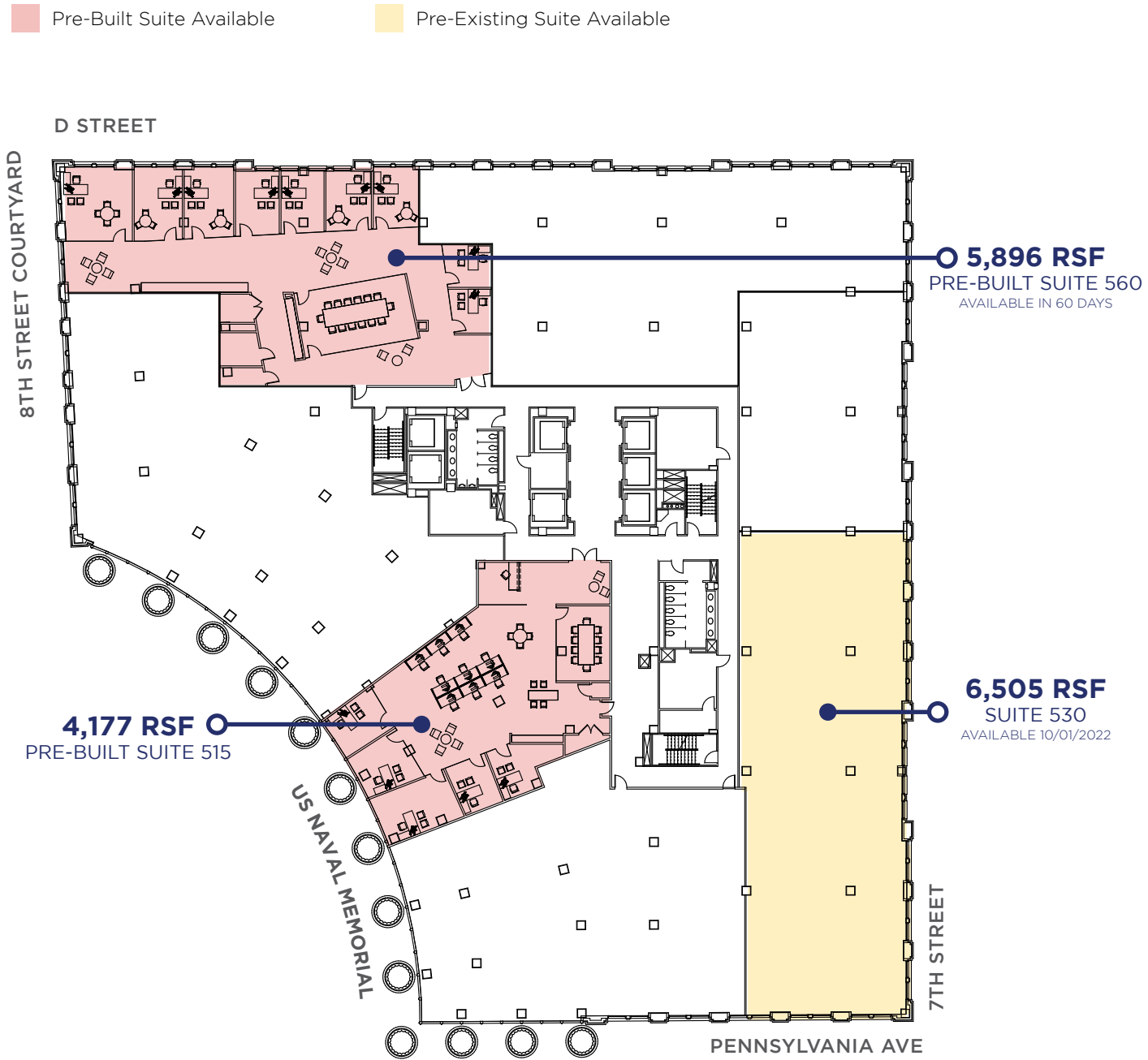
WASHINGTON DC'S PREMIER TROPHY PROPERTY

These distinctive buildings are situated along Pennsylvania Avenue, majestically curving around the U.S. Navy Memorial. The property aesthetic features a combination of classic grandeur married with contemporary details and state-of-the-art amenities. Market Square boasts incredible views of iconic landmarks such as the historic National Archives Building, U.S. Capitol Building, Washington Monument and Smithsonian Institute.



Pennsylvania Avenue





5TH FLOOR PLAN

701 Pennsylvania Avenue | 3,294 RSF - 9,799 RSF



14,380 RSF
HYPOTHETICAL TEST-FIT
VIRTUAL PLAN
AVAILABLE 08/01/2021

- Workstations: **9**
- Offices: **14**
- Conference: **2**
- Open Collaboration: **2**
- Huddle: **3**
- Pantry: **1**

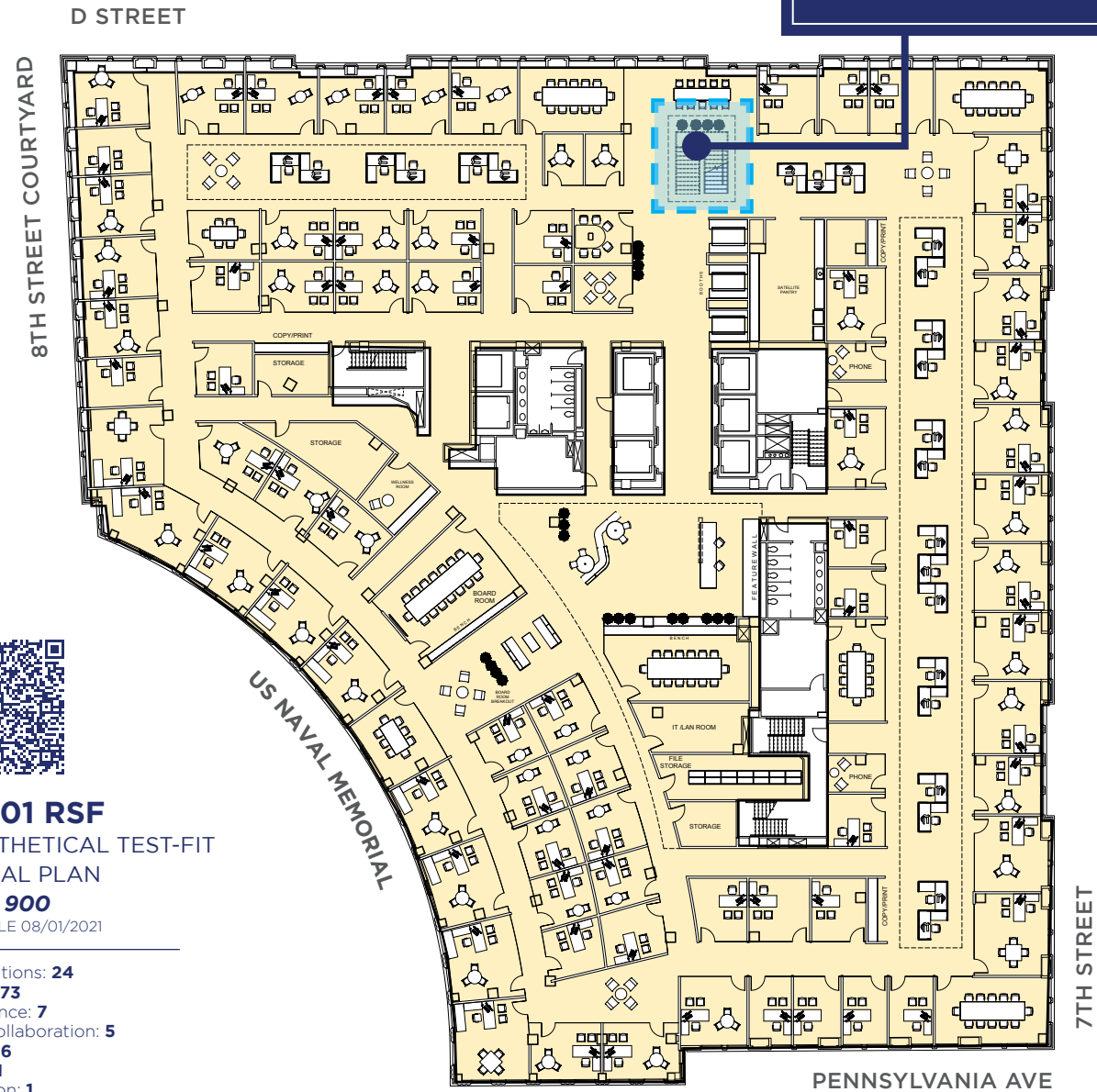
8TH FLOOR PLAN

701 Pennsylvania Avenue | 14,380 RSF - 40,723 RSF

Pre-Built Suite Available

Pre-Existing Suite Available

EXISTING INTERCONNECTING STAIRWELL



42,601 RSF
 HYPOTHETICAL TEST-FIT
 VIRTUAL PLAN
SUITE 900
 AVAILABLE 08/01/2021

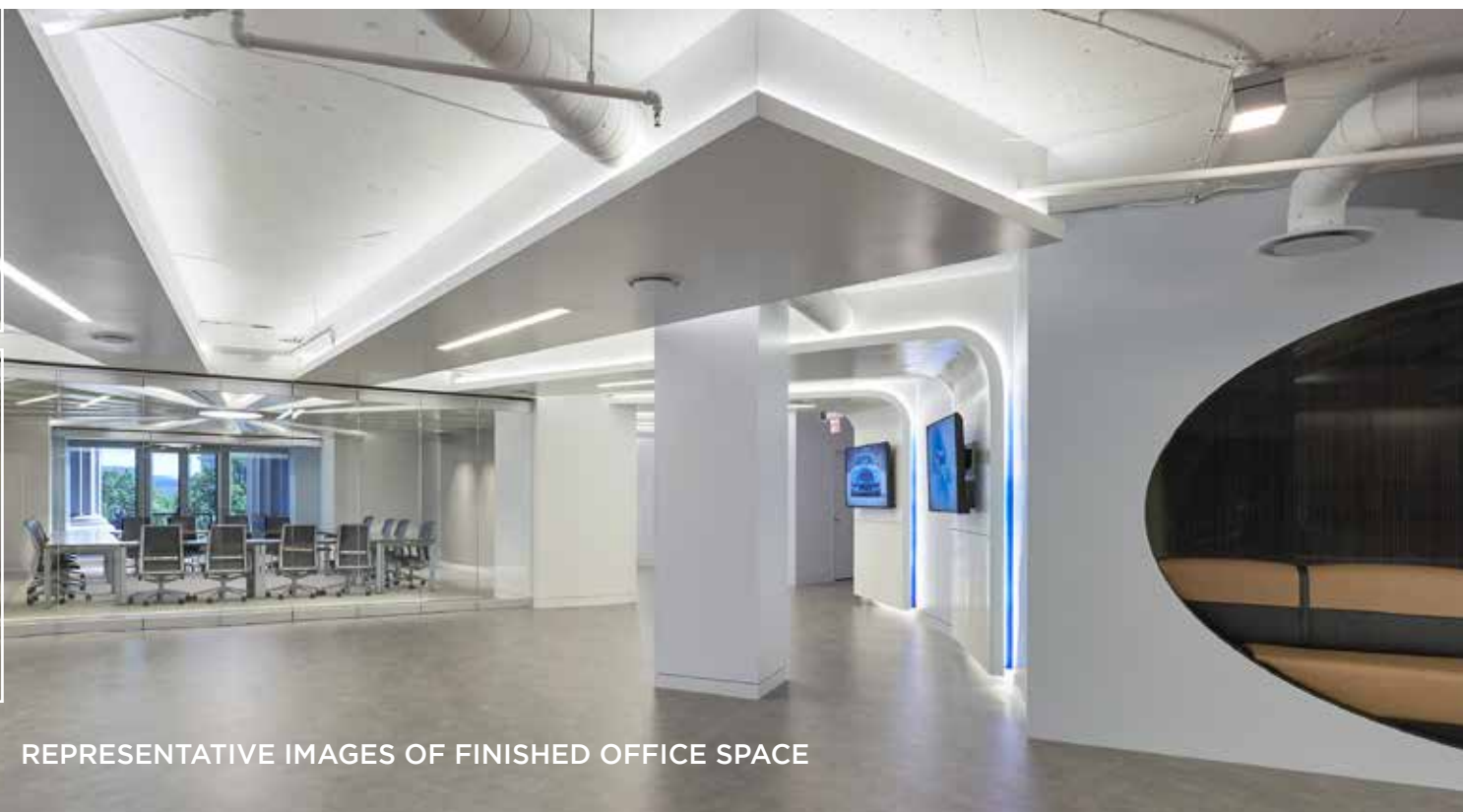
- Workstations: **24**
- Offices: **73**
- Conference: **7**
- Open Collaboration: **5**
- Huddle: **6**
- Pantry: **1**
- Reception: **1**

9TH FLOOR PLAN

701 Pennsylvania Avenue | 42,601 RSF

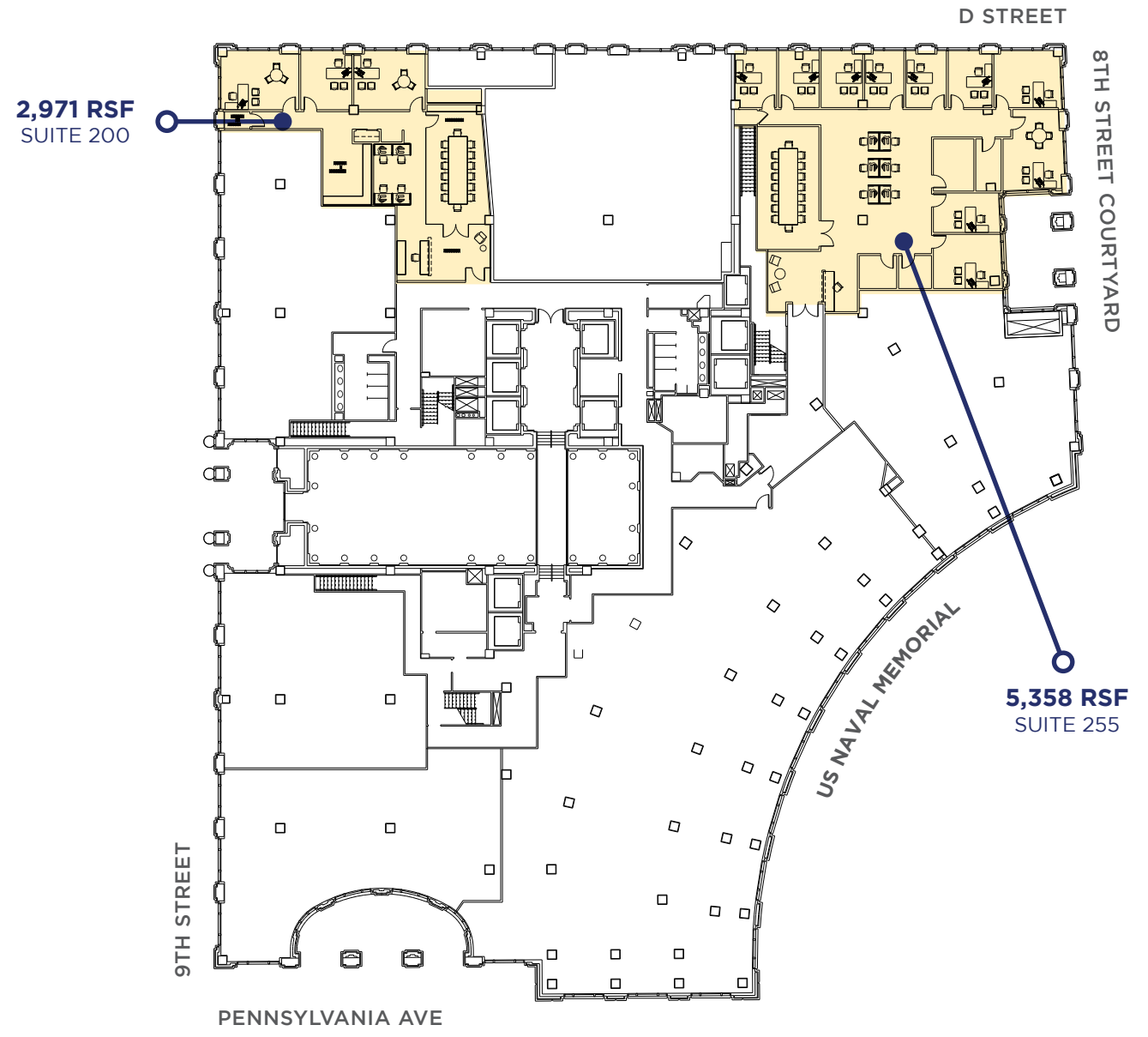
REPRESENTATIVE IMAGES OF FINISHED OFFICE SPACE





Pre-Built Suite Available

Pre-Existing Suite Available



2ND FLOOR PLAN

801 Pennsylvania Avenue | 2,971 RSF | 5,358 RSF

Pre-Built Suite Available

Pre-Existing Suite Available

2,581 RSF
SUITE 330

4,827 RSF
SUITE 350

5,585 RSF
SUITE 325
AVAILABLE

D STREET

8TH STREET COURTYARD

4,878 RSF
AVAILABLE 1/1/2022

8,356 RSF
PRE-BUILT SUITE 300

US NAVAL MEMORIAL

9TH STREET

PENNSYLVANIA AVE

3RD FLOOR PLAN

801 Pennsylvania Avenue | 2,581 RSF - 18,819 RSF

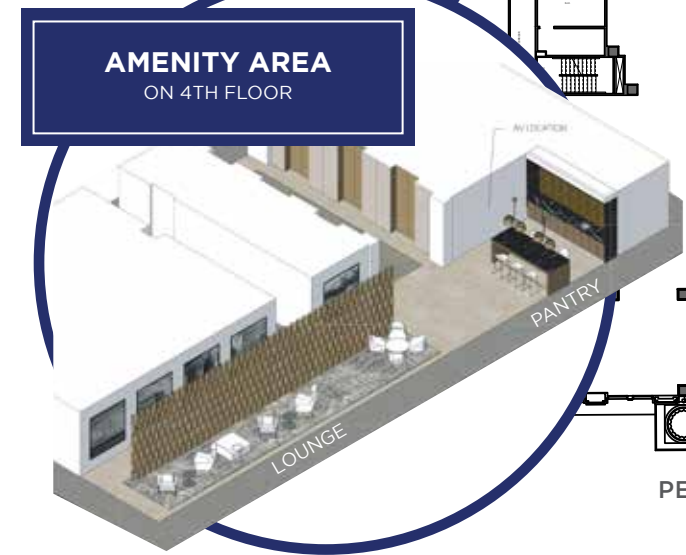
Pre-Built Suite Available

Pre-Existing Suite Available

1,185 RSF
SUITE 425

1,748 RSF
SUITE 405

AMENITY AREA
ON 4TH FLOOR



AMENITY AREA

PANTRY

LOUNGE

D STREET

8TH STREET COURTYARD

9TH STREET

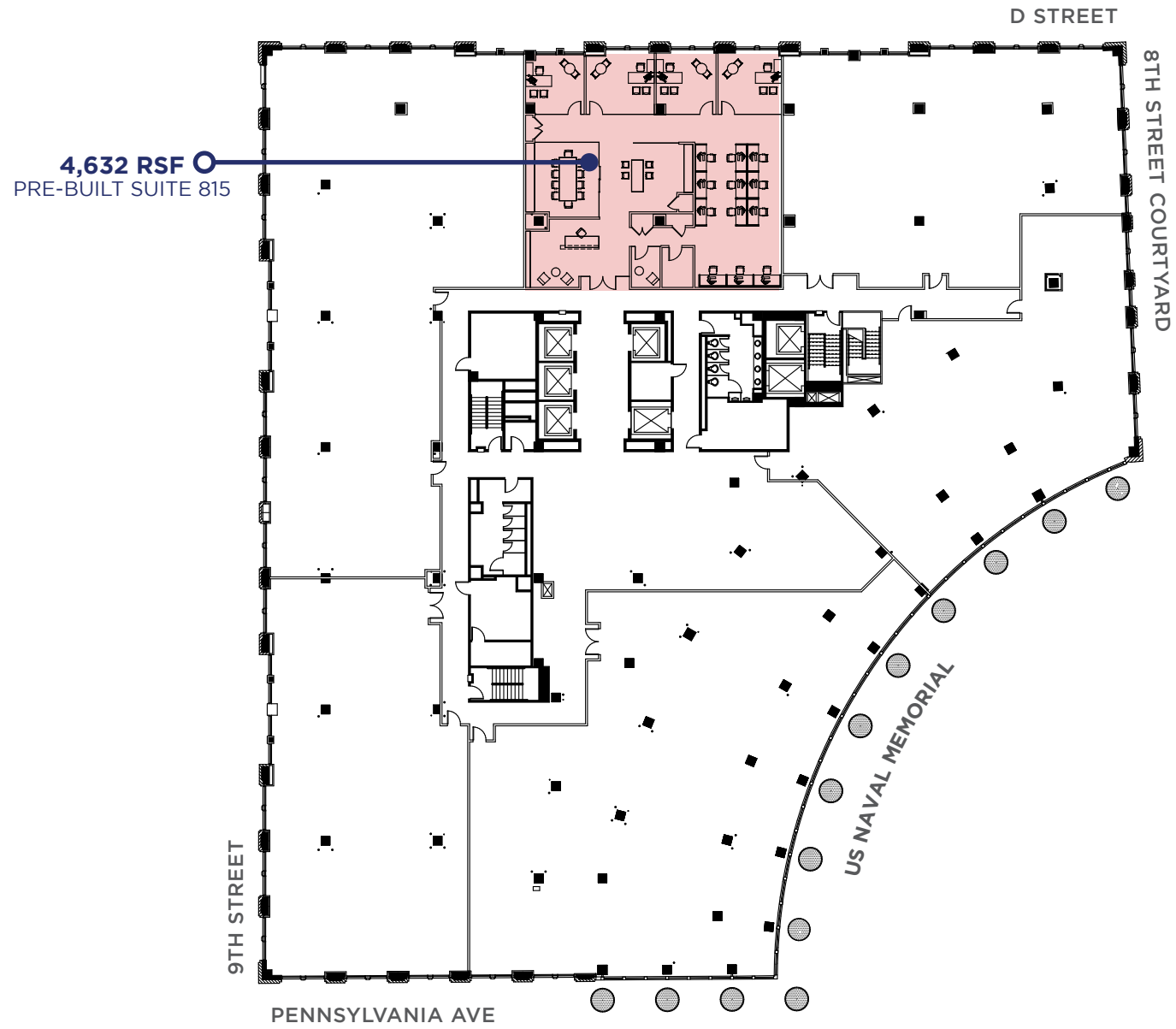
US NAVAL MEMORIAL

PENNSYLVANIA AVE

4TH FLOOR PLAN

801 Pennsylvania Avenue | 1,748 RSF | 1,185 RSF

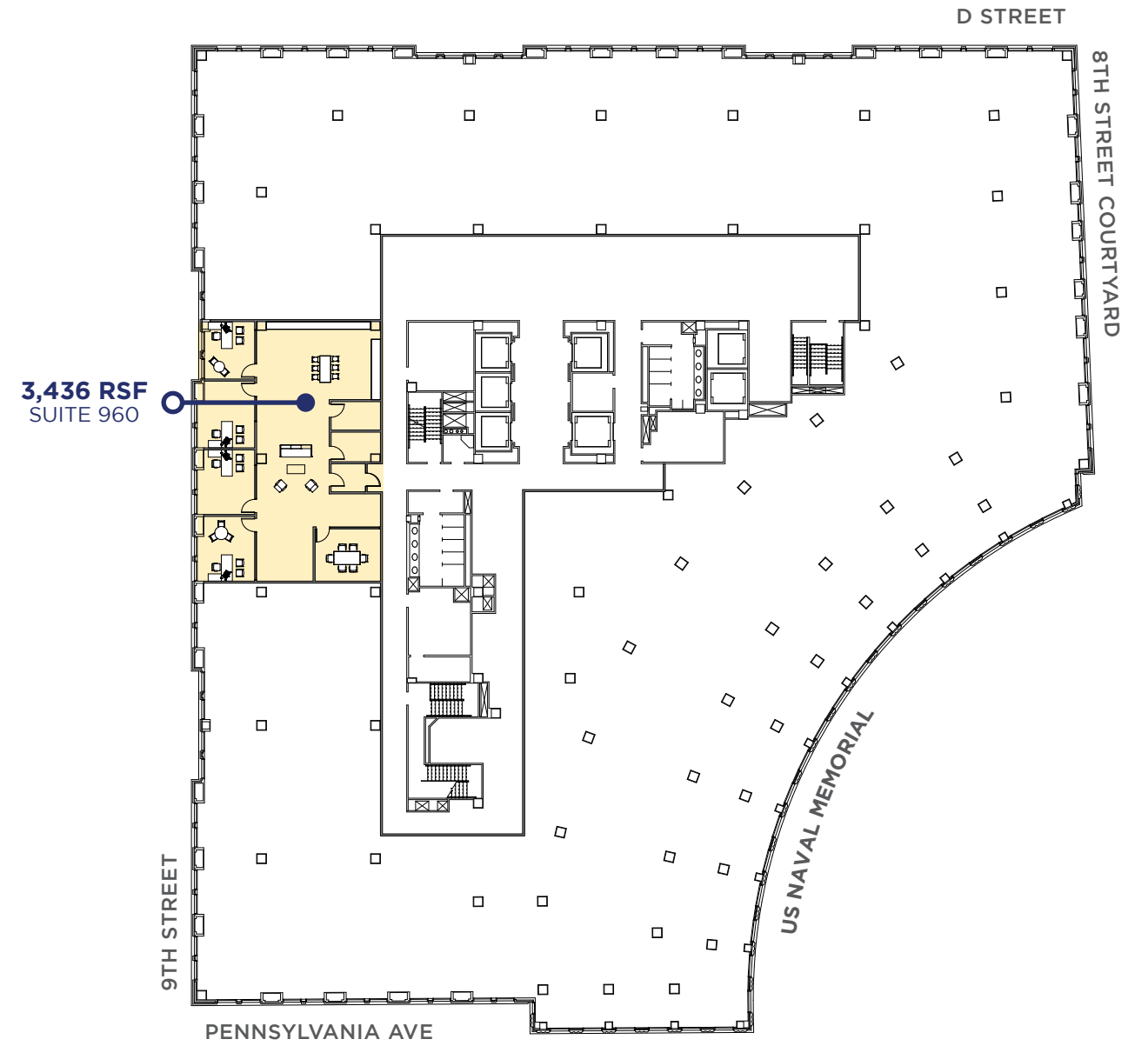
Pre-Built Suite Available Pre-Existing Suite Available



8TH FLOOR PLAN

801 Pennsylvania Avenue | 4,632 RSF

Pre-Built Suite Available Pre-Existing Suite Available



9TH FLOOR PLAN

801 Pennsylvania Avenue | 3,436 RSF

CLASSIC GRANDEUR

LOBBY WITH HISTORIC ELEGANCE &
CONTEMPORARY LIGHTING SOLUTION

PENNSYLVANIA AVENUE

ICONIC VIEWS

OF HISTORIC LANDMARKS SUCH AS THE US CAPITOL BUILDING, WASHINGTON MONUMENT, NATIONAL ARCHIVES BUILDING & SMITHSONIAN INSTITUTION

701 Pennsylvania

801 Pennsylvania

Amenities

Facts & Figures

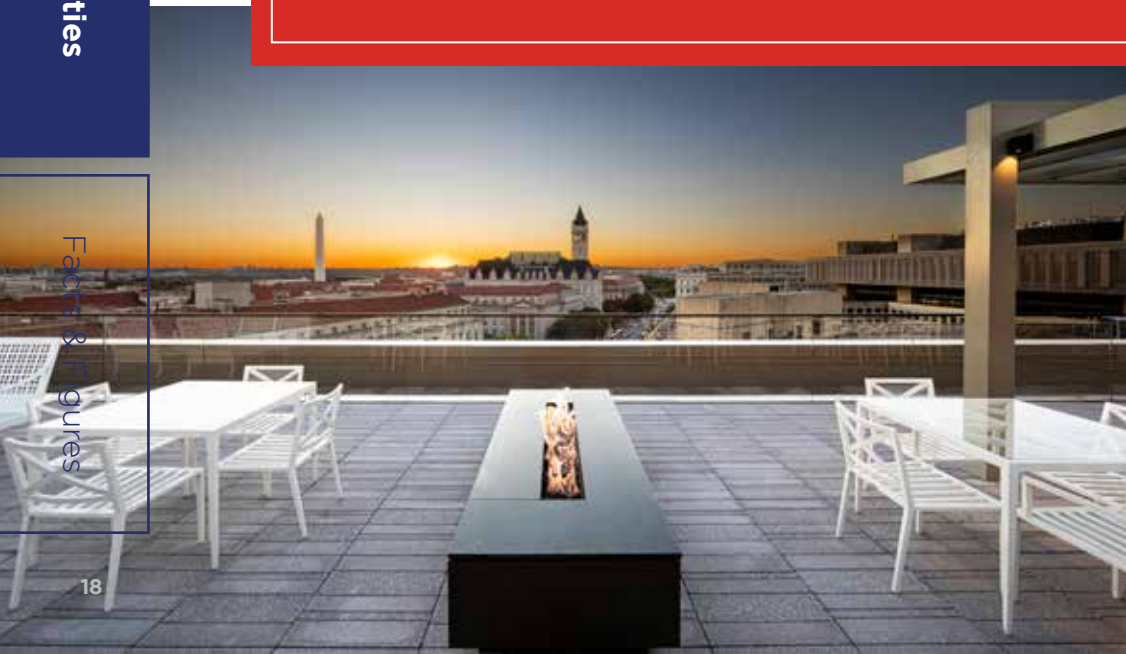
TROPHY ROOFTOP

WITH VIEWS OVERLOOKING PENNSYLVANIA AVENUE

- Stunning views of the US Capitol, Washington Monument, Archives Museum, & Pennsylvania Avenue
- 9,000 SF at 801 Pennsylvania Avenue delivered in 2020
- Outdoor kitchen
- Pergola cover
- Seating for over 55 guests
- Shared by office tenants at 701 & 801 Pennsylvania Avenue

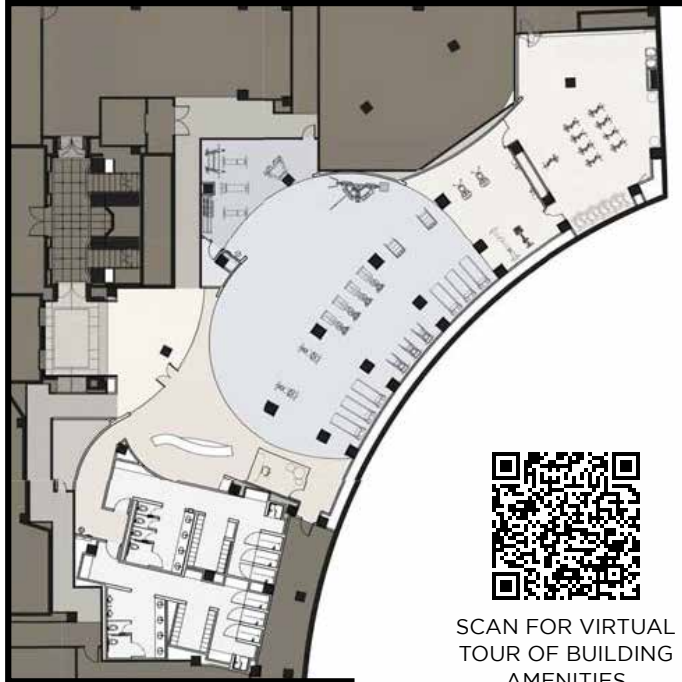


SCAN FOR VIRTUAL TOUR OF BUILDING AMENITIES



FITNESS & WELLNESS CENTER

SPA-QUALITY LOCKER ROOMS & SEPARATE WORKOUT AREAS



SCAN FOR VIRTUAL TOUR OF BUILDING AMENITIES

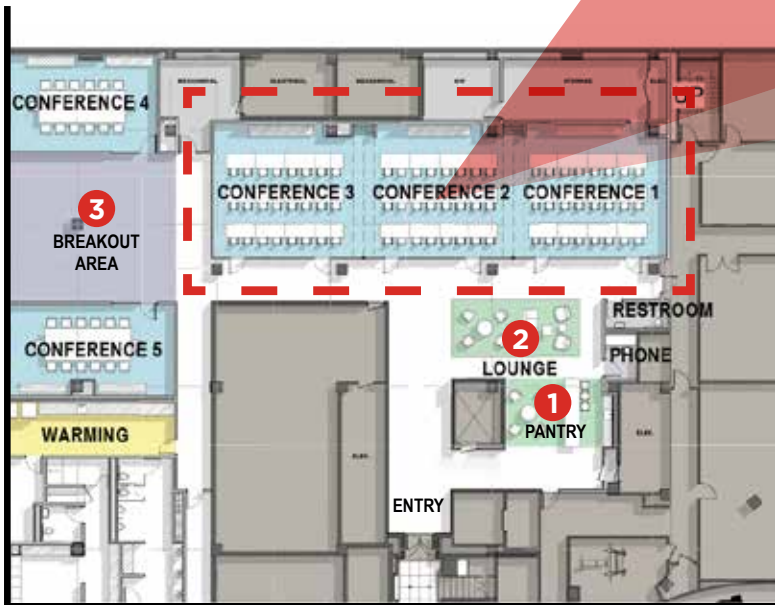
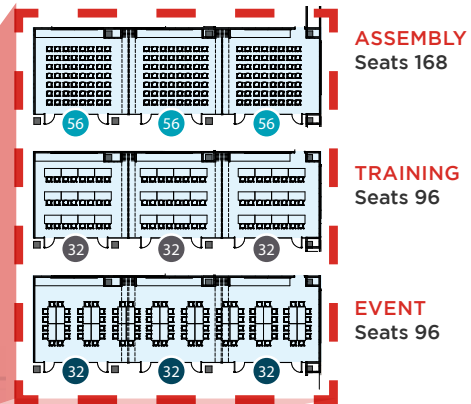
- Spa-quality lockers and showers
- Private personal training services
- Towel service
- Direct elevator access on concourse level
- Separate workout areas:
 - Quick stretch zone
 - Free weight gym
 - Cardio area
 - Studio space



PREMIER CONFERENCE

NEWLY RENOVATED WITH FLEXIBLE LAYOUT

FLEXIBLE CONFERENCE ROOM CONFIGURATIONS:



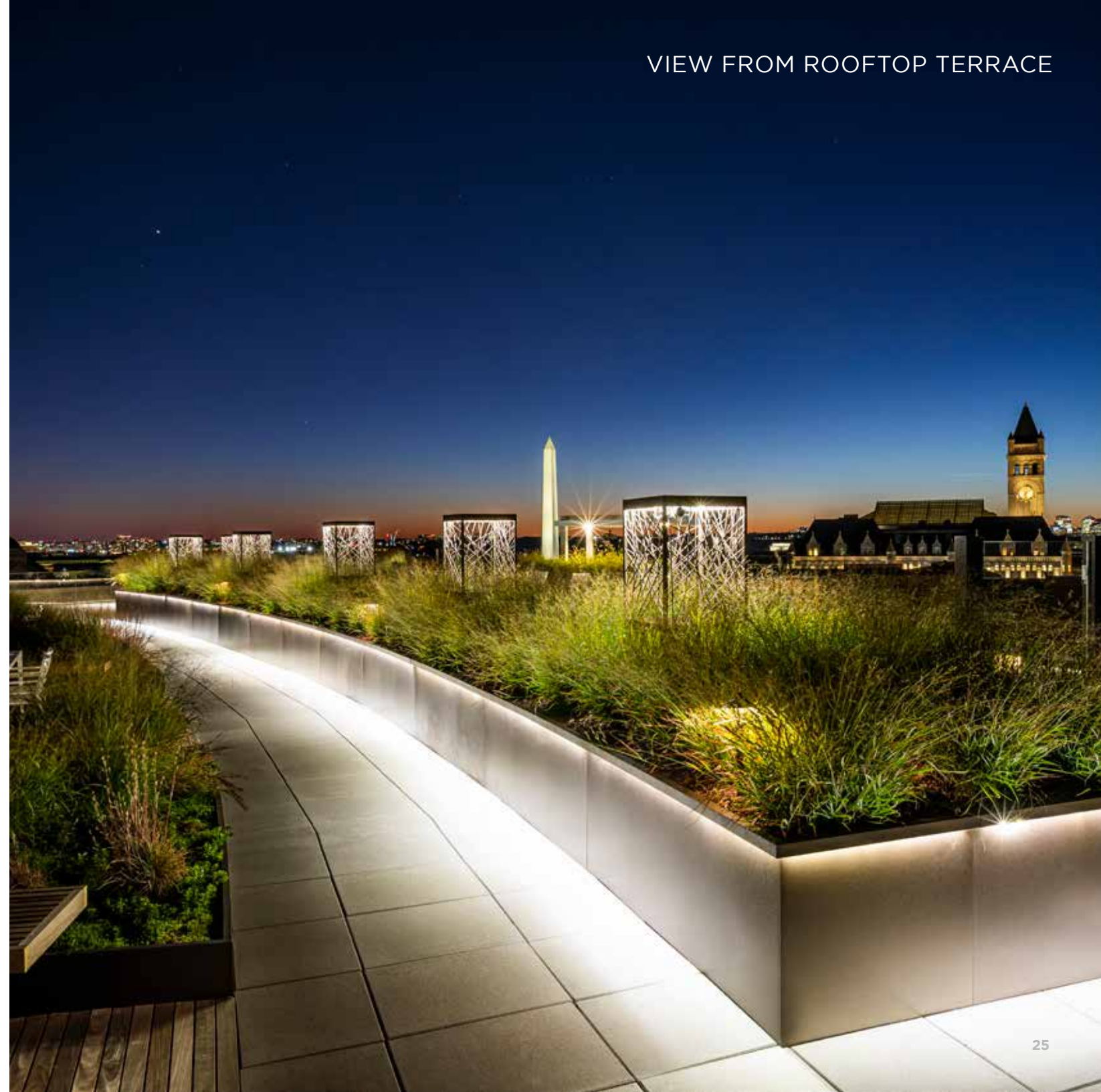
SCAN FOR VIRTUAL TOUR OF BUILDING AMENITIES





BE IN GOOD COMPANY

Join industry-leading innovators and business elite who call Market Square home





MARKET SQUARE BUILDING SPECIFICATIONS

Curved windows, clean architectural lines, and a bright, well-lit atmosphere enhance the already appealing in-house amenities and office set-up.

Additional property features include:

- 40,000 SF typical floorplates
- Dramatic lobby entrance featuring 24-hour security and concierge service
- Newly renovated fitness center featuring a studio-style cycling room and deluxe locker rooms
- Newly delivered conferencing facility with executive locker rooms
- Newly delivered rooftop terrace with expansive views of Washington, DC
- On-site access to the metro (green and yellow lines) and close proximity to red line
- Underground Parking (1:1,200 SF)
- LEED-EBOM Gold & Energy Star-Rated
- Prime access to DC's illustrious Penn Quarter with dining and entertainment options, district museums and walking distance to the National Mall



MARKET

SQUARE

www.TheNewMarketSquare.com

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