

1901

PENN AVE

Office Suites Available
Ranging From 816 SF
Up to 8,986 SF



AN ICONIC ADDRESS IN THE HEART OF THE NATION'S CAPITAL



Pennsylvania Ave, NW Washington, DC

PROPERTY HIGHLIGHTS



- > LEED Gold certified, Class A office building located in the heart of the CBD
 - > Property renovations and NEW Fitness Center delivered!
 - > Across the street from the Federal Reserve, the World Bank, and IMF
 - > Two blocks from the White House and within walking distance to GW Hospital
 - > Generous vicinity parking and less than half a mile from 3 nearby metro stations (Farragut West, Foggy Bottom-GWU, and Farragut North)
- > On-site security guard
 - > On-site bike room
 - > On-site building engineer
 - > Tenant only amenity center and conference room
 - > Attractive views of the James Monroe and Edward R. Murrow Parks
 - > Over 30 restaurants and 5 hotels within 3 blocks of the property



Prominent CBD Location



Financial and Political Hub



LEED Gold Certified



Amenity and Conference Center



On-Site Security and Building Engineer



Property Renovations Delivered!



NEW! Fitness Center and On-Site Bike Room



Generous Vicinity Parking



Convenient Commuter Access



95
Excellent Transit Score



96
Superb Bike Score



98
Excpetional Walkability Score



Abundant Hotel Accommodations



Bountiful Retail and Dining Options



Unobstructed Park Views

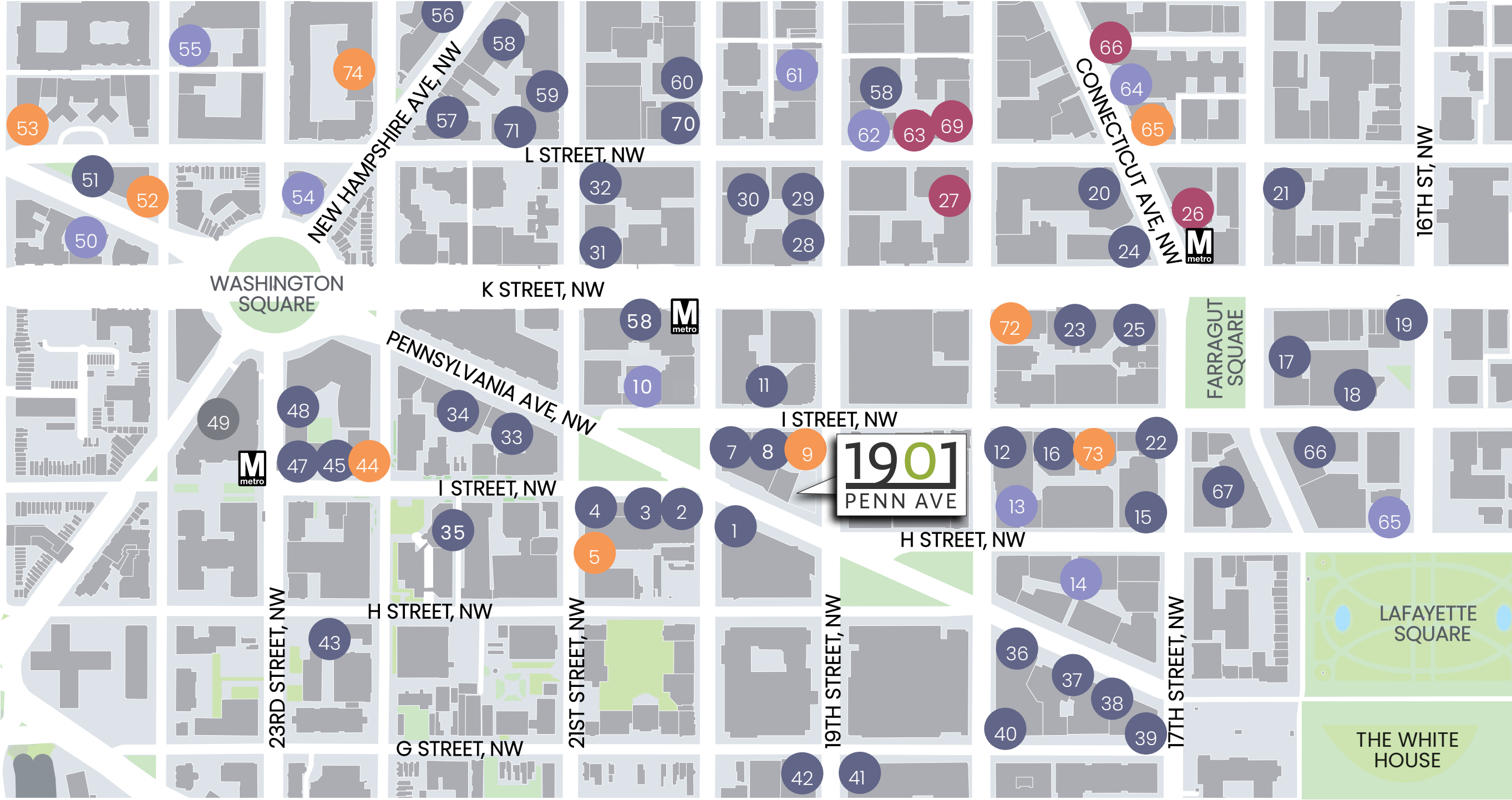
A VIBRANT LOCALE



- Upscale dining options in addition to over 30 fast-casual restaurants and 5 hotels within 3 blocks of the property
- Access to the Western Market and the International Square Food Hall within 2 blocks of the building
- At the heart of Downtown DC's abundant retail scene, surrounded by art, culture, and entertainment attractions
- Convenient on-site retail and dining options including CVS, Toryumen Japanese House, and Gong Cha

RESTAURANTS

- 1. Founding Farmers
- 2. Bindaas
- 3. Western Market
- 4. Duke's Grocery
- 6. Tonic
- 7. Poppa Box
- 8. El Chalan
- 11. Kaz Sushi Bistro
- 12.. Taberna del Alabardero
- 15. Lukes Lobster
- 16. Equinox
- 17. The Army Navy Club
- 18. BLT Steak
- 19. PJ Clarkes
- 20. Morton's The Steakhouse
- 21. Potbelly Sandwich Shop
- 22. Le Pain Quotidien
- 23. Kellari Taverna
- 24. Dunkin
- 25. PAUL Farragut North
- 28. Gregorys Coffee
- 29. Potbelly
- 30. Abunai Poke
- 31. Proper 21K
- 32. Ruth's Chris
- 33. Flower Child
- 34. North Italia
- 35. Chik Fil-A
- 36. Taylor Gourmet
- 37. Chopt
- 38. GCDC Grilled Cheese
- 39. Starbucks
- 40. The Exchange Saloon
- 41. An Uncommon Café
- 42. Café Aria
- 43. Starbucks
- 45. Sweet Green
- 46. Prime Rib
- 47. CIRCA
- 48. Devon & Blakely
- 51. Marcel's
- 56. Rasika
- 57. Casta's Rum Bar
- 58. Mercy Me
- 59. Soi 38
- 60. Crepeaway
- 66. Blackfinn Ameripub
- 67. The Bombay Club
- 68. Pisco Y Nazca
- 70. Starbucks
- 71. Bourbon Coffee



SHOPPING

- 26. Allen Edmonds
- 27. Nordstrom Rack
- 63. J Press
- 66. H & M
- 69. Kashimaya

CONVENIENCE

- 5. CVS
- 9. CVS
- 44. Whole Foods
- 52. Orangetheory
- 53. Trader Joes
- 65. LA Fitness
- 72. ITO1 Fitness
- 73. 202 Strong
- 74. Equinox Sports Club

HOTELS

- 10. Hotel Lombardy
- 13. Hampton Inn
- 14. AKA White House
- 50. Melrose Georgetown
- 54. One Washington Circle
- 55. The Westin Georgetown
- 61. AC Hotel by Marriott
- 62. The Quincy
- 64. The Mayflower Hotel
- 65. The Hay Adams

HOSPITAL

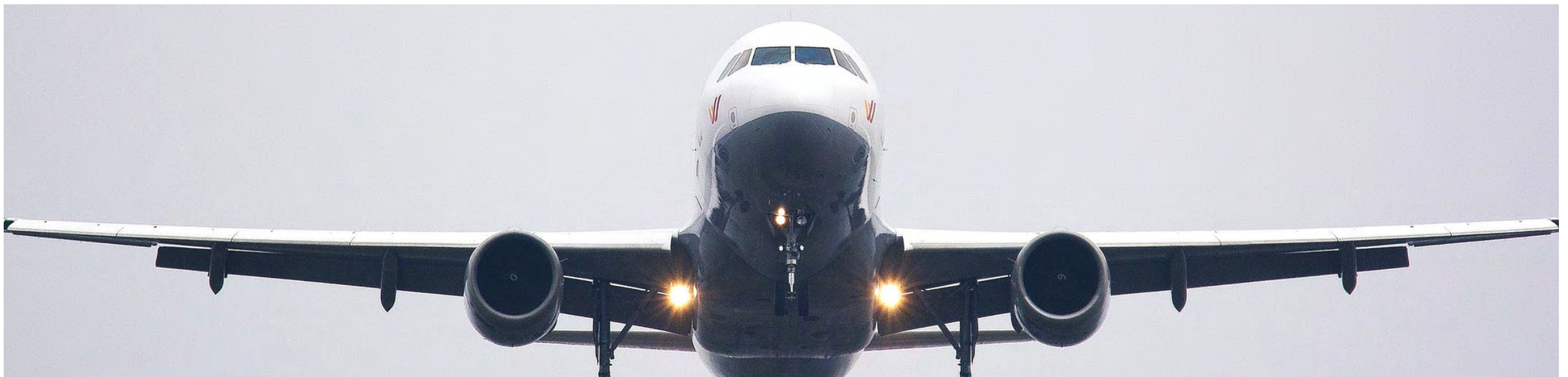
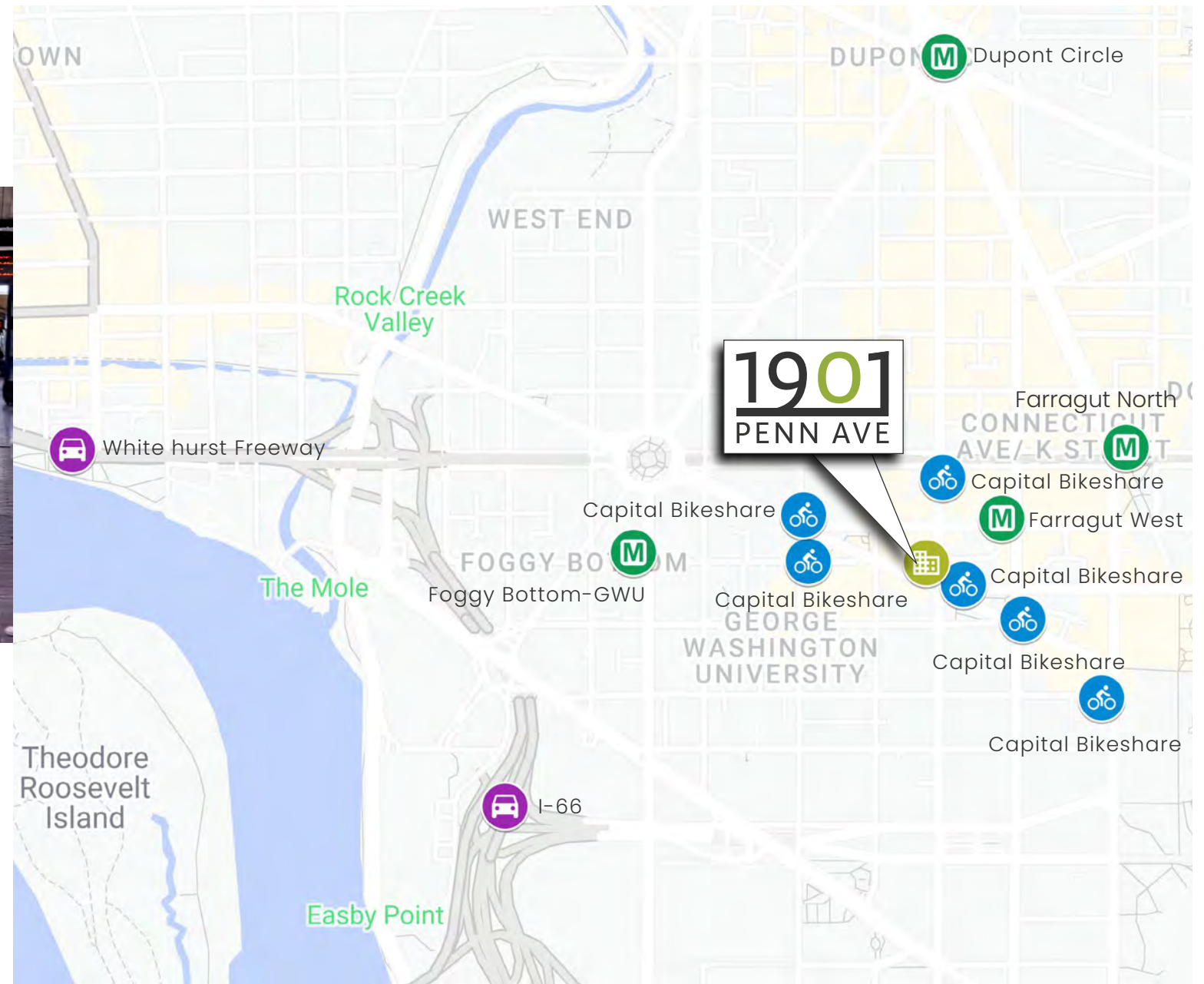
- 49. GW University Hospitality

A HIGHLY
AMENITIZED
ENVIRONMENT

UNPARALLELED ACCESS



- > Short walk to 3 Metrorail Lines:
 - | Farragut West Transit Stop (Blue, Orange, Silver Lines)
 - | Farragut North Transit Stop (Red Line)
 - | Foggy Bottom-GWU (Blue, Orange, Silver Lines)
- > 6 Capital Bikeshare stations within 3 blocks of the property
- > Direct vehicular access to I-66 and Whitehurst Freeway
- > 10-minute drive from Reagan National Airport



PROPERTY RENOVATIONS DELIVERED!



SCAN / CLICK
For Virtual
Tour

Newly Renovated Lobby

**AMENITY
UPGRADES
DELIVERED!**



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New Tenant Fitness Center

A COLLABORATIVE EXPERIENCE



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Tenant Only Conference and Amenity Center

6TH FLOOR SPEC SUITE SUITES

1,112-8,986 SF



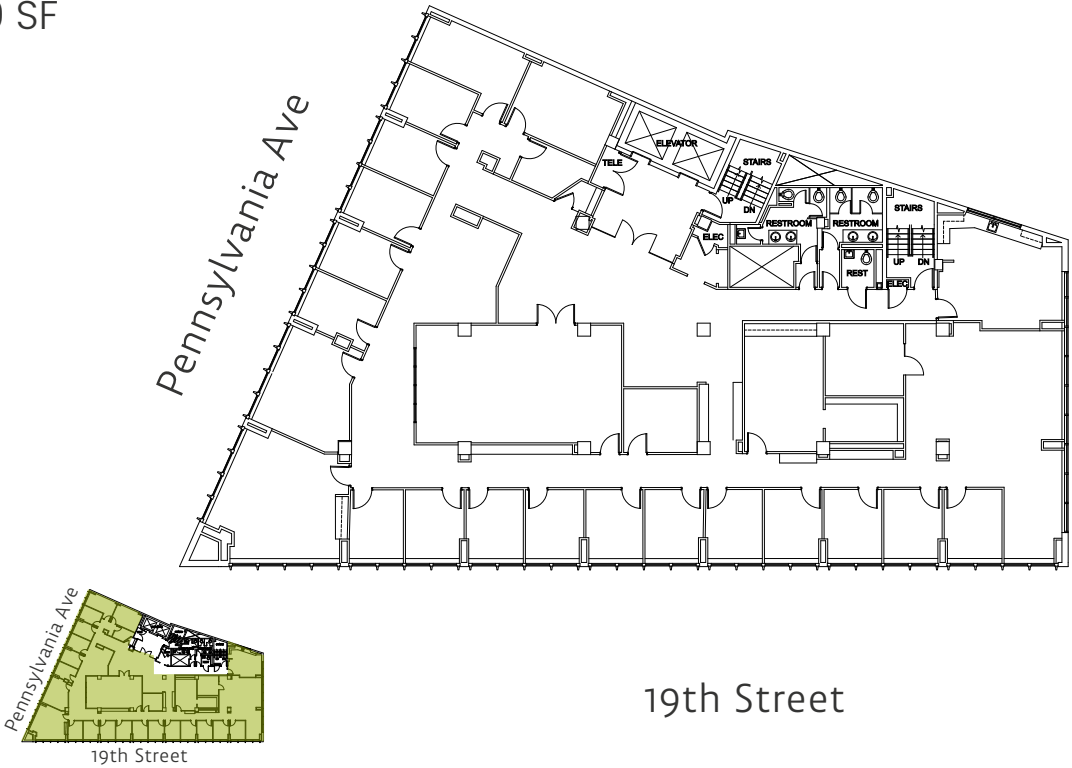
8TH FLOOR PROPOSED SPEC SUITE

5,412 SF



FULL 11TH FLOOR

8,989 SF



TURN-KEY FULL FLOOR OPPORTUNITY



6th Floor Spec Suite

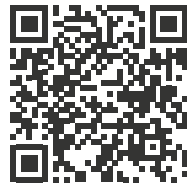
CUSTOM BUILD-OUT OPTIONS



Proposed 8th Floor Spec Suite

1901

PENN AVE



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For Property
Website

LEASING

703.925.5213

leasing@cambridgeus.com

Benjamin R. Eldridge, Jr.

Andrew J. Czekaj, III

Katherine C. Freehof

Taylor M. Reed



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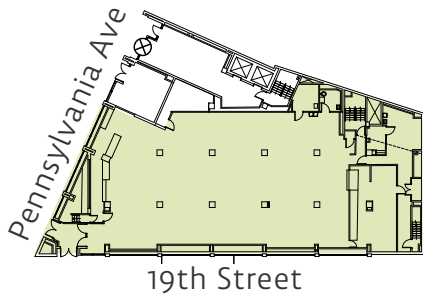
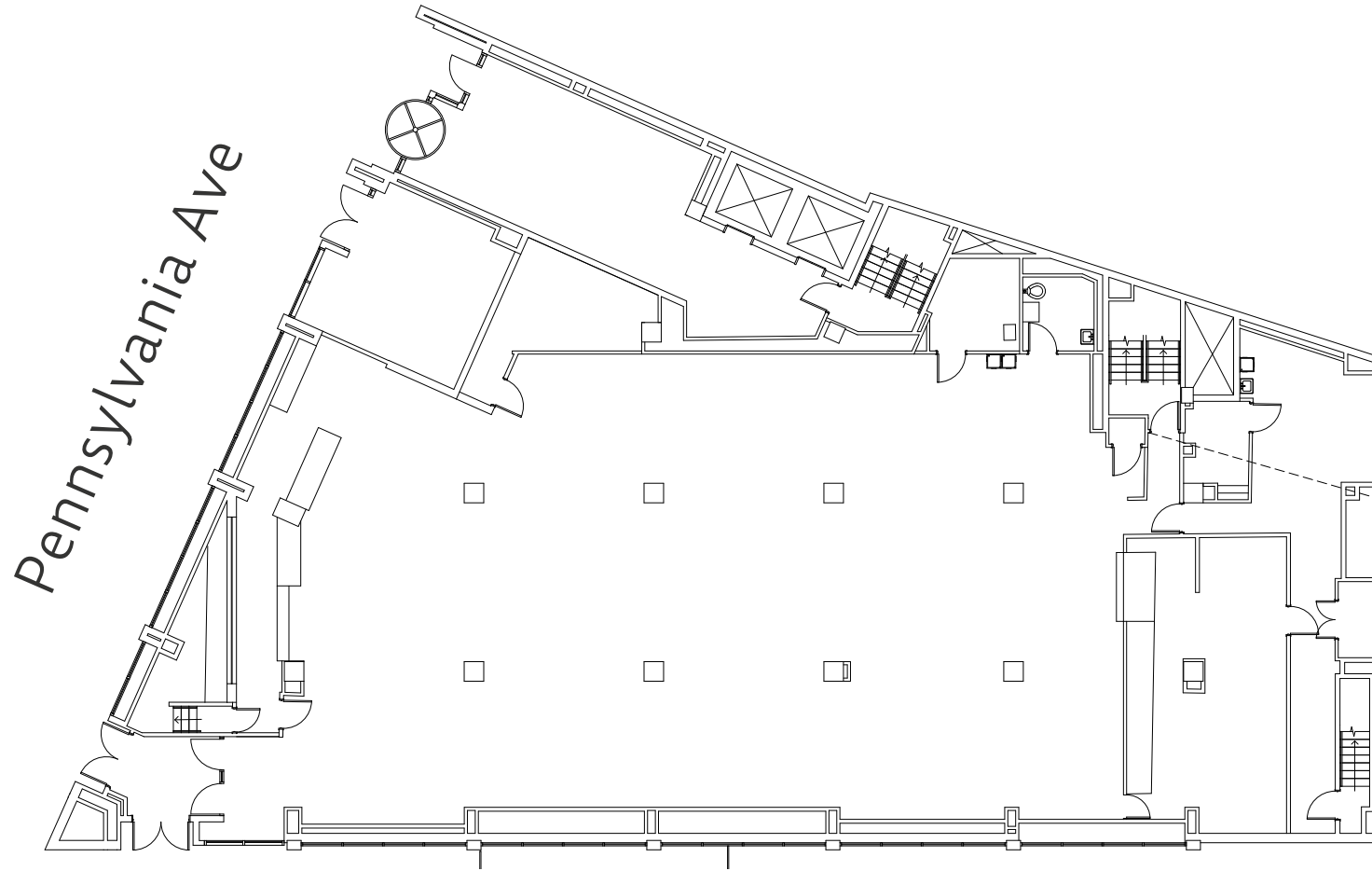
To Contact
Leasing

1901
PENN AVE

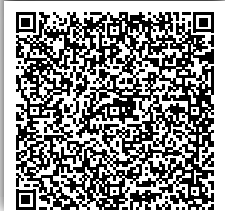


SCAN / CLICK
For Property
Details

1st Floor Retail | Suite 001
7,607 SF | Available 10.1.25



19th Street



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Leasing

Knowledge
Perseverance
Integrity

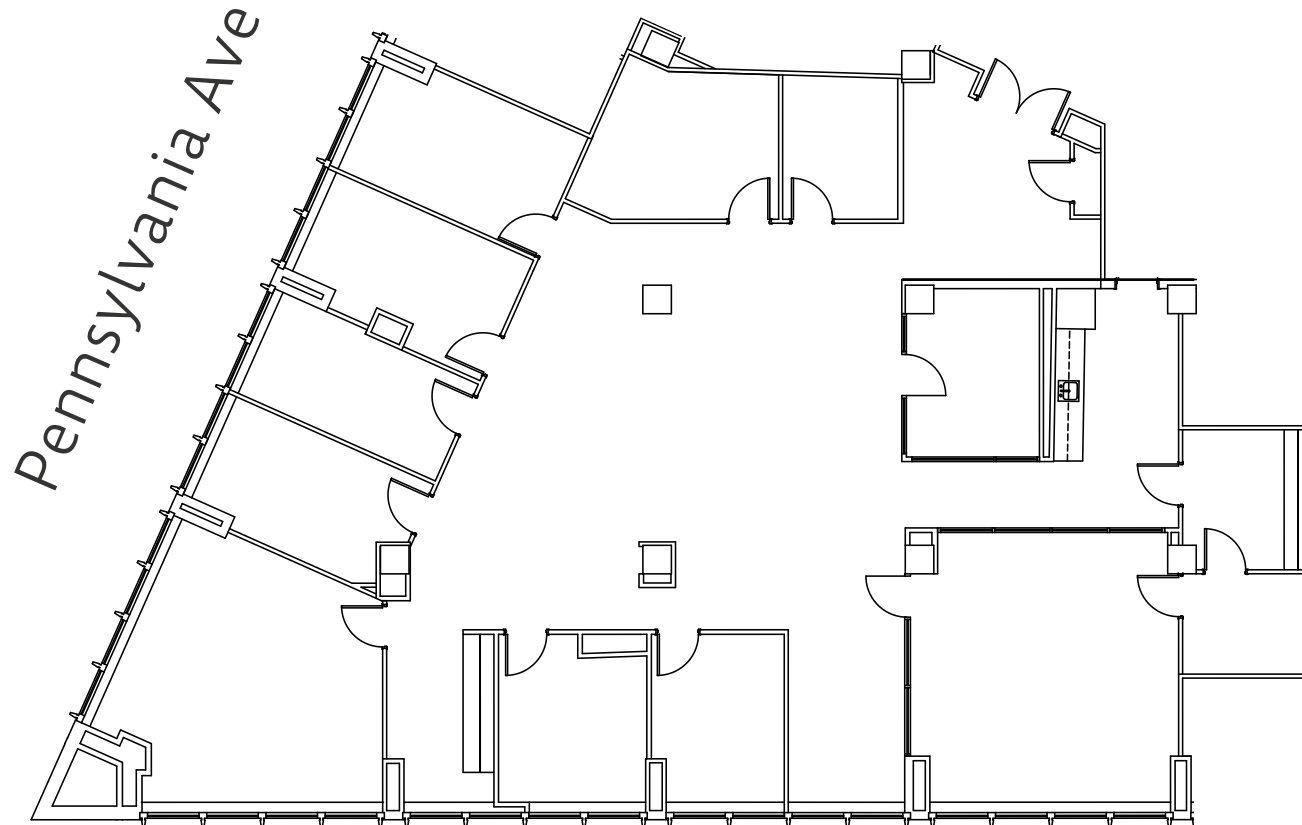
Cambridge
Property Group LLC

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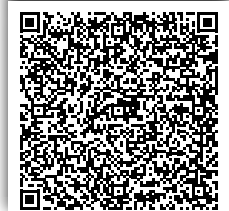


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For Property
Details

2nd Floor | Suite 201
4,741 SF



19th Street



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Leasing

Knowledge
Perseverance
Integrity

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Property Group LLC

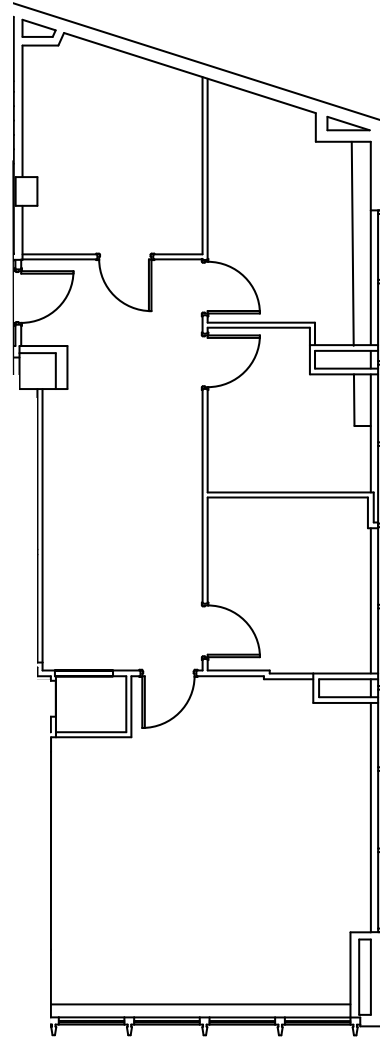
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PENN AVE



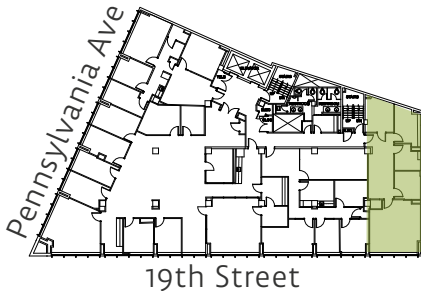
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For Property
Details

2nd Floor | Suite 207
1,315 SF

Pennsylvania Ave



19th Street



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Leasing

Knowledge
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Integrity

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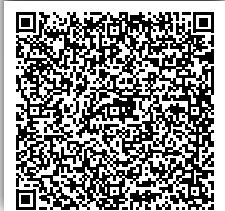
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For Property
Details

3rd Floor | Spec Suite 307
2,346 SF

Pennsylvania Ave



19th Street



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To Contact
Leasing

Knowledge
Perseverance
Integrity

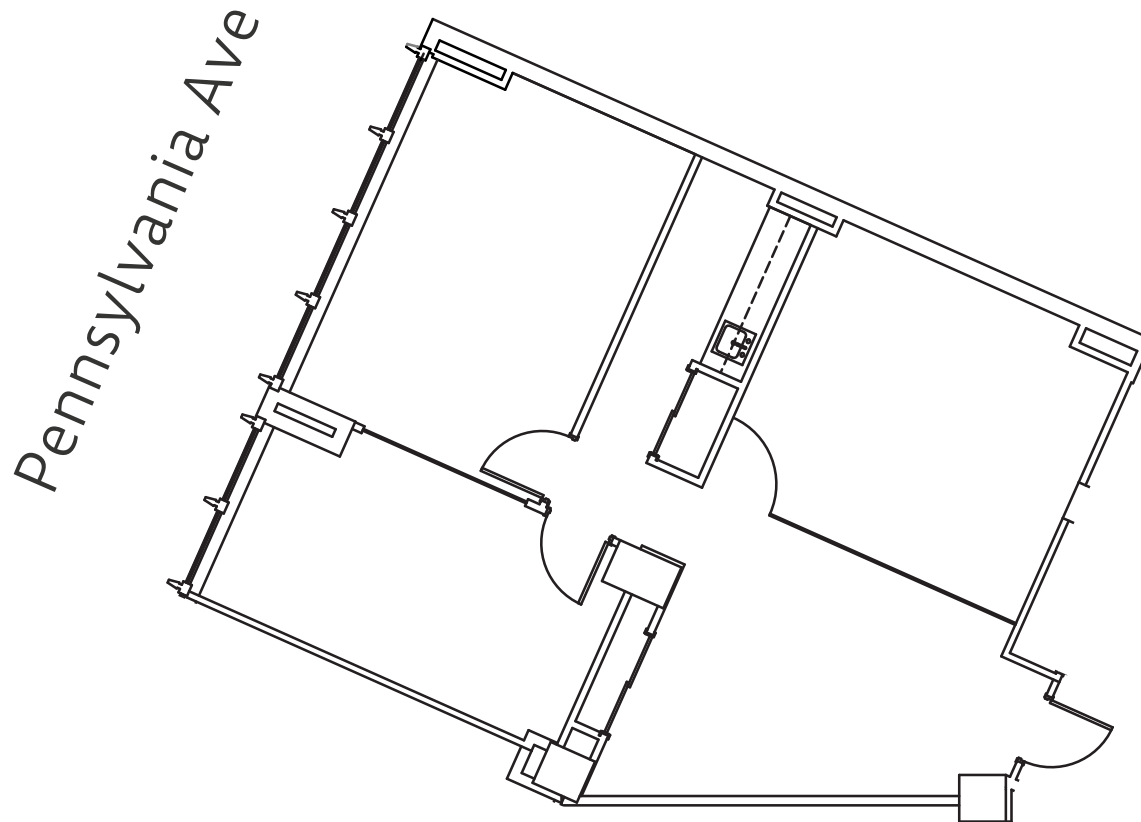
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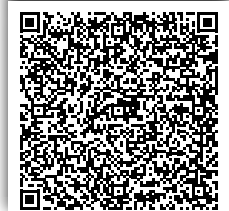
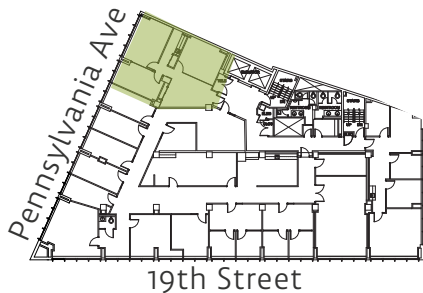


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Details

4th Floor | Spec Suite 401
1,144 SF



19th Street



SCAN / CLICK
To Contact
Leasing

Knowledge
Perseverance
Integrity

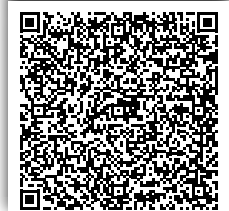
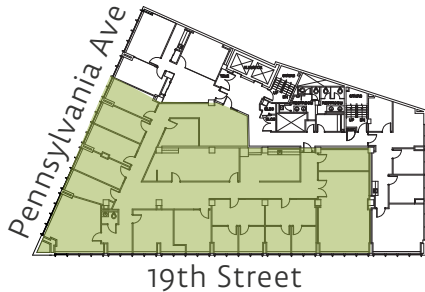
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SCAN / CLICK
For Property
Details

4th Floor | Suite 402
6,634 SF



SCAN / CLICK
To Contact
Leasing

Knowledge
Perseverance
Integrity

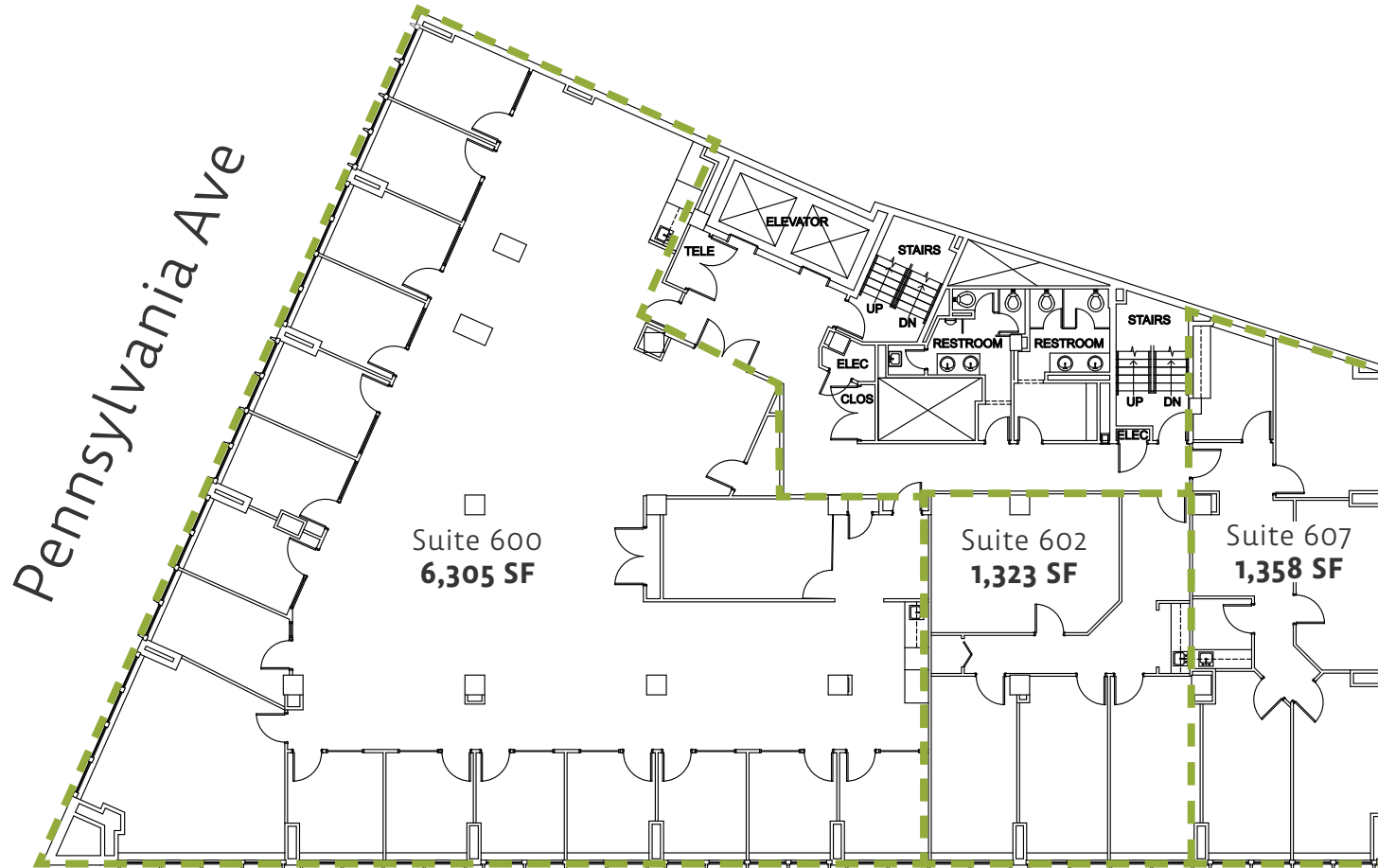
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For Property
Details

6th Floor | Existing Conditions
1,323-8,986 SF



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Knowledge
Perseverance
Integrity

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For Property
Details

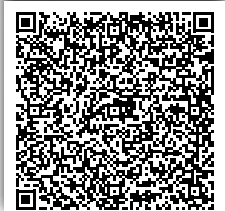
6th Floor | Spec Suites
1,112-8,986 SF



Spec Suite 600
1,112-6,305 SF

Future Spec Suite
1,323-2,681 SF

19th Street



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To Contact
Leasing

Knowledge
Perseverance
Integrity

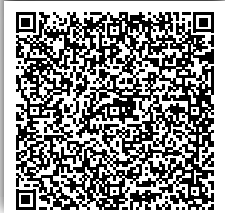
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PENN AVE



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For Property
Details

8th Floor | Existing Conditions
Suites 800/801 | **816-5,412 SF**



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To Contact
Leasing

Knowledge
Perseverance
Integrity

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PENN AVE

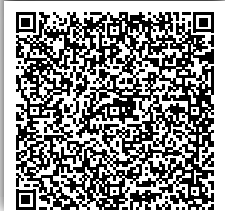


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For Property
Details

8th Floor | Proposed Spec Suite 800/801
5,412 SF



19th Street



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To Contact
Leasing

Knowledge
Perseverance
Integrity

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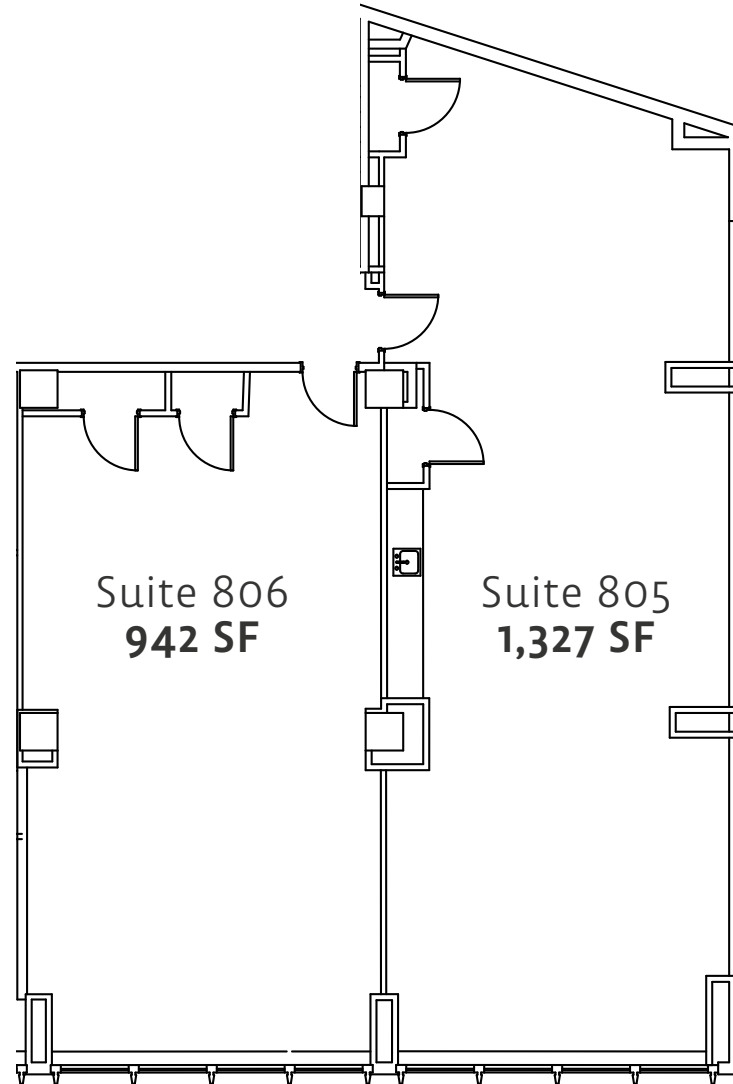
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For Property
Details

8th Floor | Suites 805/806
942-2,269 SF

Pennsylvania Ave



19th Street



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To Contact
Leasing

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Integrity

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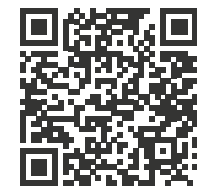
1901
PENN AVE



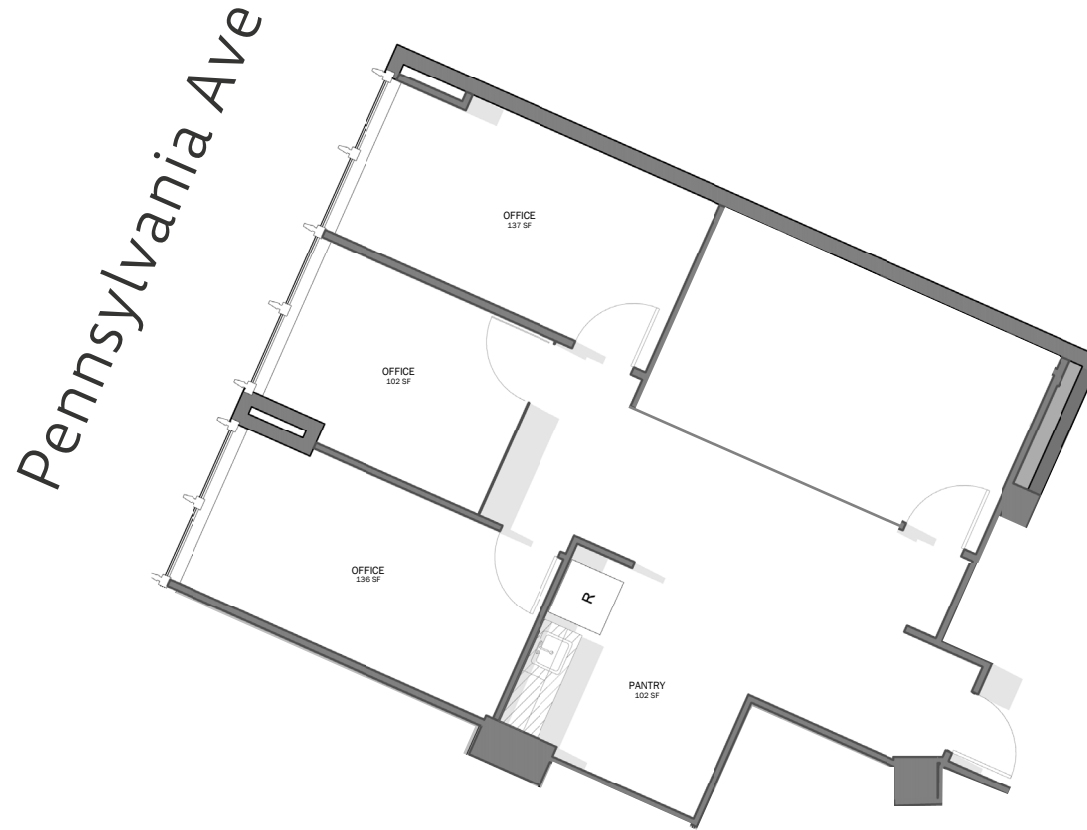
SCAN / CLICK
For Property
Details

9th Floor | Suite 900

1,112 SF



SCAN / CLICK
For Virtual
Tour



19th Street



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To Contact
Leasing

Knowledge
Perseverance
Integrity

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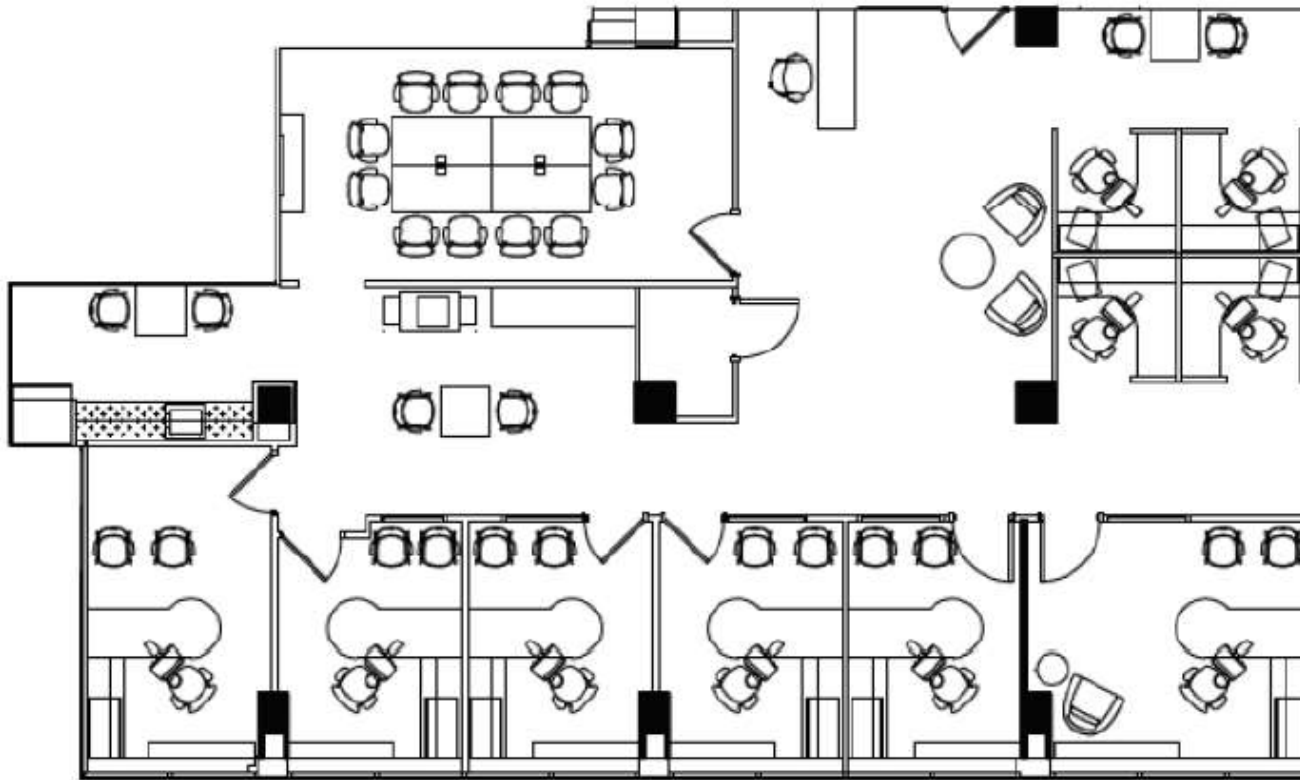
1901
PENN AVE



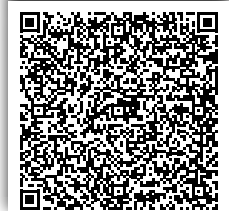
SCAN / CLICK
For Property
Details

9th Floor | Suite 902 | 2,735 SF

Pennsylvania Ave.



19th Street



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To Contact
Leasing

Knowledge
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Integrity

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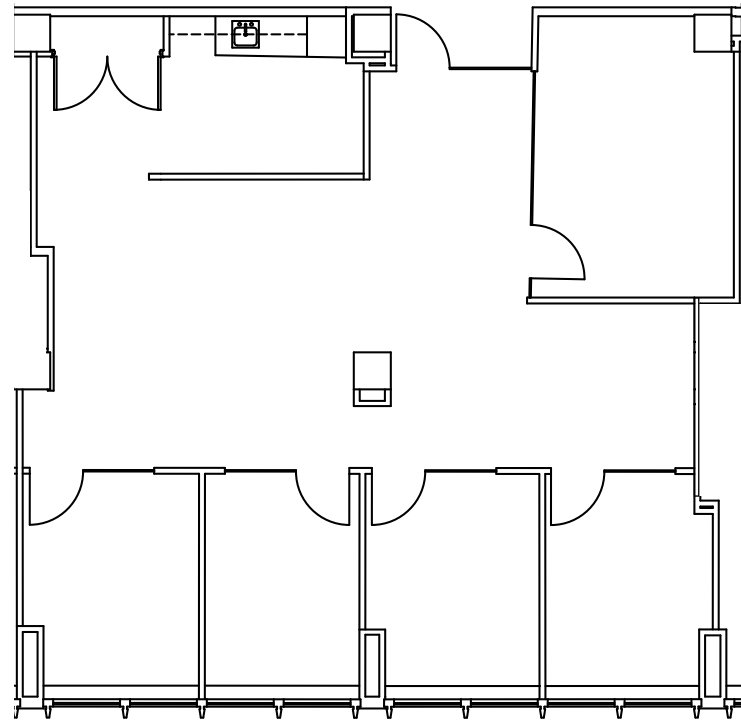
1901
PENN AVE



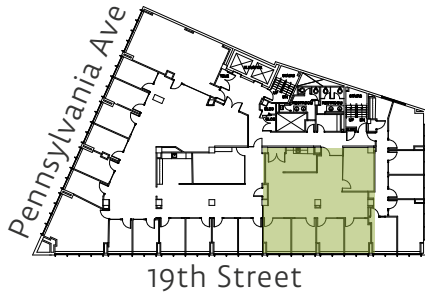
SCAN / CLICK
For Property
Details

10th Floor | Suite 1005
1,795 SF

Pennsylvania Ave



19th Street



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To Contact
Leasing

Knowledge
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Integrity

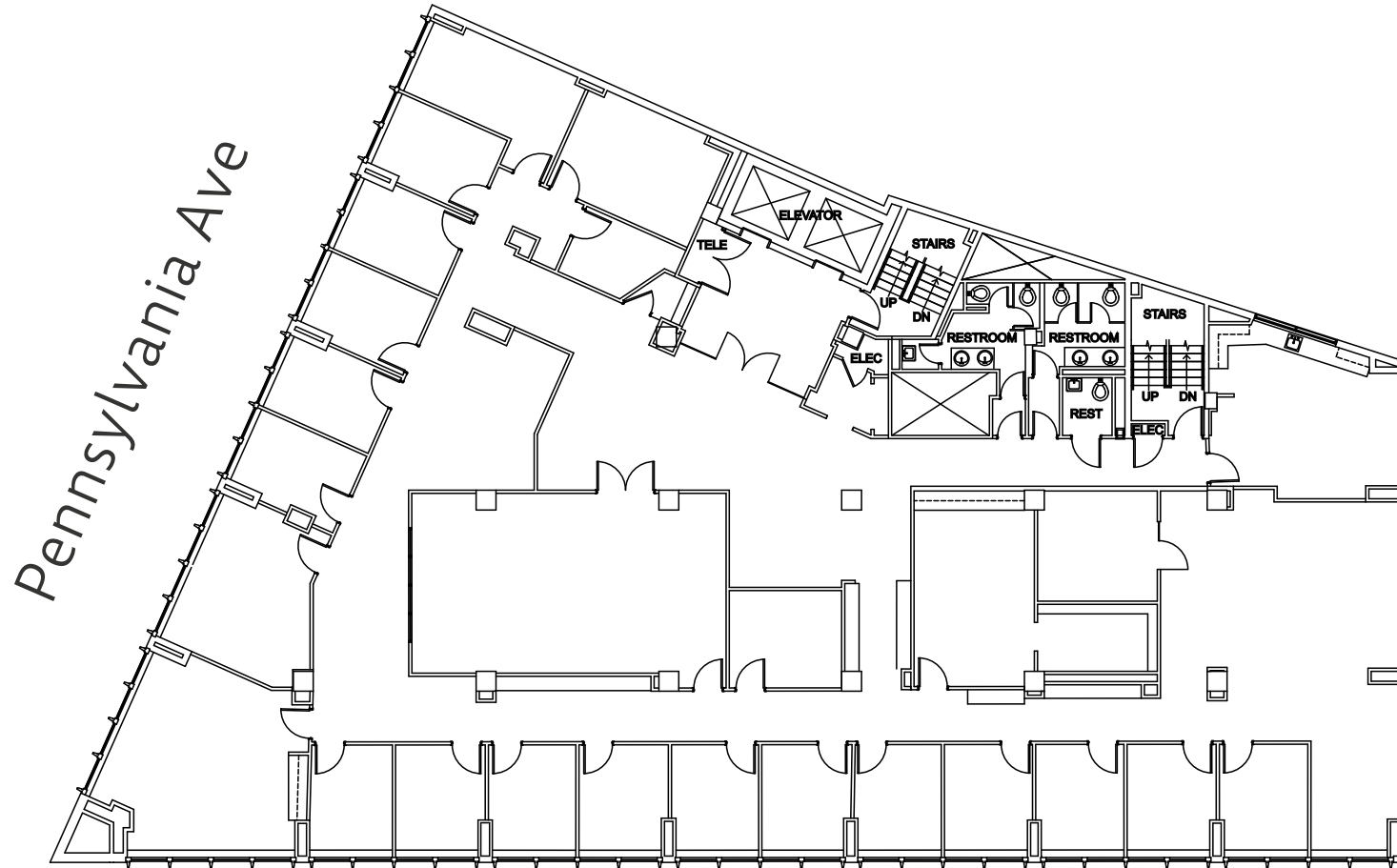
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PENN AVE

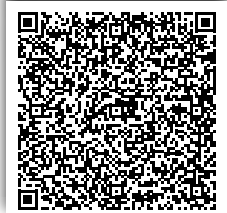


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For Property
Details

11th Floor | Suite 1100 | **8,989 SF**
Available 9.1.24



19th Street



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To Contact
Leasing

Knowledge
Perseverance
Integrity

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