



1701 PENN

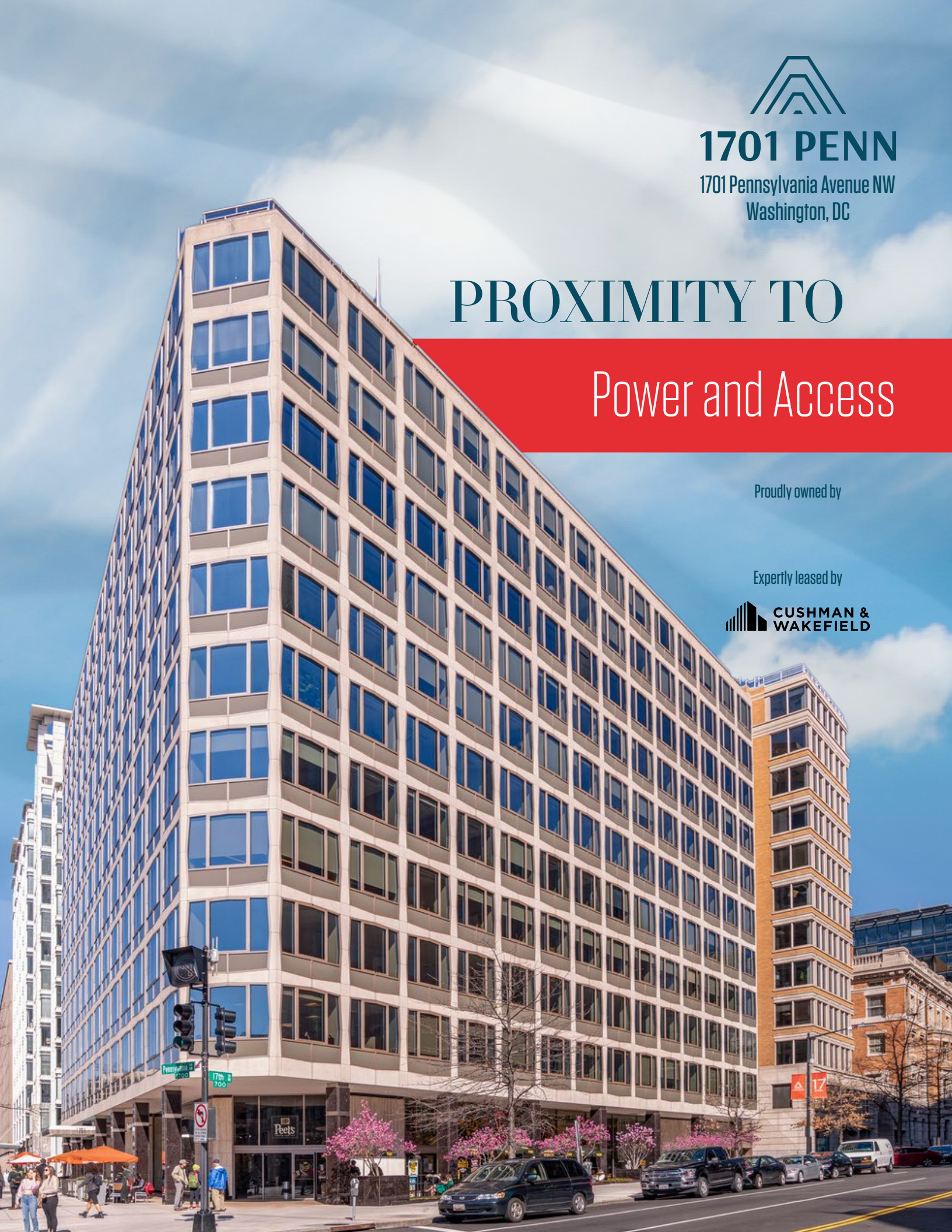
1701 Pennsylvania Avenue NW
Washington, DC

PROXIMITY TO

Power and Access

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1701 PENN

THE PREMIER

Address For Leaders

1701 Pennsylvania Avenue combines timeless prestige with an elevated experience that delivers some of Washington D.C.'s most stunning views. Providing 236,000 square feet of unparalleled office space, modern amenities and innovative technology, this iconic building features a refined design and a highly coveted address to offer an unparalleled opportunity to thrive in the Capital's most distinguished setting.



SPACES

That Inspire

1701 Pennsylvania Avenue's move-in ready space features high-end finishes and efficient spaces for you to hit the ground running.

Specs



- WiredScore Gold certified
- Delivered-in-2024 conference center
- Underground self- and valet-parking
- 12-story building
- 236,000 total square feet
- 18,700 SF floor plates
- Prime Pennsylvania Avenue location
- Spec suites on the 4th and 8th floor for immediate occupancy
- Excellent walkability to dining, parks, museums, government buildings, and Metro
- Panoramic views of the White House and several iconic DC monuments
- Fitwel 2 Star certified
- LEED Gold certified
- Owner occupied

TAILORED

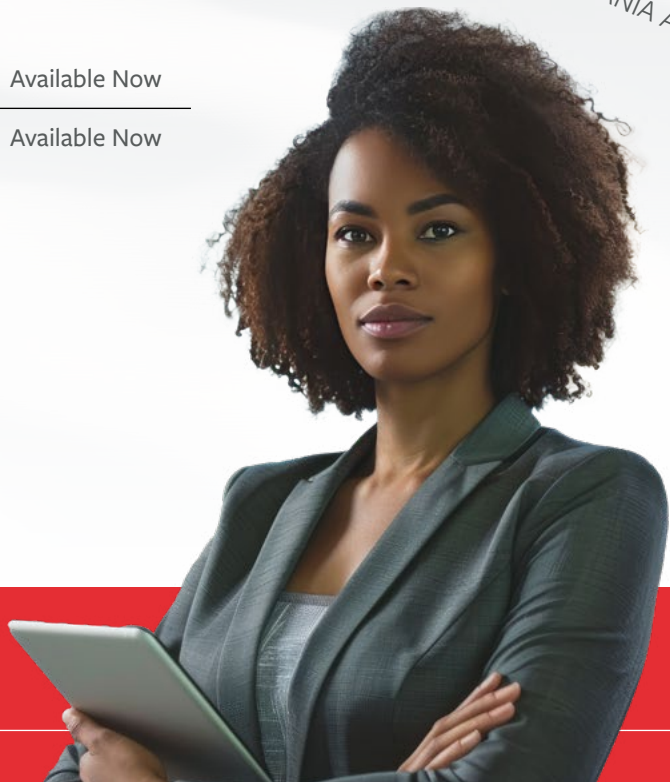
To Your Growing Needs

Discover the adaptable floor plans at **1701 Pennsylvania Avenue**, where flexibility and functionality combine to support your company's evolving demands.

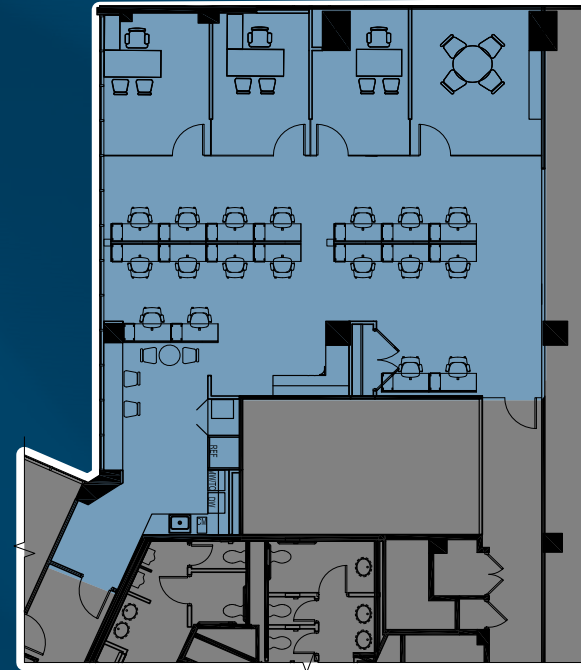
Availabilities

Top Stack	12th Floor	18,731 SF	1/1/28
	11th Floor	18,731 SF	1/1/28
	10th Floor	18,731 SF	1/1/28
	9th Floor	18,731 SF	11/1/27
Suites	Suite 850	2,357 SF	Available Now
	Suite 425	3,021 SF	Available Now

Typical Floor Plate



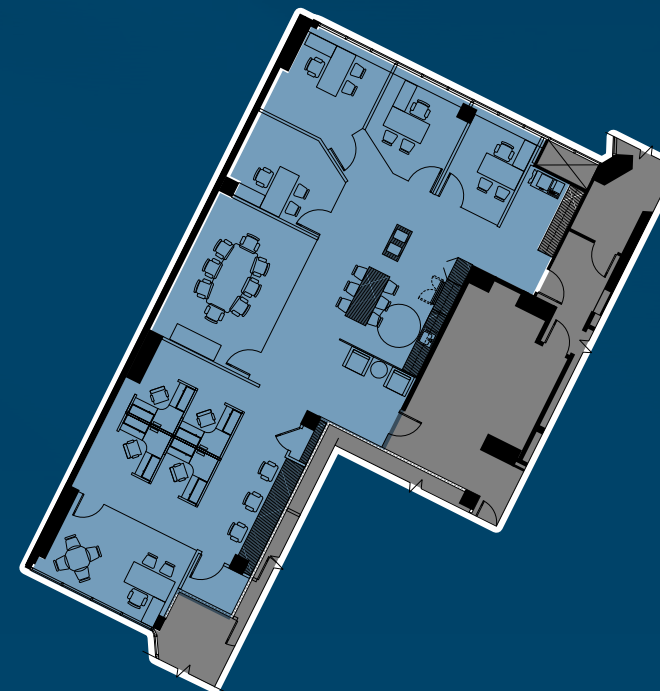
SUITE 850 – 2,357 SF



- Highly efficient space utilization
- 3 Private Offices
- 4 Person Conference Room
- Large Open Pantry
- Open area for workstations



SUITE 425 – 3,021 SF



- 5 Private Offices
- 8 Person Conference Room
- Large Open Pantry
- Open area for workstations



*Furniture for illustration purposes only

AMENITIES

Tailored For You

Experience the pinnacle of tenant convenience at **1701 Pennsylvania Avenue**, where modern amenities elevate the everyday office experience. Skip the stress and hand your keys off to the valet or park yourself after your morning commute, host clients in the spacious conference room, confidently log on with WiredScored Gold certified connectivity throughout and end your day in the fitness center with a quick workout.



CONFERENCE CENTER FEATURES

- Large boardroom to accommodate up to 86 people
- Smaller breakout room for 6 people
- Pantry, lounge and entertaining space
- Embedded technology



Exclusive tenant-only conference center



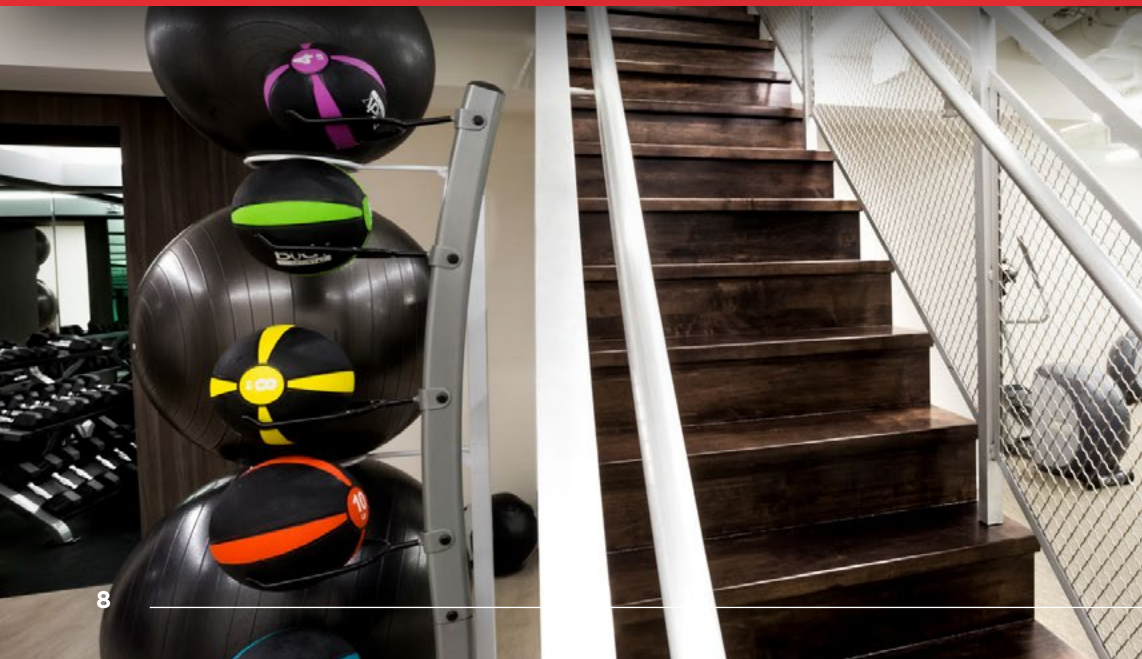
Fully equipped fitness center with showers and locker rooms



Updated lobby with access to parking garage



Valet service and a comfortable waiting area in the parking garage



IN THE HEART of D.C.

1701 Pennsylvania Avenue offers unparalleled proximity to an impressive variety of D.C. landmarks. Whether you're craving fine dining, outdoor recreation, or world-renowned attractions, the building's prime location offers destinations for every occasion within walking distance or a quick metro ride away.

-  8 Retail Shops
-  42 Restaurants
-  9 Hotels
-  8 Health Clubs/Gyms



EFFORTLESS ACCESS,

Every Day

With great access to major roads, on-site parking and several metro stations, 1701 Pennsylvania Avenue ensures a seamless commute to and from the office.



99
Walkability Score



100
Transit Score



82
Bike Score



12 MIN.
Drive to Ronald Reagan
Washington National Airport



A LEGACY

of Trust and Innovation

Grosvenor, one of the world's most prominent real estate owners, brings extensive expertise and commitment to ensure the highest quality property management at **1701 Pennsylvania Avenue**. With over 70 years of experience in North America, Grosvenor is renowned for its integrity, quality, and trust. As an active owner and developer focused on Net Zero Carbon operations, Grosvenor ensures tenants benefit from sustainable, thoughtfully designed spaces aligning commercial success with social responsibility.



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