

2401

PENNSYLVANIA AVE





1ST FLOOR
RETAIL

 **Orangetheory**
FITNESS

RANKED #23 FOR
**"100 Very Best
Restaurants"**

— WASHINGTONIAN,
2017-2018

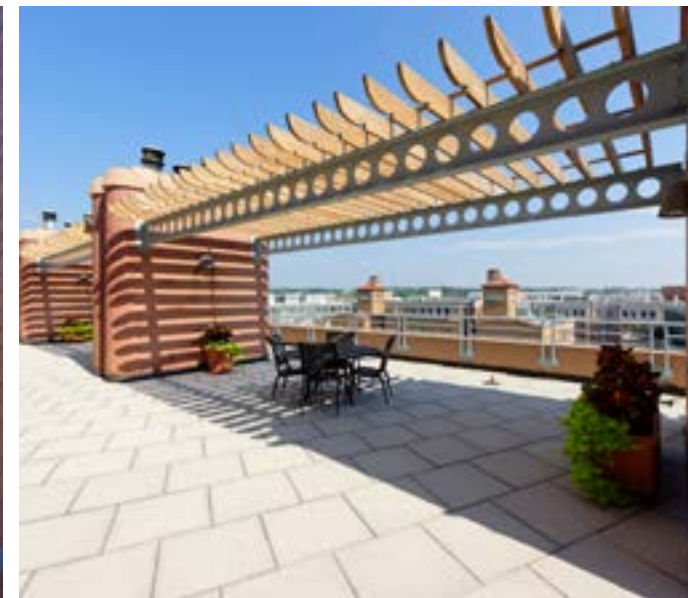
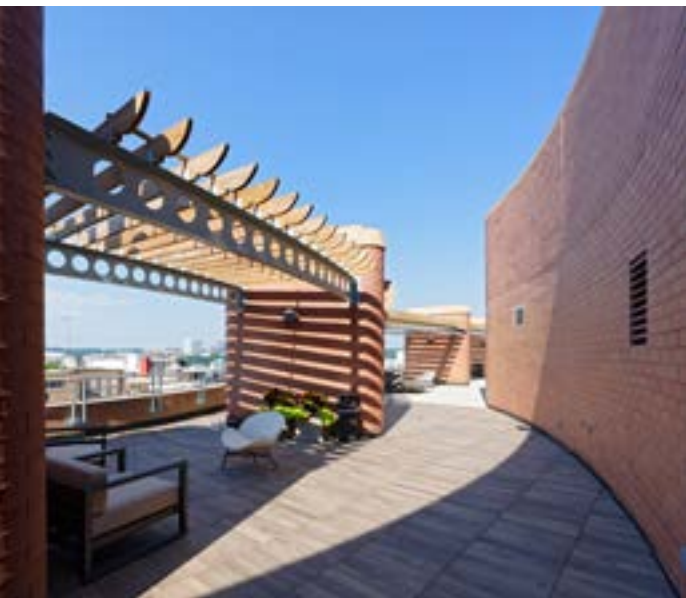
1ST FLOOR
RETAIL


MARCEL'S
BY ROBERT WIEDMAIER

ROOFTOP LOUNGE

✓ **360° VIEWS** of Pennsylvania Avenue, Washington Monument & Georgetown!

✓ **Recently renovated** with new furniture and grills!





ACCESSIBLE

FOGGY BOTTOM





LOCATION

Minutes from **Georgetown & George Washington University, 2401 PENNSYLVANIA** offers a vast amenity base of hotels & restaurants



PREMIER
PENNSYLVANIA AVENUE
OFFICE SPACE



4TH FLOOR
ELEVATOR LOBBY



4TH FLOOR - SPEC SUITE A



**2,669 RSF
AVAILABLE NOW**



PENNSYLVANIA AVENUE

4TH FLOOR SPEC SUITE A

2,669 RSF

5 Private Offices
+ Team Room
+ Private Terrace



4TH FLOOR - SPEC SUITE B



**3,116 RSF
AVAILABLE NOW**



PENNSYLVANIA AVENUE

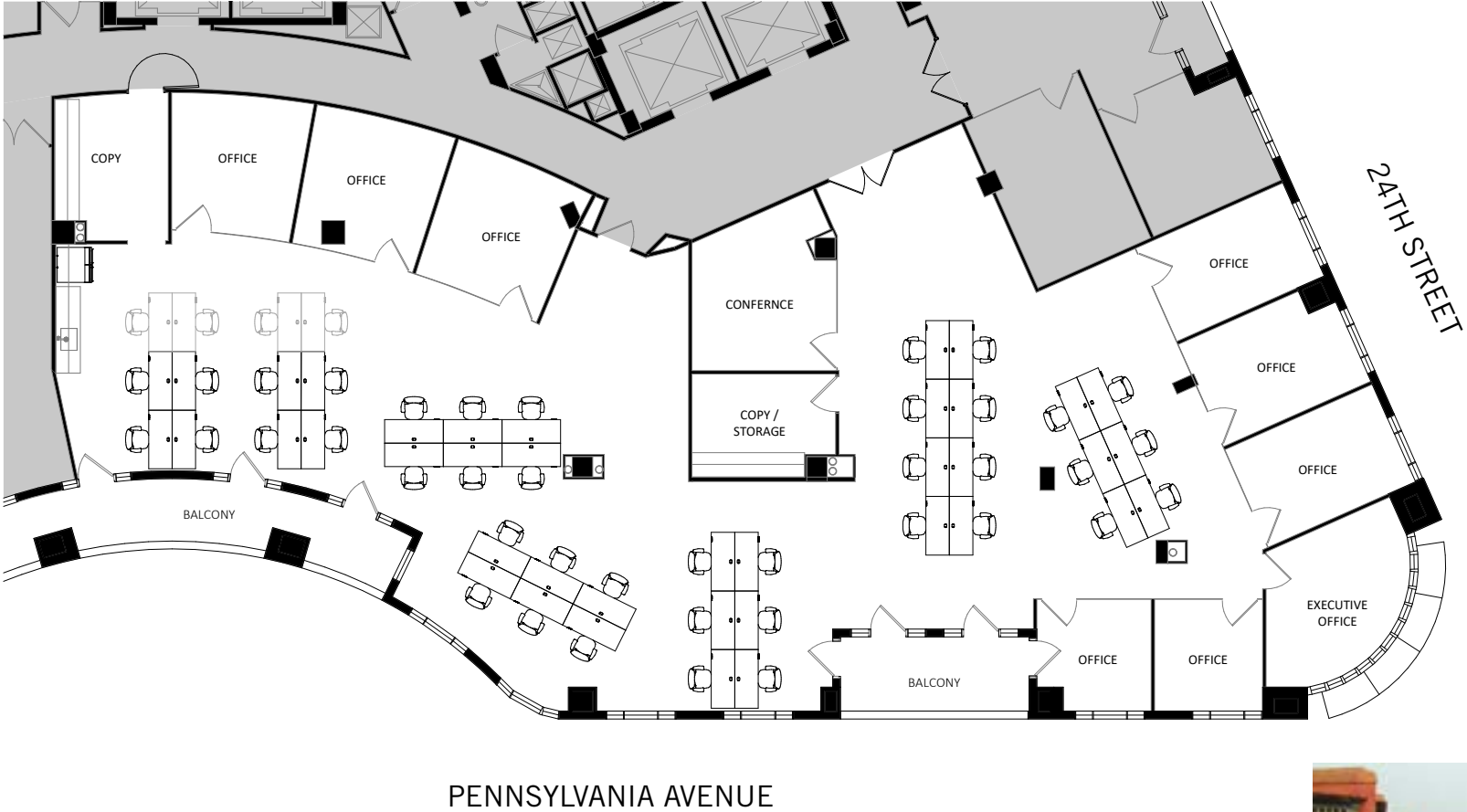
4TH FLOOR SPEC SUITE B

3,116 RSF
6 Private Offices
+ Team Room
+ Private Terrace



4TH FLOOR (HYPOTHETICAL)

COMBINED SPEC SUITE PLAN

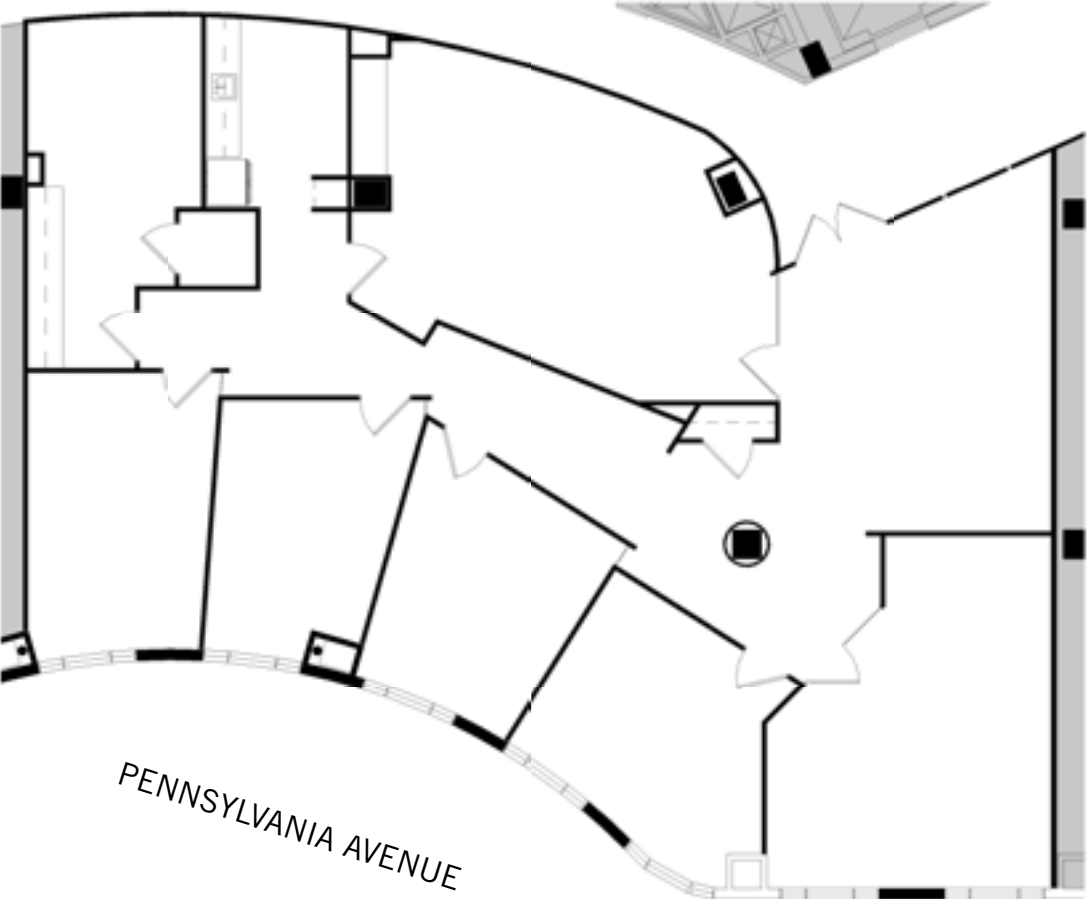


**5,785 RSF
AVAILABLE NOW**



3RD FLOOR - SUITE 310

AS-BUILT PLAN



**3,368 RSF
AVAILABLE NOW**

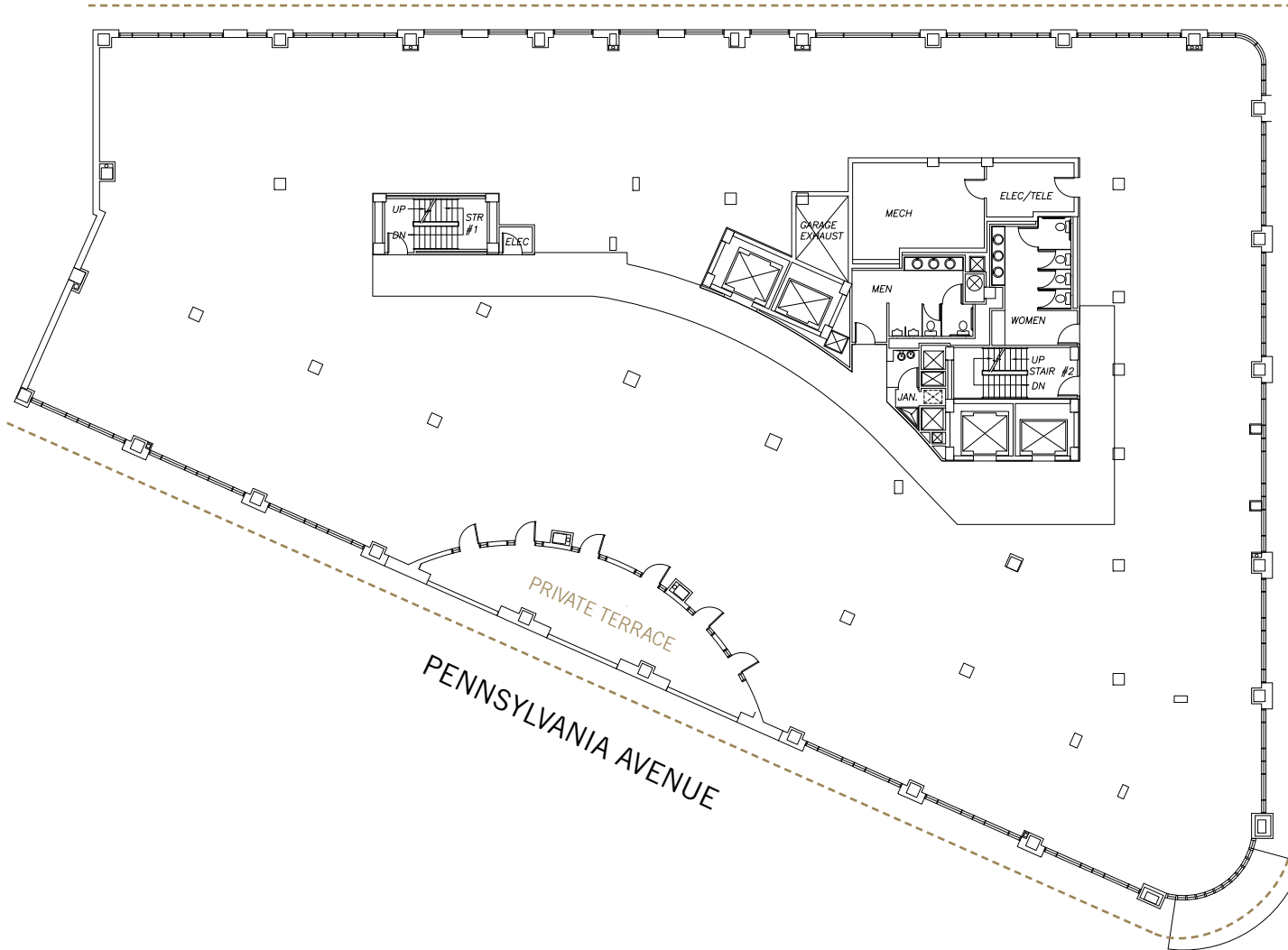
KEY PLAN



2ND FLOOR AVAILABILITY

FULL FLOOR OPPORTUNITY

L STREET



24TH STREET

PENNSYLVANIA AVENUE

WINDOWLINE

18,546 RSF
AVAILABLE NOW



LOWER LEVEL AVAILABILITY



2,302 RSF
AVAILABLE NOW

4,164 RSF
AVAILABLE NOW

2,253 RSF
AVAILABLE NOW

FOR LEASING INFORMATION CONTACT

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