

# 1875 PENN

**TAILORED TROPHY SPACE  
WITH UNMATCHED FLEXIBILITY**

2 BLOCKS FROM THE WHITE HOUSE.  
12 MINUTES TO THE AIRPORT.

AVAILABLE 2023



AVAILABLE 2023



Built 2006. Architecture by Shalom Baranes. Interior Architecture by LSM. One previous tenant. Space is currently configured as law office space for AmLaw 100 firm.



## **CENTRALLY LOCATED, WIDELY CONNECTED**

**290,000 SF** close to best DC has to offer with Metro access and private, underground parking. 12 Minutes from DCA.

## **PROMINENT GROUND FLOOR PRESENCE**

Ground floor presence on Pennsylvania Avenue NW. Expanded side-walk area, upgraded landscape, and bike lanes coming soon.

## **3 FLOORS UNDERGROUND PARKING**

Secure parking with dedicated loading dock.

## **13-STORY ATRIUM & FORTUNE 500 LOBBY**

World-class atrium/lobby. Fitness center and other best-in-class amenities.

## **12<sup>TH</sup> FLOOR TERRACE**

Level 11 terrace.



## ULTIMATE TENANT FLEXIBILITY

### MOVE-IN READY

Occupy immediately with best-in-market trophy-class lease rate (\$29/sf) and month-to-month flexibility. No security deposit required.

### CUSTOM FIT

Select 5–15 year flexible lease with on going penalty-free termination and option to choose from upgrades menu.

### ROOM FOR GROWTH

Grow your own way with the ability to expand into adjacent buildings:  
1801 and 1899 Pennsylvania Avenue NW.



**WITHIN WALKING DISTANCE**

- FARRAGUT WEST METRO: 3<sub>MIN</sub>
- WORLD BANK & IMF: 4<sub>MIN</sub>
- WHITE HOUSE / LAFAYETTE SQUARE: 8<sub>MIN</sub>
- MAYFLOWER HOTEL: 10<sub>MIN</sub>
- DUPONT CIRCLE: 15<sub>MIN</sub>
- NATIONAL MALL: 15<sub>MIN</sub>
- KENNEDY CENTER: 16<sub>MIN</sub>
- CITYCENTER: 19<sub>MIN</sub>

10 MIN OR LESS VIA TRANSIT, DRIVING OR RIDESHARE

**NEAR DOWNTOWN & DCA**

- DOWNTOWN: 8<sub>MIN</sub>
- DCA AIRPORT: 12<sub>MIN</sub>
- 1.5 HR FLIGHT TO LGA  
SILVER LINE METRO TO DULLES INT'L AIRPORT OPENING SOON

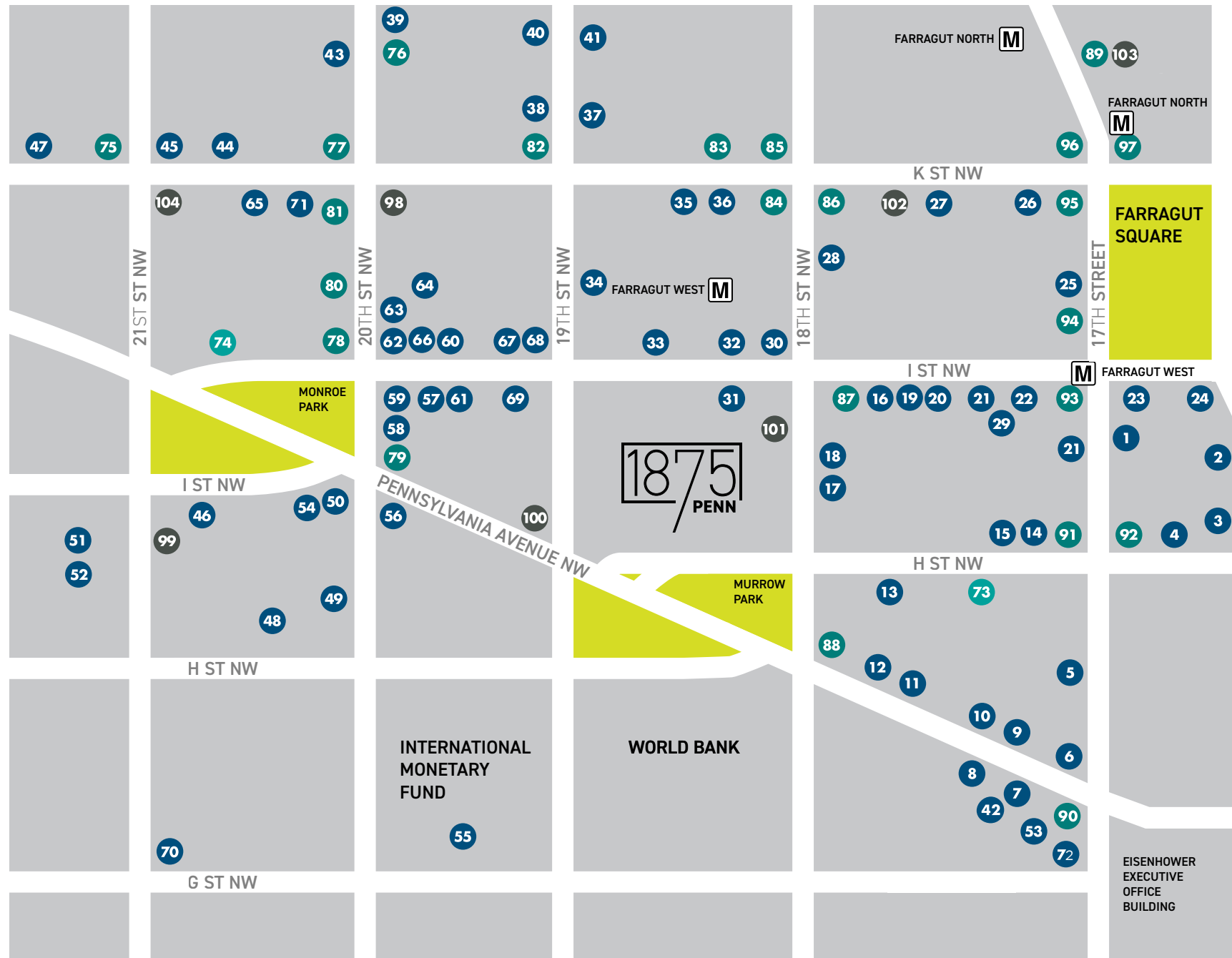
**EASY METRO ACCESS**

- FARRAGUT WEST 3<sub>MIN</sub>
- METRO CENTER 6<sub>MIN</sub> 3 STOPS
- GALLERY PLACE 3<sub>MIN</sub> 1 STOPS FROM METRO CENTER

**SAFE & ACCESSIBLE**

- WALK SCORE: 98
- TRANSIT SCORE: 97
- CRIME GRADE: A LOWEST POSSIBLE CRIME RATE

# CENTRALLY LOCATED, WIDELY CONNECTED



## RESTAURANTS

1. Cafe Soleil
2. Equinox
3. The Oval Room
4. Teism
5. McDonald's
6. Potbelly
7. Chopt
8. GCDC
9. Peet's Coffee
10. Jimmy John's Gourmet Sandwich
11. Roti Mediterranean Grill
12. Breadline
13. Panera
14. Compass Coffee
15. Luke's Lobster
16. Compass Coffee
17. Fat Pete's BBQ
18. Taberna Del Alabardero
19. TBSP The Best Sandwich
20. Wicked Waffle
21. Le pain Quotidien
22. Loeb's NY Deli
23. fro . zen . yo
24. Parkplace Gourmet Deli
25. Firehook Bakery
26. Dunkin'
27. Kellari Taverna
28. Devon & Blakely
29. Sweetgreen
30. Pret a manger
31. Shawarma District
32. Starbucks
33. International Square Food Court
34. Prequel
35. Sichuan Pavilion
36. Rasoi Indian Kitchen
37. Cost
38. Rice bar
39. Abunai Poke
40. Potbelly
41. Corner bakery
42. Starbucks
43. Foggy Bottom Pub
44. Domino's Pizza
45. Subway
46. Capitan Cookie
47. Bobby's Burger Palace
48. Chipotle
49. Paul
50. Bindaas
51. Chick-fil-A
52. Sol Mexican Grill
53. Cosi
54. Laoban Dumplings
55. Uptown Cafe
56. Founding Farmers
57. Filter Coffee House
58. Penn Grill
59. El Chalan Peruvian Restaurant

60. Kaz Sushi
61. JRINK Juicery
62. Baja Fresh Mexican Grill
63. Poppabox
64. Chalin's
65. Prime Rib
66. Jettie's
67. Potbelly
68. Elephant & Castle
69. Sushi Express
70. Tonic Restaurant & Bar
71. K Street Bagel
72. The Exchange Sports Saloon

## HOTELS

73. AKA Luxury Extended Stay Hotel
74. Hotel Lombardy

## BANKS

75. Congressional Bank
76. PNC Bank
77. Eaglebank
78. Bank of America
79. PNC Bank
80. National Cooperative Bank
81. TD Bank
82. BB&T
83. Amalgamated Bank
84. Wells Fargo
85. Bank of America
86. United Bank
87. Capital Bank
88. Citibank
89. Sandy Spring Bank
90. Wells Fargo
91. PNC Bank
92. TD Bank
93. Bank of America
94. SunTrust Bank
95. Capital one Bank
96. Citibank
97. Wells Fargo

## CONVENIENCES

98. CVS
99. CVS
100. CVS
101. Foer's Pharmacy
102. One to One Fitness Center
103. CVS
104. FedEx Office Ship Center

290,000 SF close to best DC has to offer with Metro access and private, underground parking. 12 Minutes from DCA.







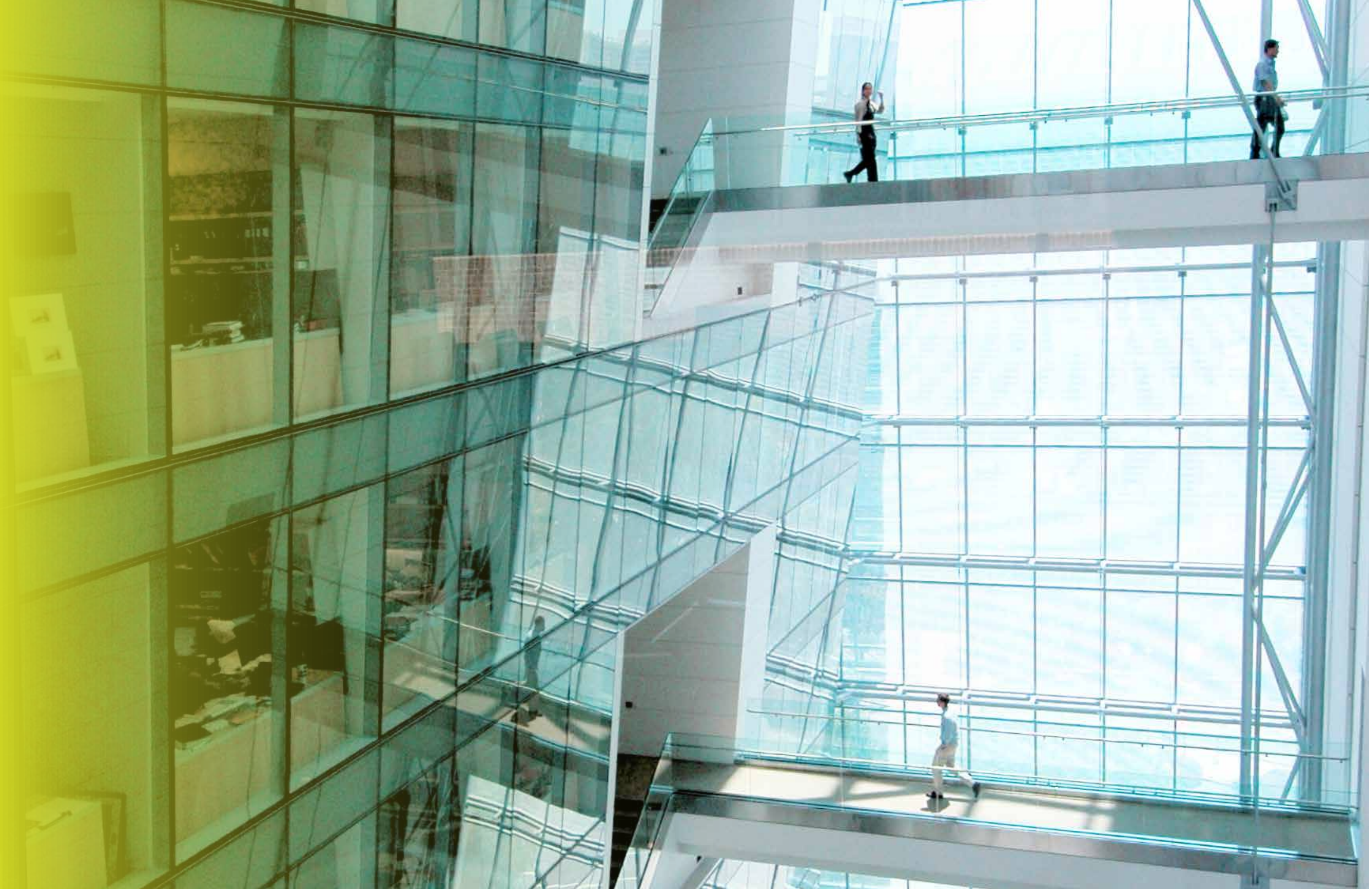
1875  
PENN



**MOVE-IN READY 2023**

**PROMINENT GROUND FLOOR PRESENCE**

Ground floor presence on Pennsylvania Avenue NW. Expanded side-walk area, upgraded landscape, and bike lanes coming soon.



A high-angle, wide shot of a modern, multi-story atrium. The space is characterized by a large, glass-enclosed staircase on the left and a central, multi-level walkway with glass railings. The floor is made of light-colored, polished stone tiles. The ceiling is a complex, multi-tiered structure with large glass panels, allowing natural light to flood the space. The overall design is clean, minimalist, and highly architectural.

## **MOVE-IN READY 2023**

# **13-STORY ATRIUM & FORTUNE 500 LOBBY**

World-class atrium/lobby. Best-in-class amenities.

### **STUNNING ARRIVAL**

Impressive and ornate, the “Fortune 500” atrium at 1875 Penn promises a memorable arrival for employees and guests. Spanning all 13 stories of building, the atrium is drenched in natural light and provides exceptional light penetration to each of the office floors. The Atrium also boasts a private terrace for entertaining supported by the catering areas in the conference facility.

- Abundant Natural Light
- Water Feature
- Secure Entry

**LEFT:** EXISTING ATRIUM

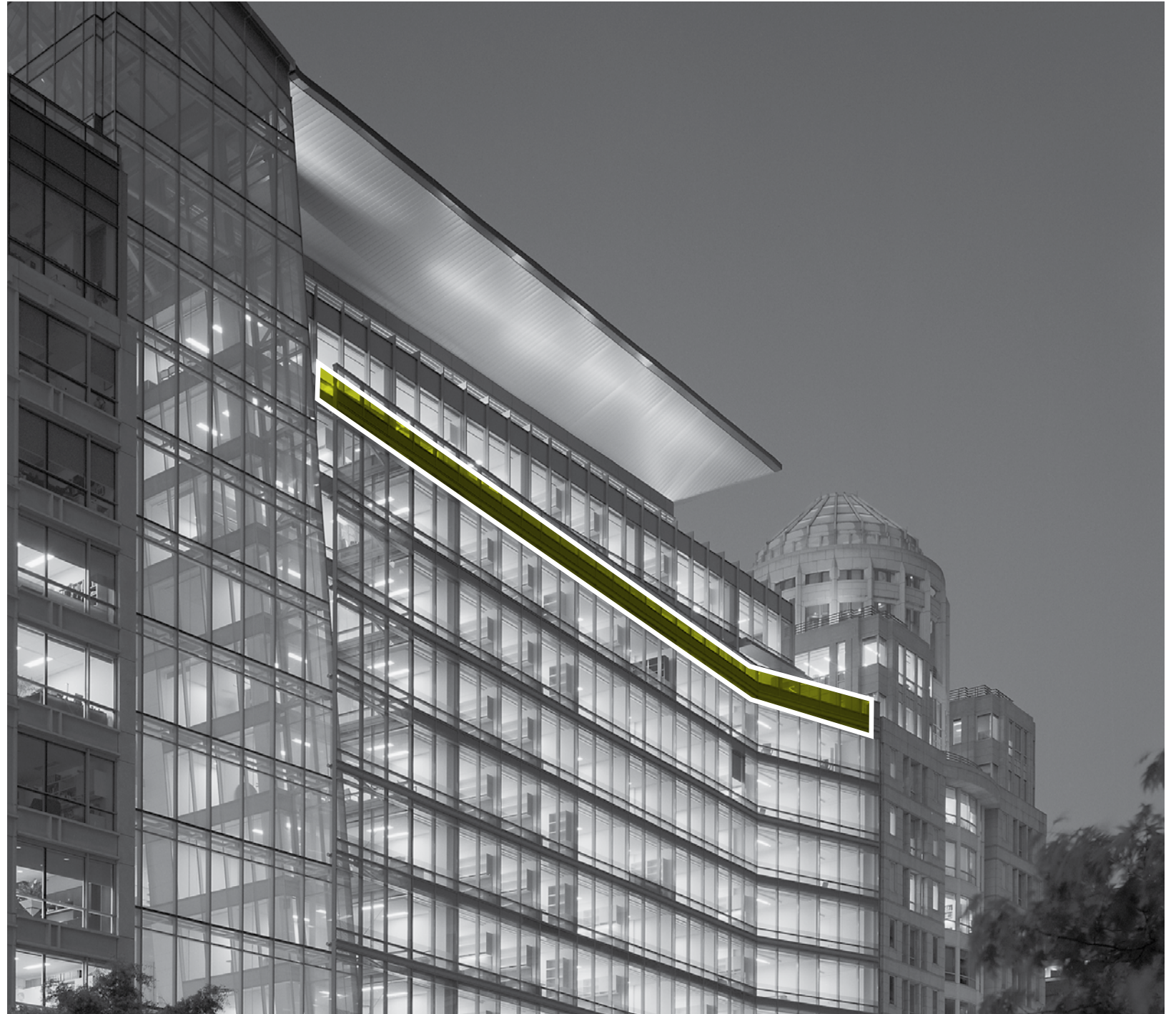
# MOVE-IN READY 2023

## 12th FLOOR TERRACE

Level 12 Terrace on Pennsylvania Avenue.

### SPECIALTY SPACES

Laced with several high-end specialized spaces, installed at significant cost to the existing tenant, 1875 Penn provides amenities that speak to current office tenant needs and desires. A double-volume boardroom and expansive terrace on the 12th floor offering vast city views speak to the customization that was accounted for in the build out.



12th FLOOR TERRACE







**MOVE-IN READY 2023  
AS-IS LEASING**



**290,000 sf**  
**@ \$49 / sf**

**FULL SERVICE**

LEFT: EXISTING OFFICE SPACE

**CUSTOM FIT | GROUND FLOOR UPGRADES**  
CIRCULATION UPGRADES







## CIRCULATION UPGRADES

Increase vertical circulation and presence with stair or ramp options.  
Connect directly to second floor conferencing and lower level amenities.

## PENNSYLVANIA AVENUE OPTIONS

Take advantage of plans to expand the sidewalk on along Pennsylvania Avenue with an indoor / outdoor amenity.

**LEFT:** ATRIUM FEATURE RAMP AND STAIR  
**RIGHT:** OPENS FOR OPENED FACADE ON PENNSYLVANIA AVENUE.



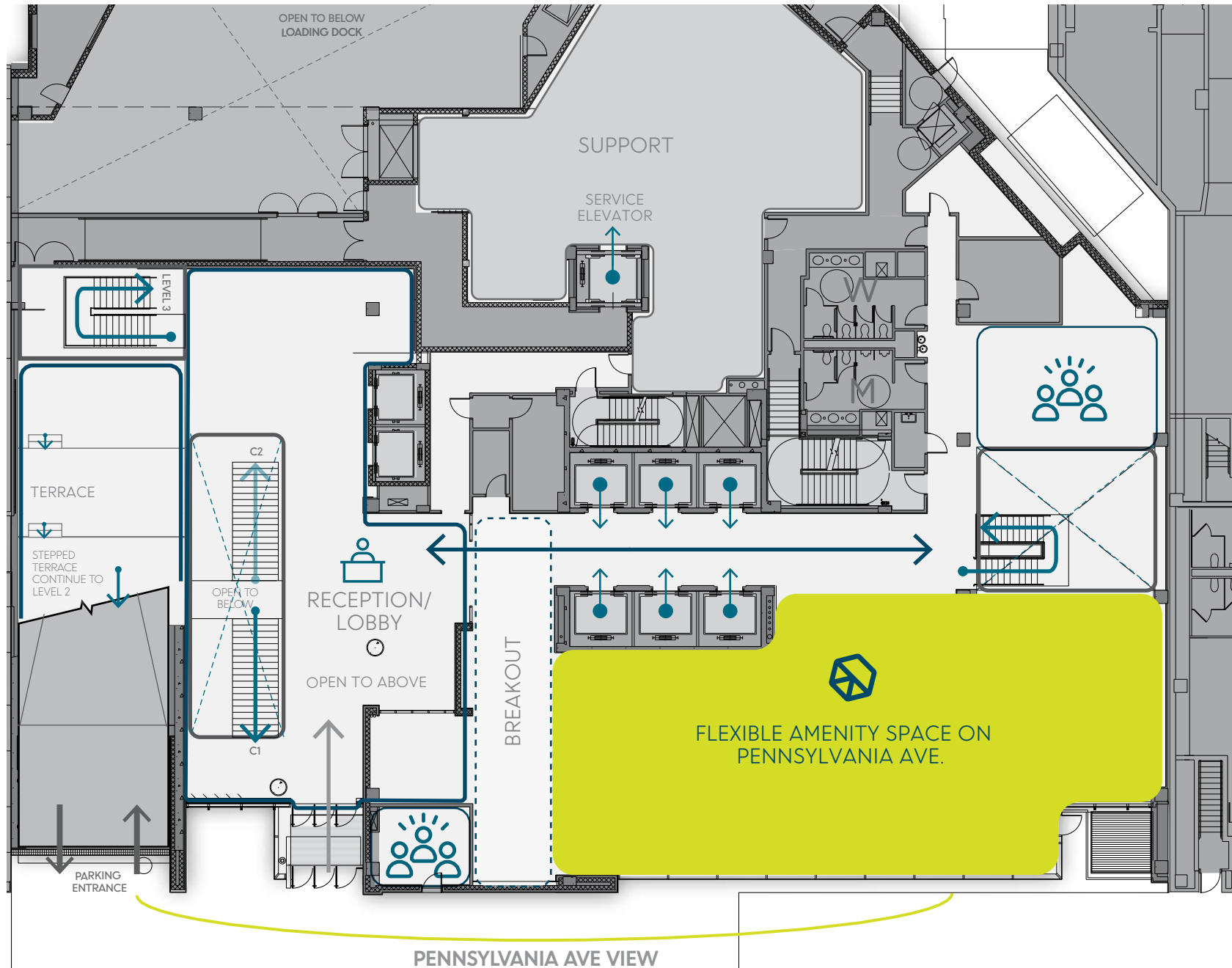
# CUSTOM FIT | GROUND FLOOR UPGRADES

## CIRCULATION UPGRADES

### ENHANCED CIRCULATION

Enhanced circulation options reflect the atrium as the heart of the building. Direct stairs down to the amenities on C1 and C2, a feature ramp and break out area connecting to the second floor conferencing, and a stair to the third floor terrace bring life and movement to the forefront. Perhaps the most dynamic the proposed daylighting of the garage ramp makes theatre of day-to-day mechanics.

- Connect to Amenities
- Promote Active Workforce
- Add Dynamism











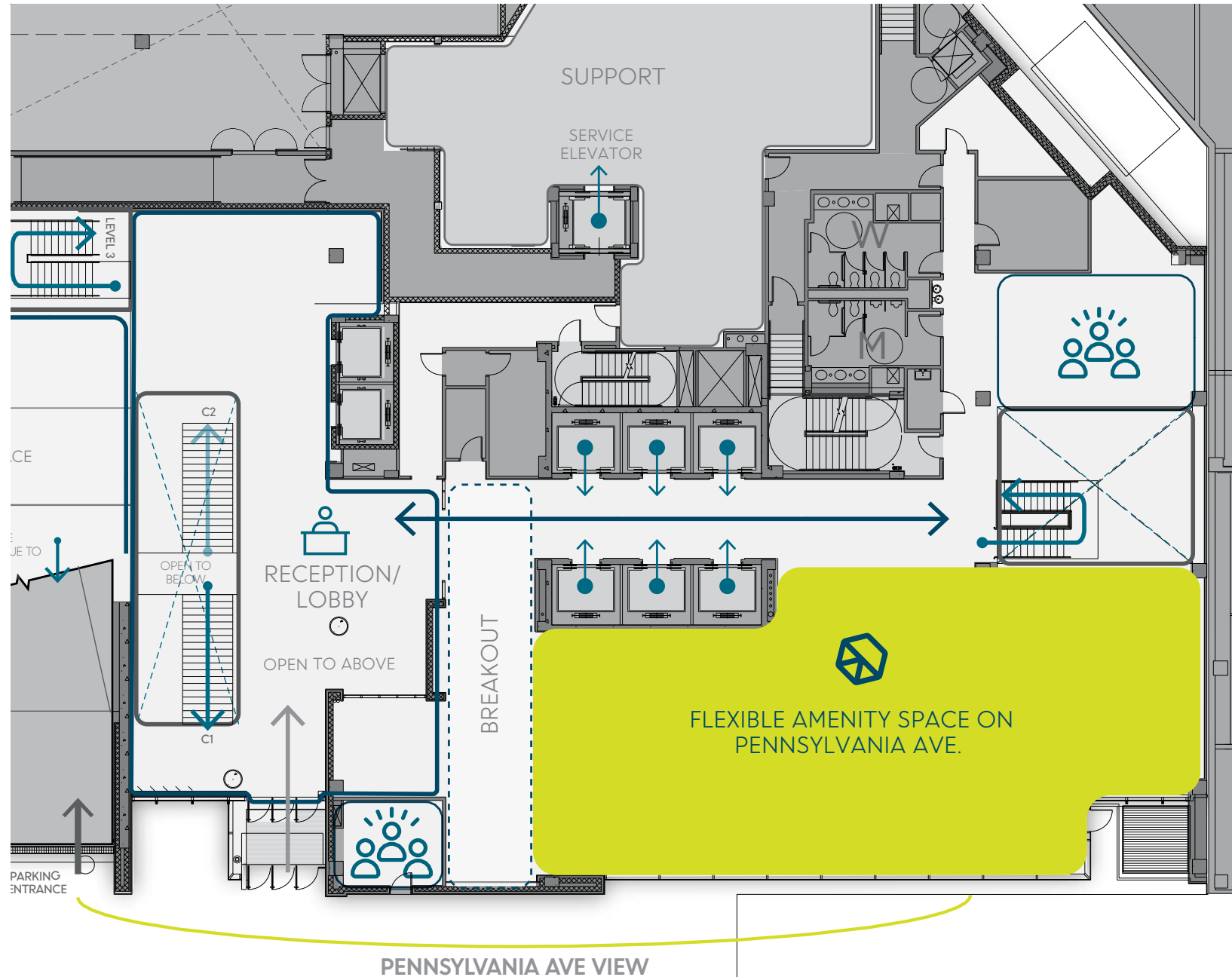
# CUSTOM FIT | GROUND FLOOR UPGRADES

## PENNSYLVANIA AVENUE OPTIONS

### INCREASED PRESENCE AND FLEXIBILITY

Increased presence and flexibility on Pennsylvania avenue. Options for wide range of conferencing and breakout spaces as well as numerous options for retail from restaurants to boutiques.

- Indoor / Outdoor Environment
- Presence on Pennsylvania Avenue
- Customizable to Tenant Preferences





BIBLIOTECA





**CUSTOM FIT | GROUND FLOOR UPGRADES**  
PENNSYLVANIA AVENUE OPTIONS





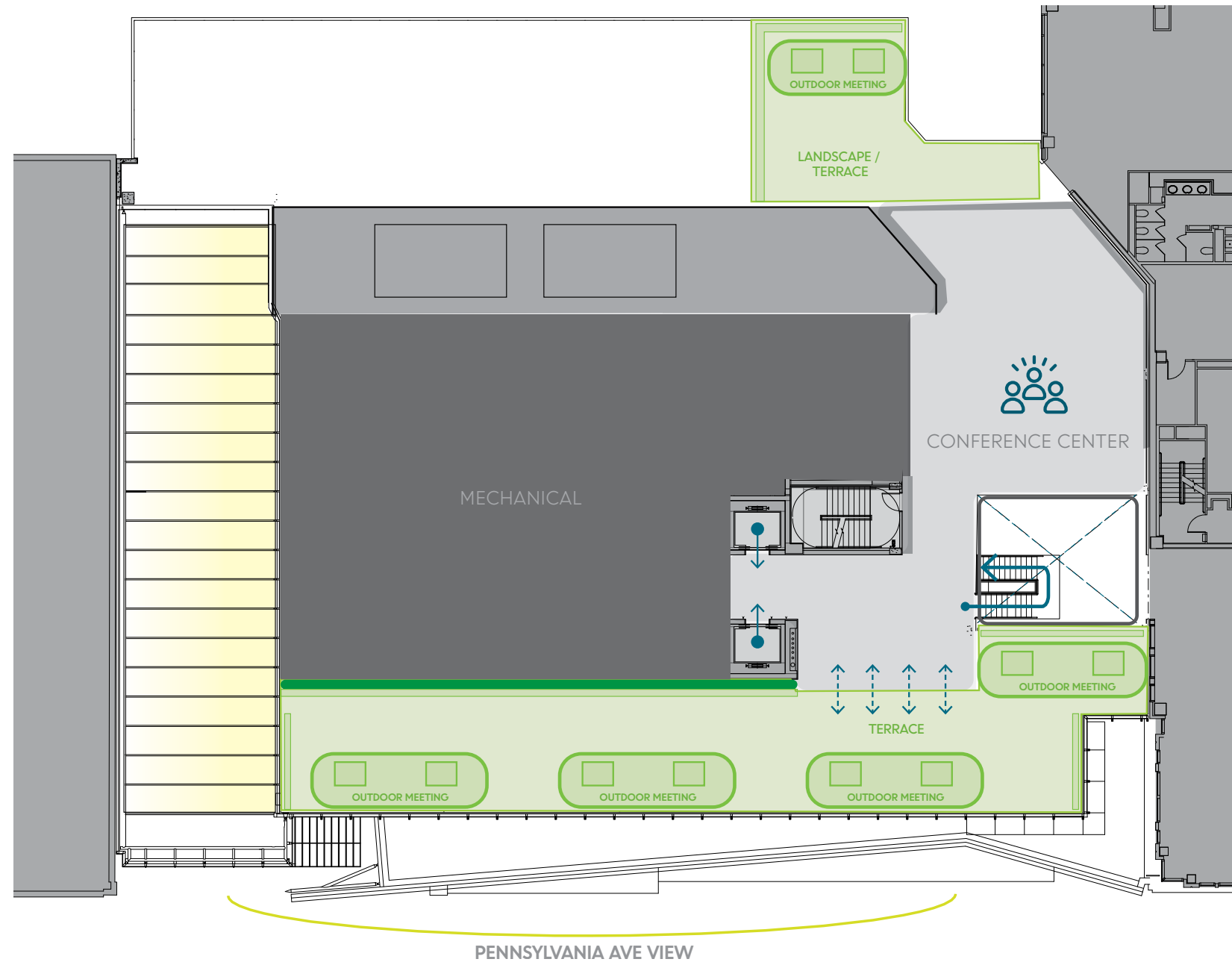
**CUSTOM FIT | ROOF TERRACE**



# CUSTOM FIT | ROOF TERRACE

## OWN THE SKYLINE

Opportunity to expand the amenity package with a roof terrace and conference center under the existing grand canopy at the mechanical level with expansive Pennsylvania Avenue views and beautiful evening light. Connectivity can be enhanced with the extension of a second core elevator and open stair connection down to floor(s) below.



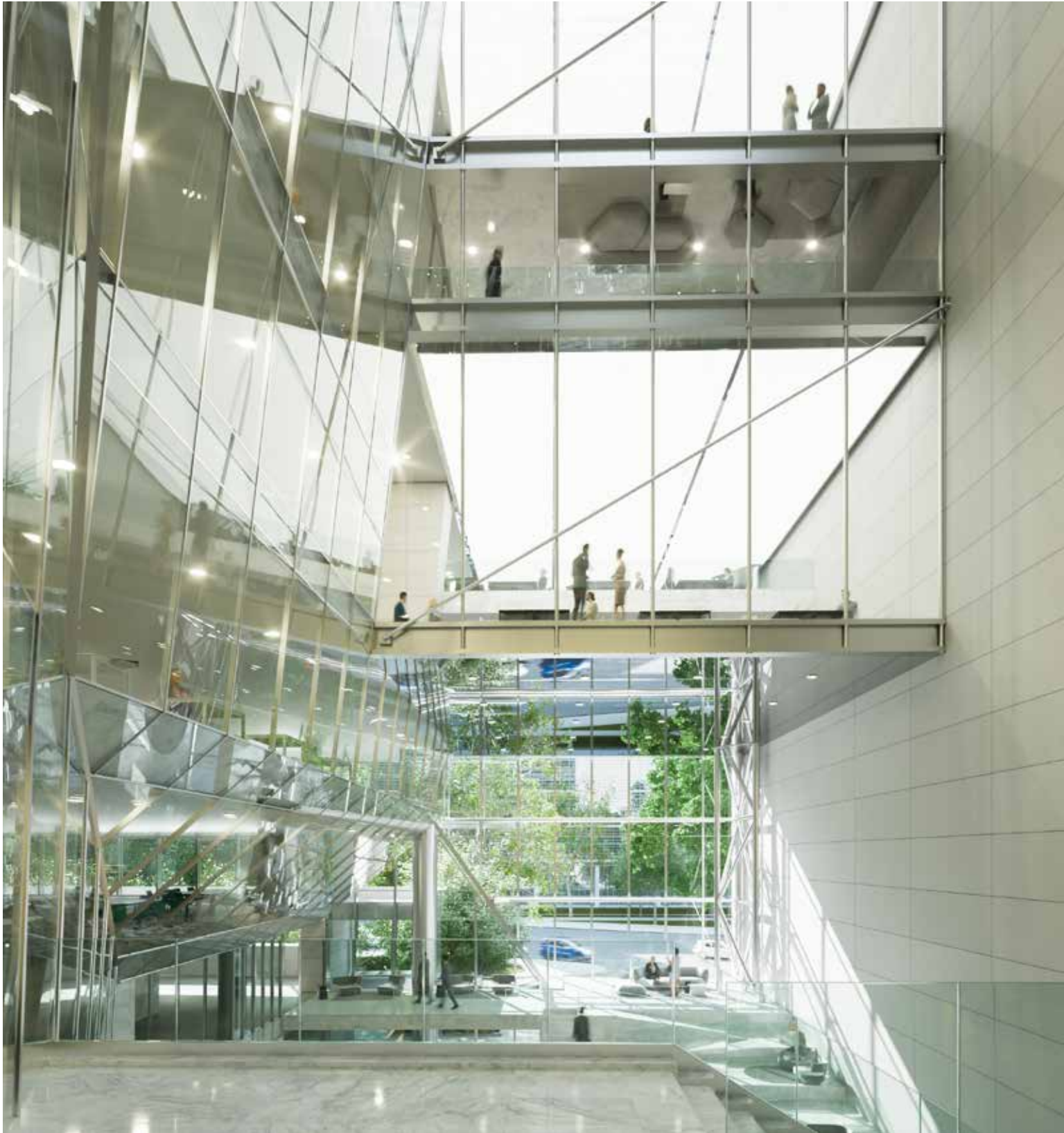


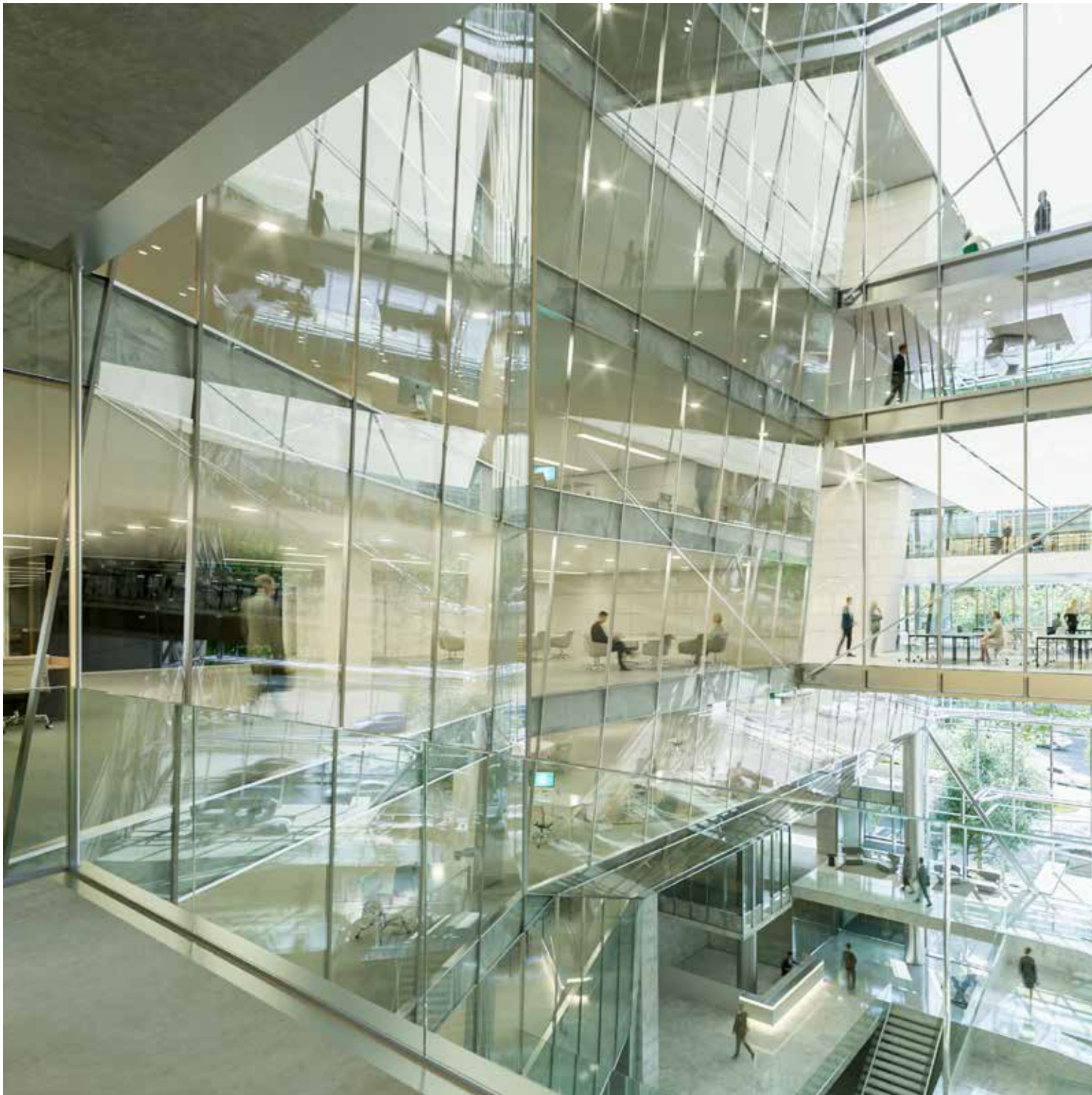






**CUSTOM FIT | TENANT FLOOR UPGRADES**





## **PENN AVE. EXTENSION**

Cantilever feature floor space at southern exposure.

## **ATRIUM BALCONY**

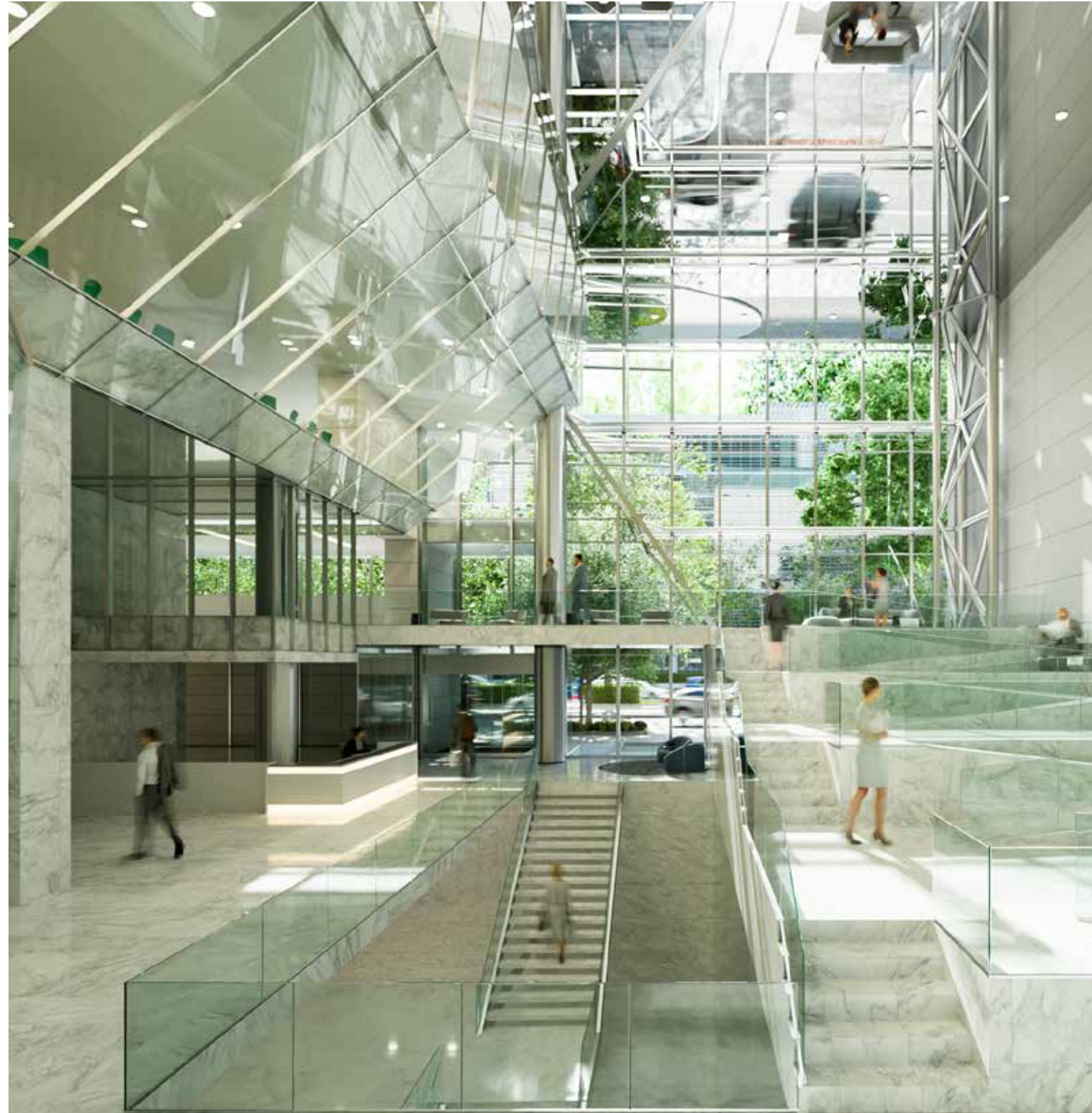
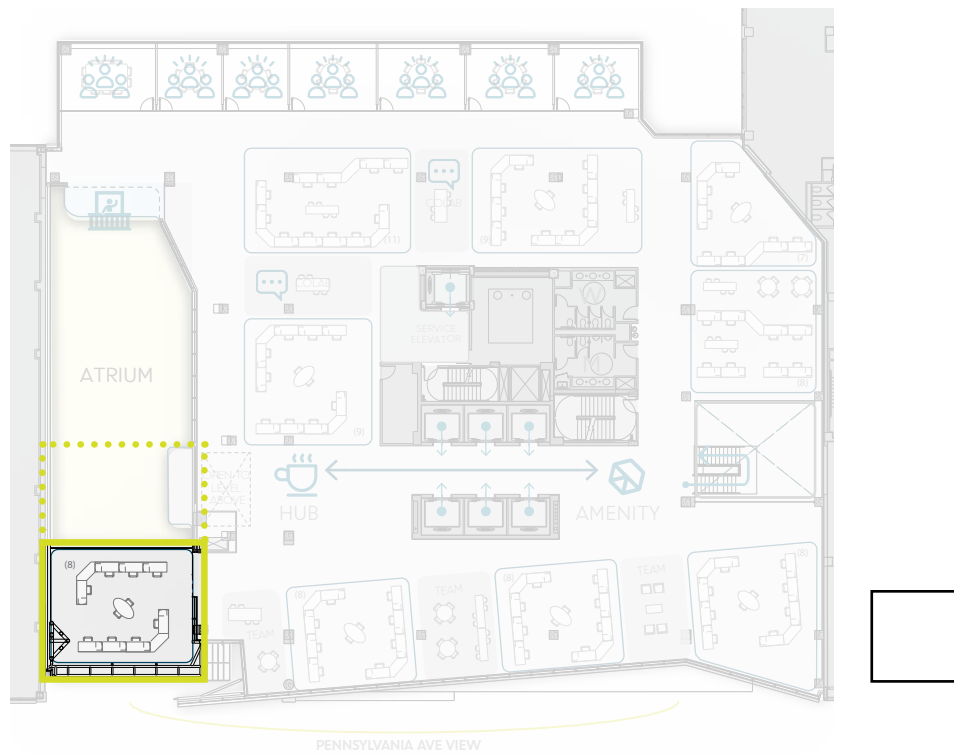
Enhance existing conference stack with breakout spaces.

## **STAIR CONNECTION**

Knit floors together with a slab opening and connecting stair.

**LEFT:** PENN AVE. EXTENSION  
**RIGHT:** ATRIUM BALCONY

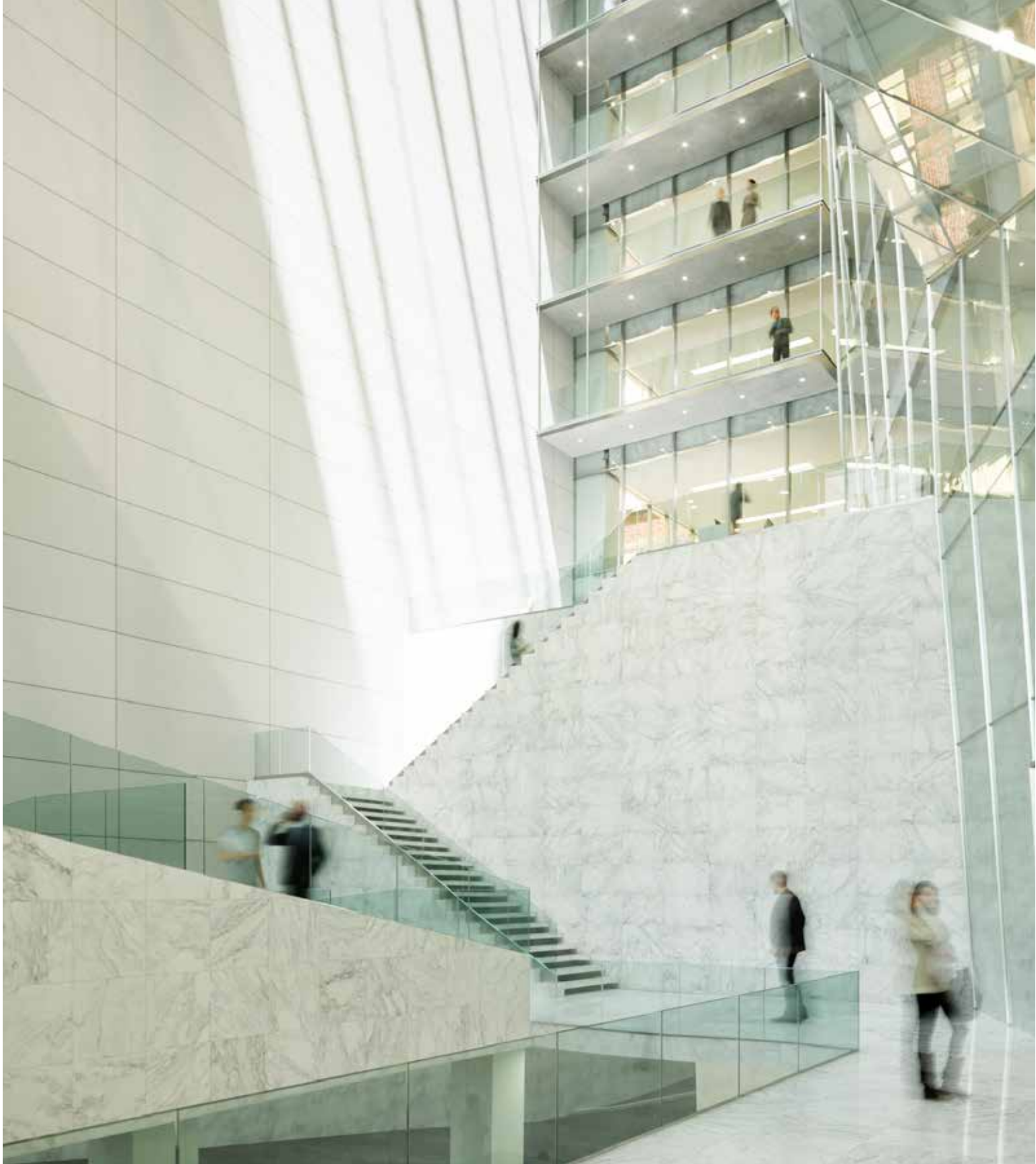
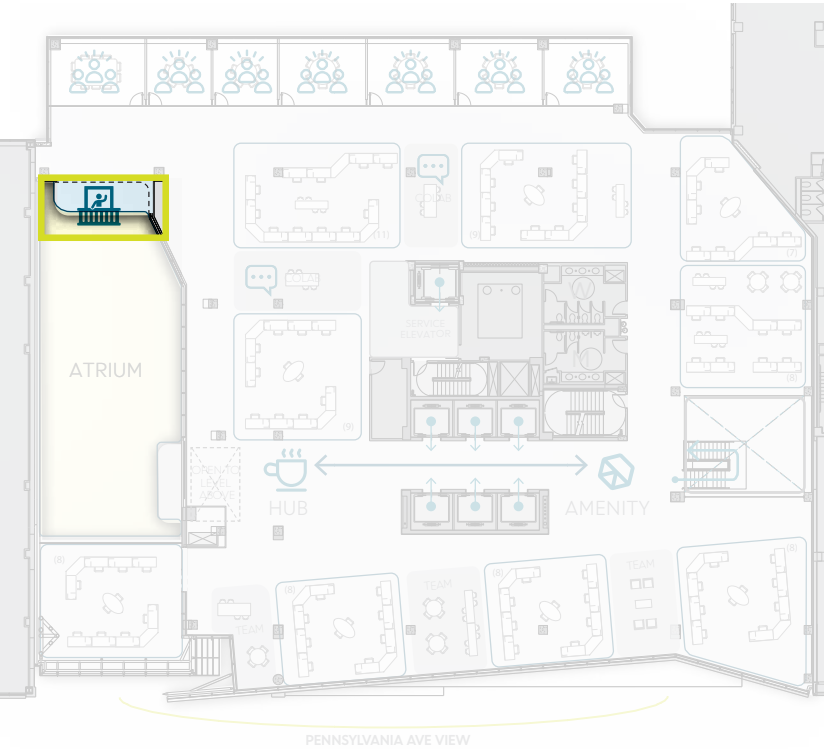
# CUSTOM FIT | TENANT FLOOR UPGRADES PENN AVE. EXTENSION





# CUSTOM FIT | TENANT FLOOR UPGRADES

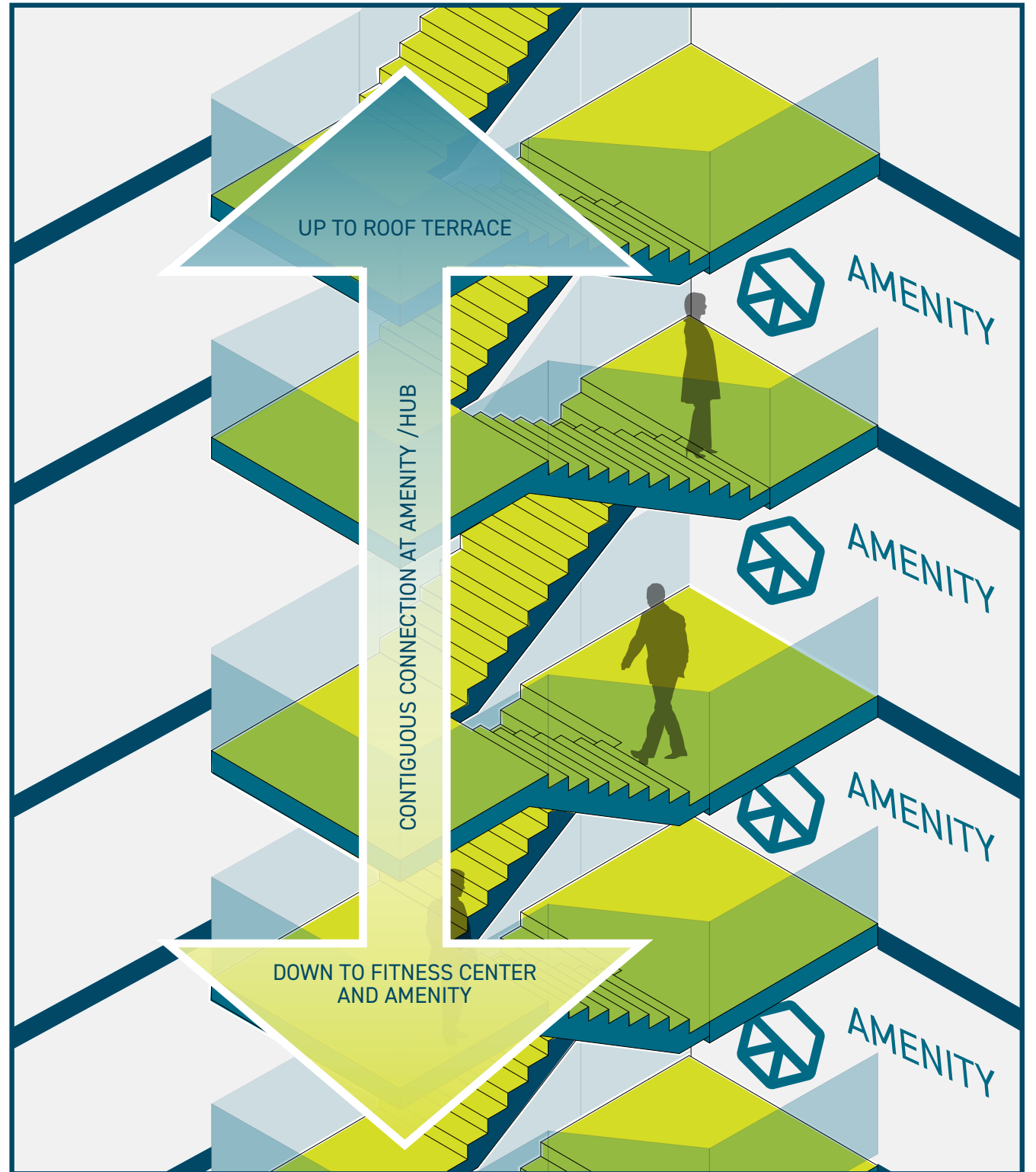
## ATRIUM BALCONY





# CUSTOM FIT | TENANT FLOOR UPGRADES

## STAIR CONNECTION







**CUSTOM FIT | BASE BUILDING UPGRADES**





**UPDATE BASED BUILDING RESTROOMS**

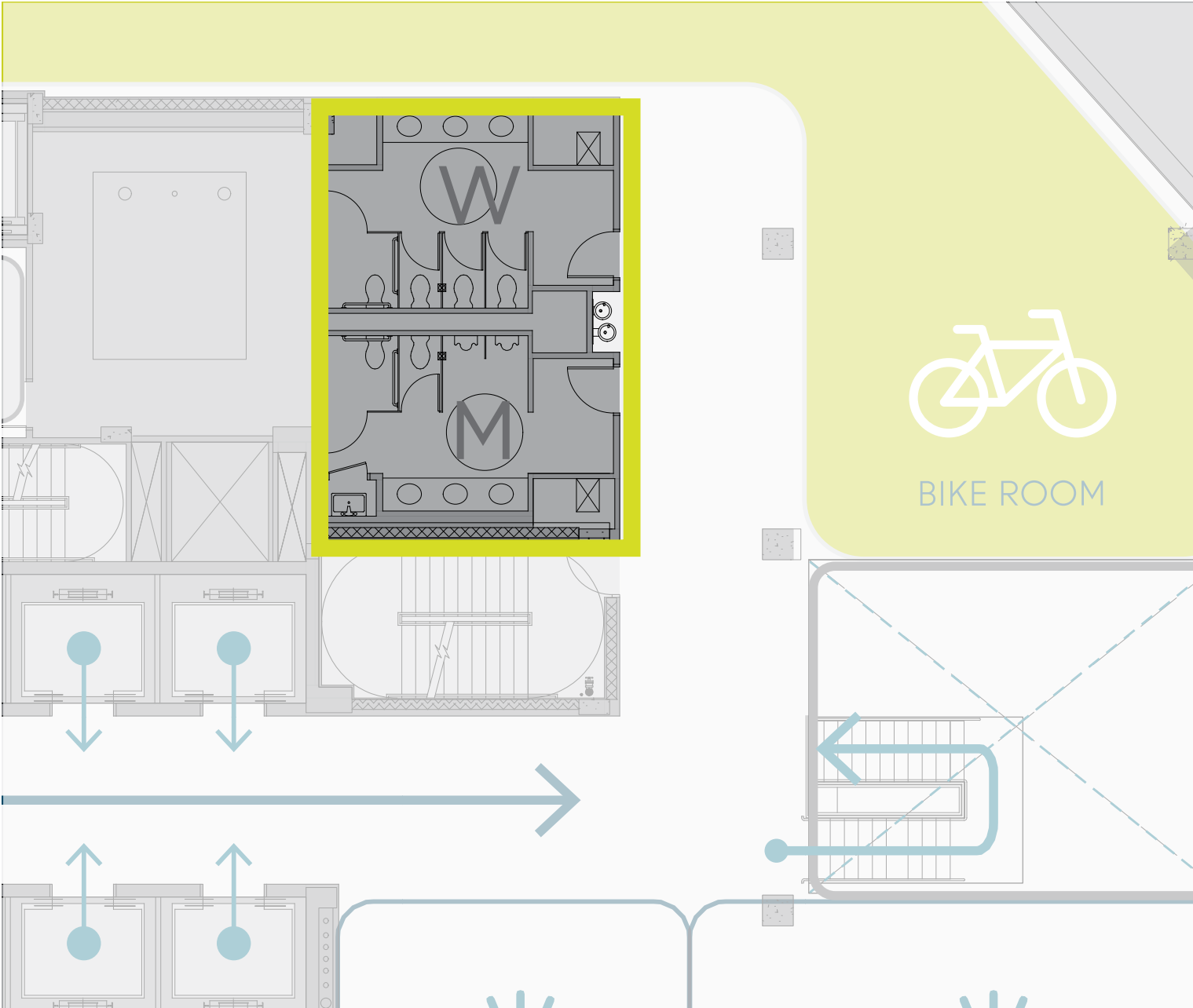
**UPDATE BIKE ROOM**

**FITNESS CENTER**



# CUSTOM FIT | BASE BUILDING UPGRADES

## RESTROOM UPGRADES



## UPDATE BASE BUILDING RESTROOMS

Option to upgrade restrooms with new efficient fixtures and full-height partitions.



<<< BICYCLE PARK >>>

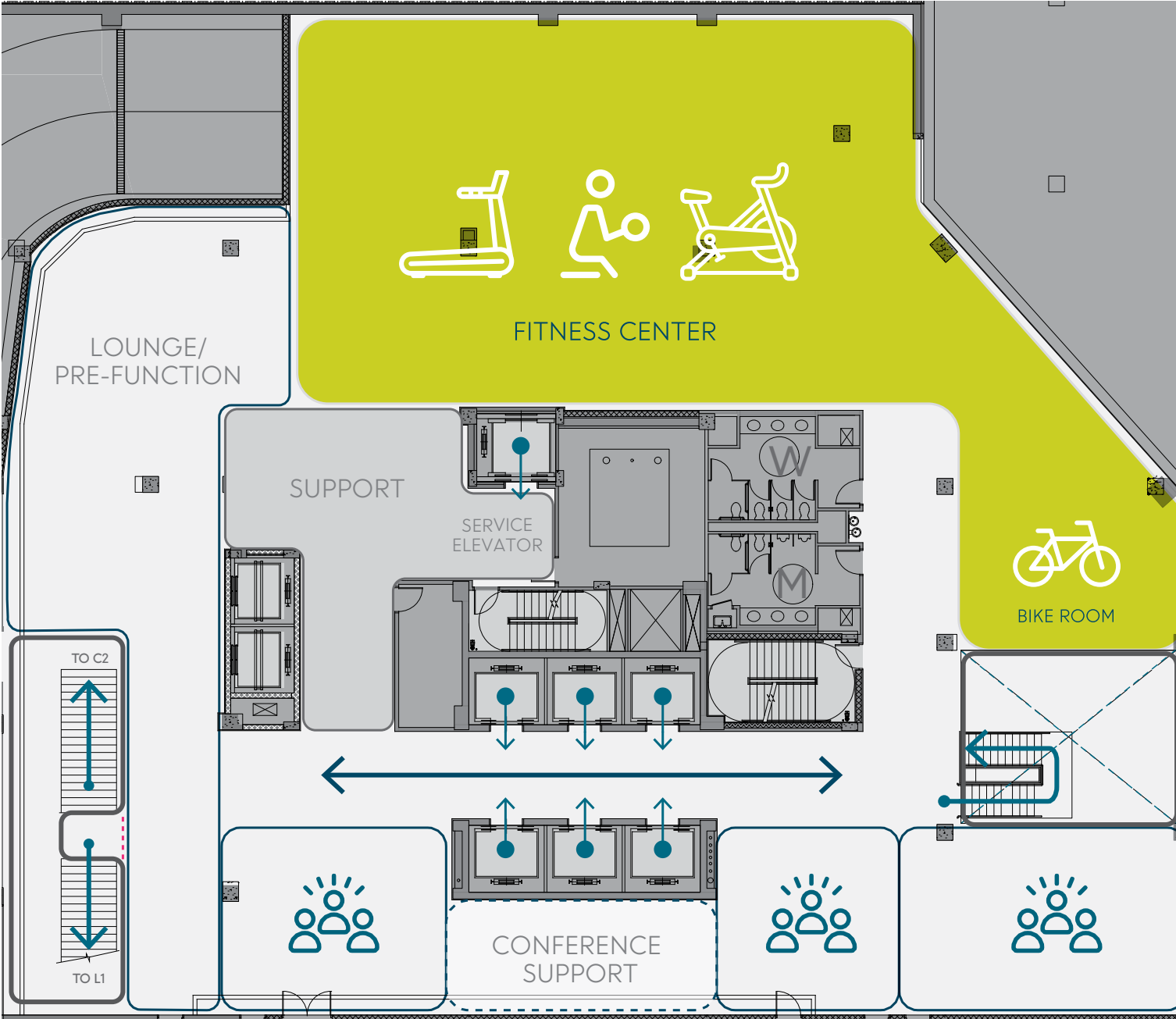
>>> BICYCLE PARK <<<

SHOWER >>>

<<< LOBBY >>>

# CUSTOM FIT | BASE BUILDING UPGRADES

## FITNESS CENTER & BIKE ROOM



### UPDATE BIKE ROOM

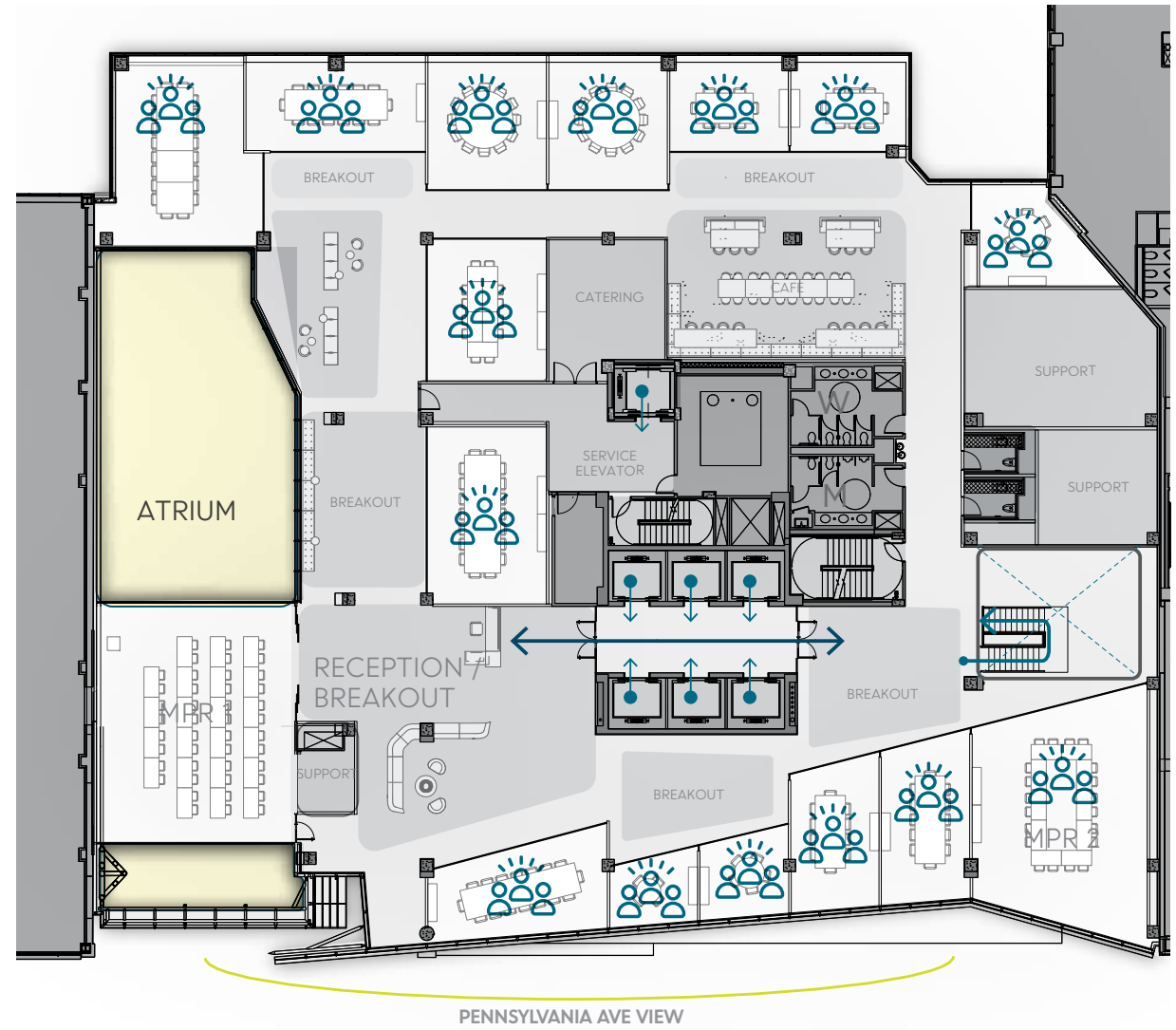
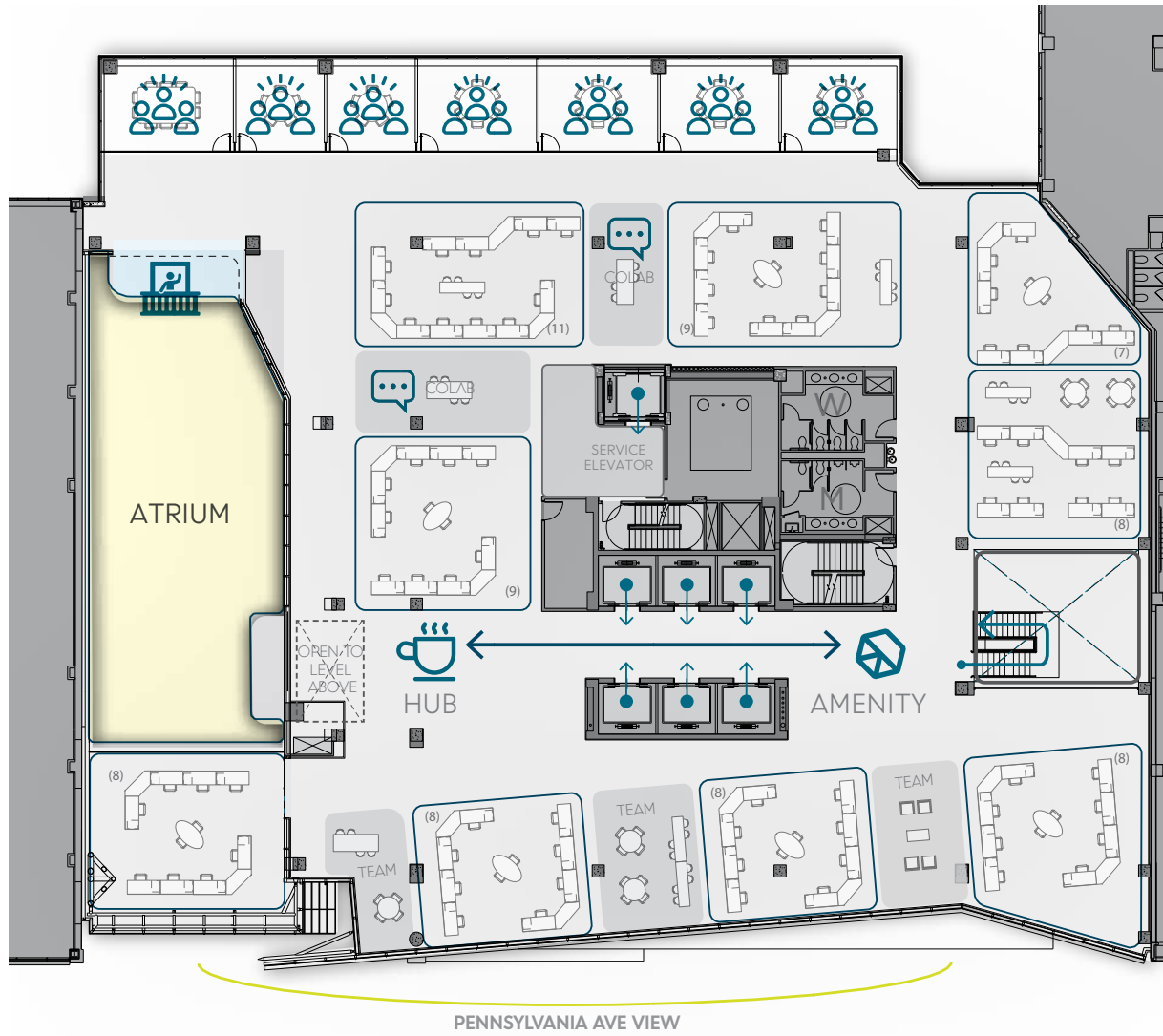
1875 and its surrounding neighborhoods have some of the highest bike scores in DC. The new bike room helps facilitate eco-friendly commuting by providing a secure place for bikes. Showers and lockers are available in the nearby fitness center.

### UPDATE FITNESS CENTER

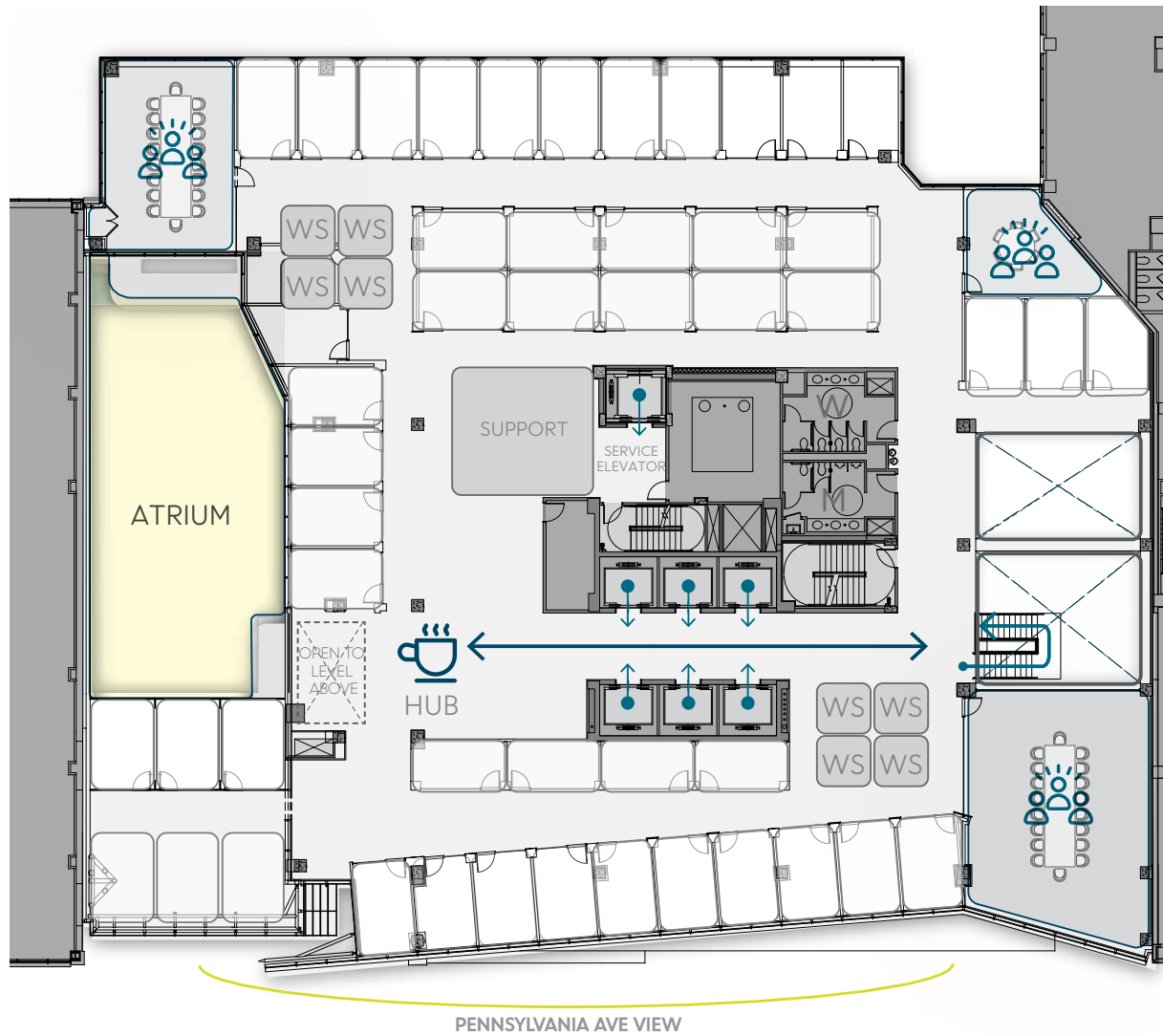
Regular exercise has been shown to benefit both physical health and mental performance. The new and improved fitness center is an excellent resource for employee wellness with up-to-date machines and spaces for yoga and mindfulness practice.



# CUSTOM FIT | SAMPLE TEST-FITS







**TECH**  
**CONFERENCE CENTER**  
**LAW FIRM**

# TECH



## TECH WORKSPACE

- Open Plan
- Neighborhood-Style Layout for Project Teams
- Flexible Work and Collaboration Zones
- Dynamic and Reconfigurable
- Circulation Through Amenity Space
- Designed for Chance Interaction

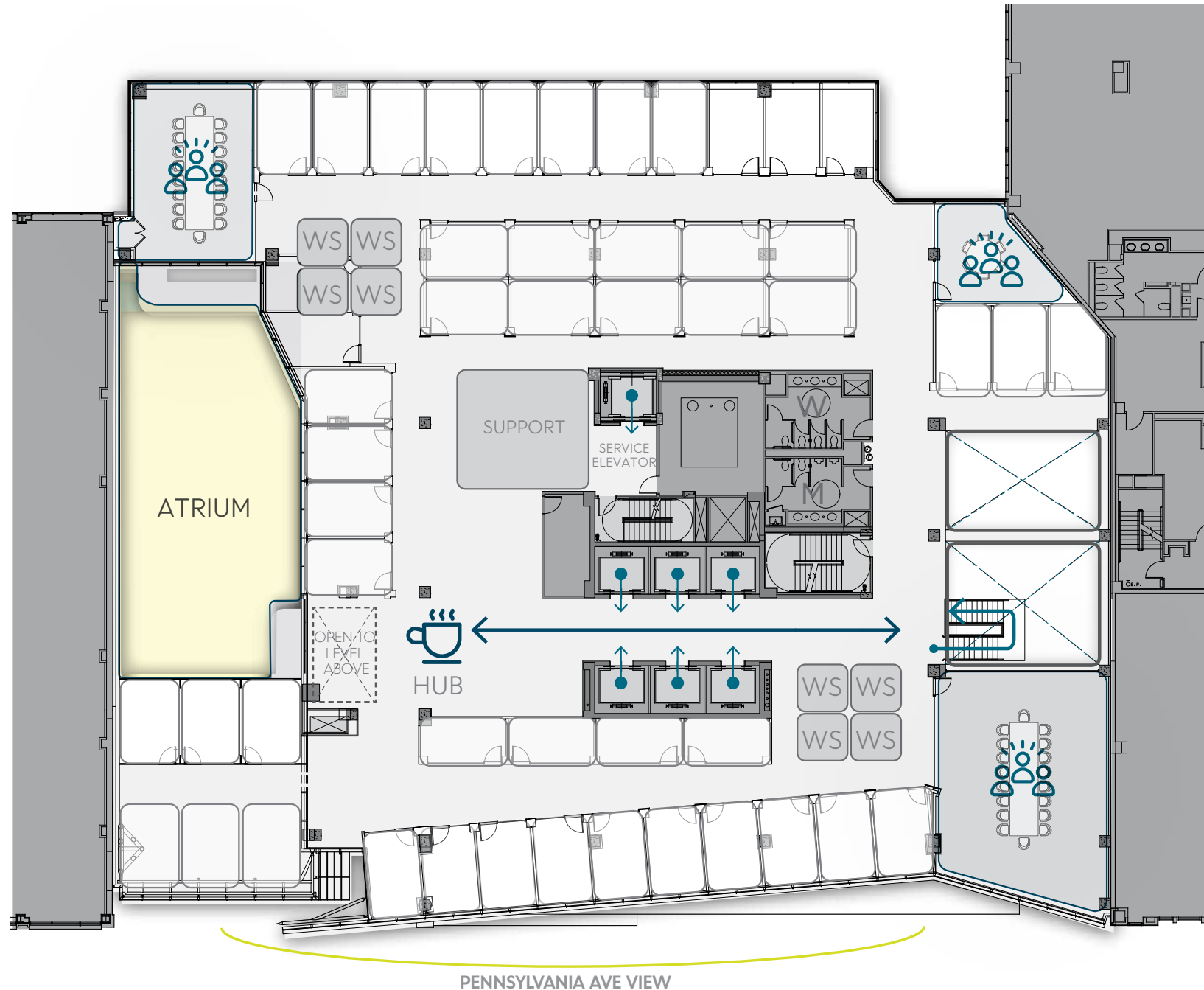


# CONFERENCE CENTER



## CONFERENCE CENTER

- Multiple Room Sizes
- Casper Cloaking Film for Screen Privacy
- Segment Floor for Multiple Conferences
- Catering Kitchen and Cafe
- Reconfigurable Multipurpose Rooms and Event Space
- Ample Breakout and Informal Meeting Space
- Optional Connection to Floor(s) Below
- Option to Expand Conference Across Floors / Create Rooms with Greater Volume



## LAW OFFICE WORKSPACE

- Prominent Address In Trophy Building
- Secured Entry / Secured Floors
- Perimeter Rich Office Layout
- All Interior Office Spaces For Junior Associates, Paralegals, And Admin Have Access To Daylight
- Typical Office Allows Single or Double Occupancy
- Circulation Through Cafe/ Amenity On Practice Floors Promotes Interaction
- Connection To Contiguous Floors / Multiple Floors, One Firm Approach
- Fully-Owned Parking Amenity allows For Discrete And Secure Entry For Sensitive Clients and Depositions
- Short distance to Airport

# ROOM FOR GROWTH

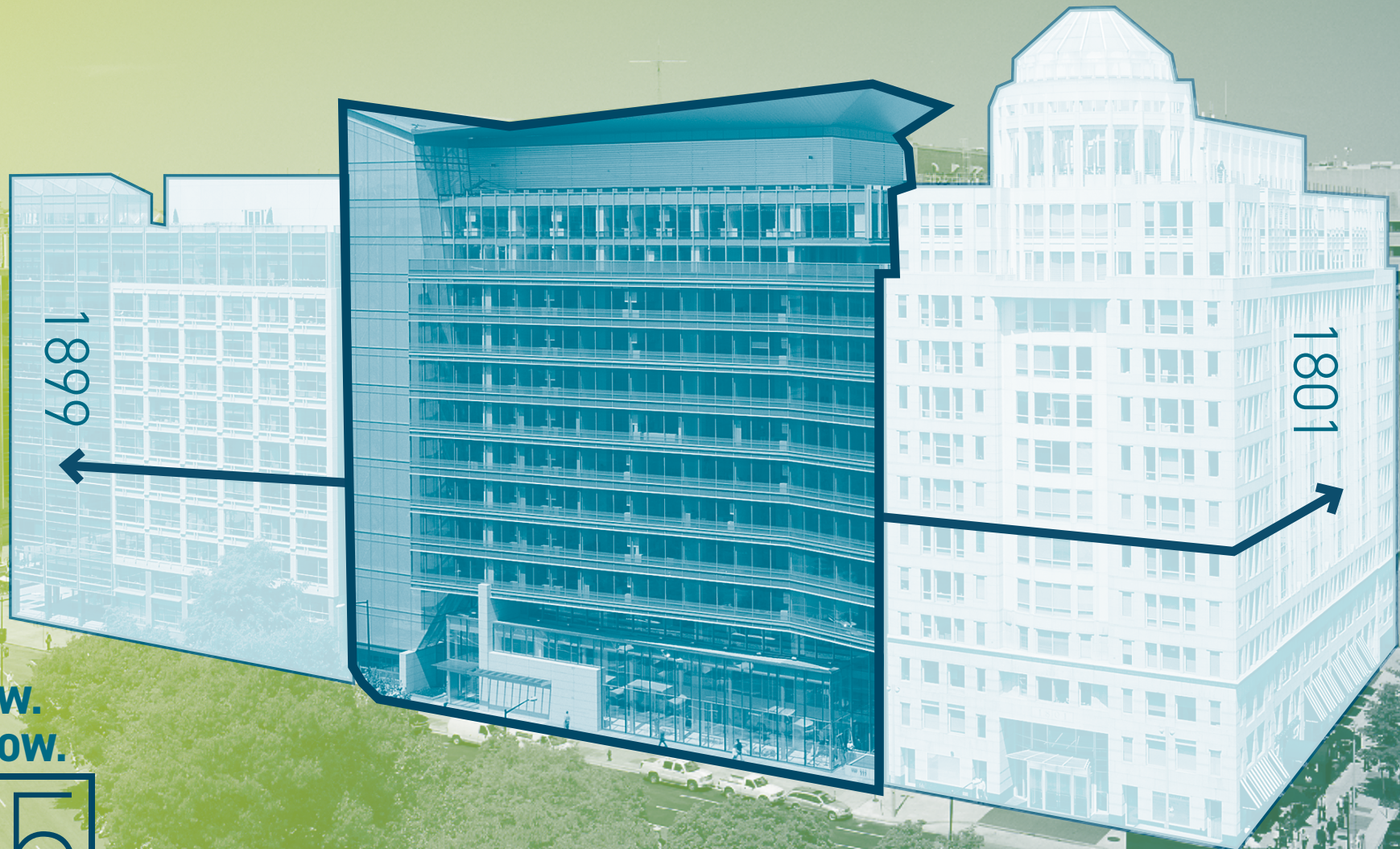
## ADJACENT BUILDINGS PROVIDE MULTIPLE, TAILORED GROWTH OPTIONS



1899 PENN



1801 PENN



**BEST IN SHOW.  
ROOM TO GROW.**

**1875  
PENN**

ACCESS TO 1899 PENN & 1801 PENN  
ALLOW FOR EXPANSION AT THE  
SPEED OF BUSINESS.

