

1001
PENNSYLVANIA
— AVENUE —

nuveen





WHAT IS THE ULTIMATE

MARK OF GREATNESS?

Once in a great while, a property enters the landscape where the normal descriptors of “stunning” and “efficient” don’t quite measure up to the splendor that is on display.

1001 Pennsylvania Avenue is one such property where true greatness has been achieved. With its prominent location between the White House and the U.S. Capitol and its impeccably designed amenities, 1001 Pennsylvania Avenue conveys quality, reputation, and revitalization.

It says, **“You’ve arrived”**





SPACE THAT SPEAKS

VOLUMES

The building's entrance creates both the perfect first and the ultimate lasting impression. 1001 Penn's entrance offers a symphony of seamless marble, glass, and modern finishes that both soothe and energize the senses.

It says, "You're in the right place."

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NEW ELEVATOR LOBBIES &
STATE-OF-THE-ART TURNSTILES

NEW ELEVATOR FILTRATION



SPACE THAT STOPS YOU

IN YOUR TRACKS

A mark of greatness is often found in the smallest moments — like when you enter the atrium and your eyes slowly follow the subtle glamour from the marble flooring to the soaring ceiling to soak in all the splendor. .

It says, “The place to see and be seen.”





SPACE THAT

INVITES CONVERSATION

Conversation begins at the wine and coffee bar where tenants can grab a bottle of their favorite vintage or specialty brew. From brainstorming sessions to friendly reunions, the atrium space cultivates inspired notions.

It says, **“Come and stay awhile.”**





SPACE THAT

FOSTERS COLLABORATION

Great buildings provide spaces for tenants to nurture their connections and develop big ideas. Capitol Hall is a spacious two-story conferencing facility that provides the room you need to solve tomorrow's challenges today.

It says, **“Let’s figure this out
together.”**







SPACE THAT

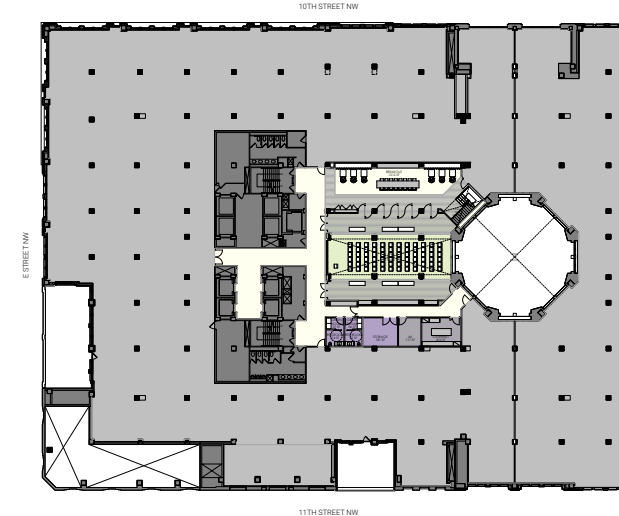
TRANSFORMS

A successful building should be flexible to suit all your needs. The Capitol Hall’s adjoining conference spaces can transform to answer all of your gathering requirements. Whether you are pitching your next biggest client, hosting a lunch-and-learn, or educating your whole team on the latest initiative, 1001 Penn can rise to the occasion.

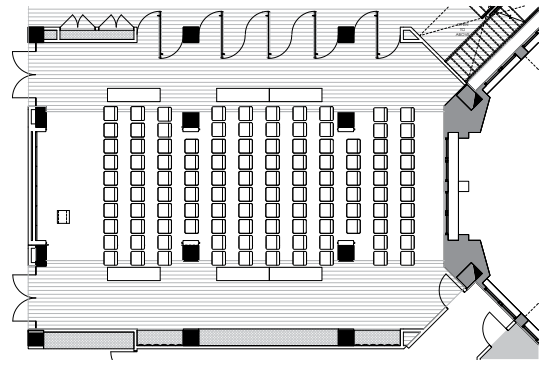
It says, “**Invite everyone. There’s room.**”



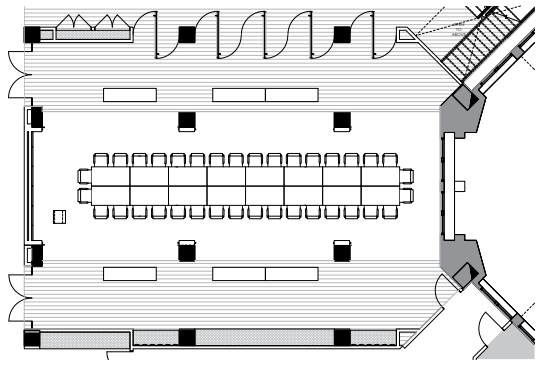
20'
CEILING
HEIGHT



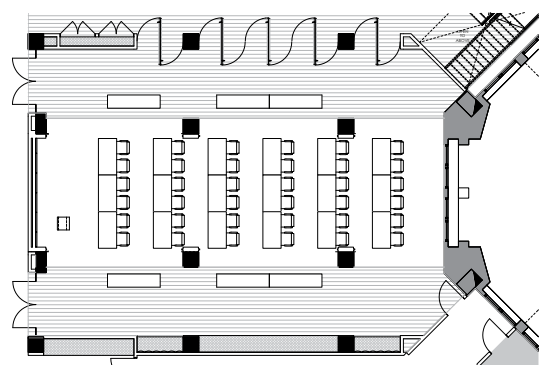
SEATING CONFIGURATION OPTIONS



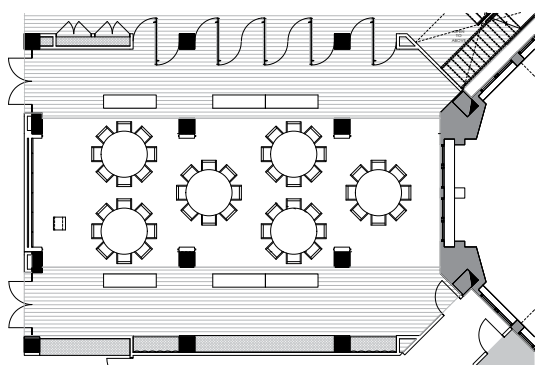
Auditorium 100+ Seats



Conference 36 Seats



Training 36 Seats



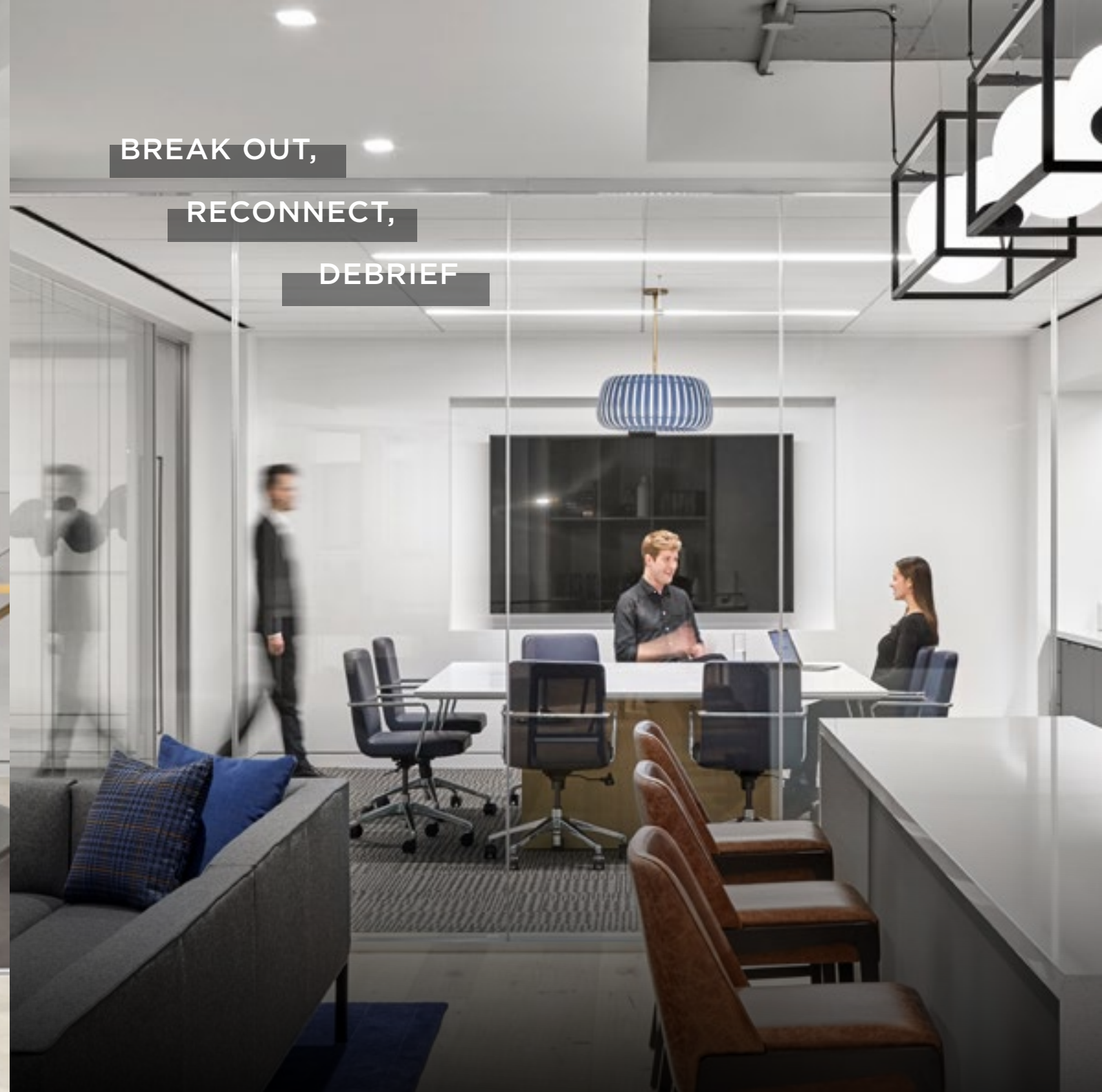
Dining 48 Seats



BREAK OUT,

RECONNECT,

DEBRIEF



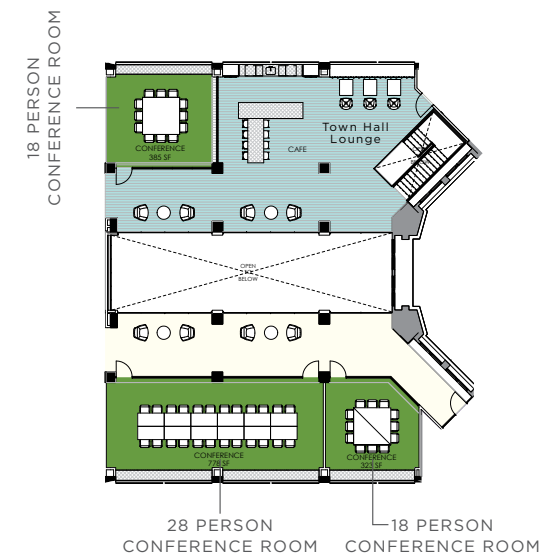


SPACE THAT

FUELS INTERACTION

Great ideas stem from spaces that allow for great conversations. The well-equipped conference lounge offers a highly functional community space that entices and inspires.

It says, “Relax & collaborate
in style.”





BICYCLE LOCKER ROOM

SPACE THAT

BUILDS STRENGTH

1001 Penn allows tenants to train for both meeting marathons and triathlons with an unparalleled fitness center that has spa-quality finishes and state-of-the-art equipment. The secure, air-conditioned bicycle locker room features 60 bike stations and a restroom/changing room.

It says, “Wellness starts here.”



Air conditioned and secure,
featuring 60 bike stations and a
restroom/changing room



SPACE THAT

WELCOMES

Wayfinding is made easy and elegant with custom-designed directory signage.

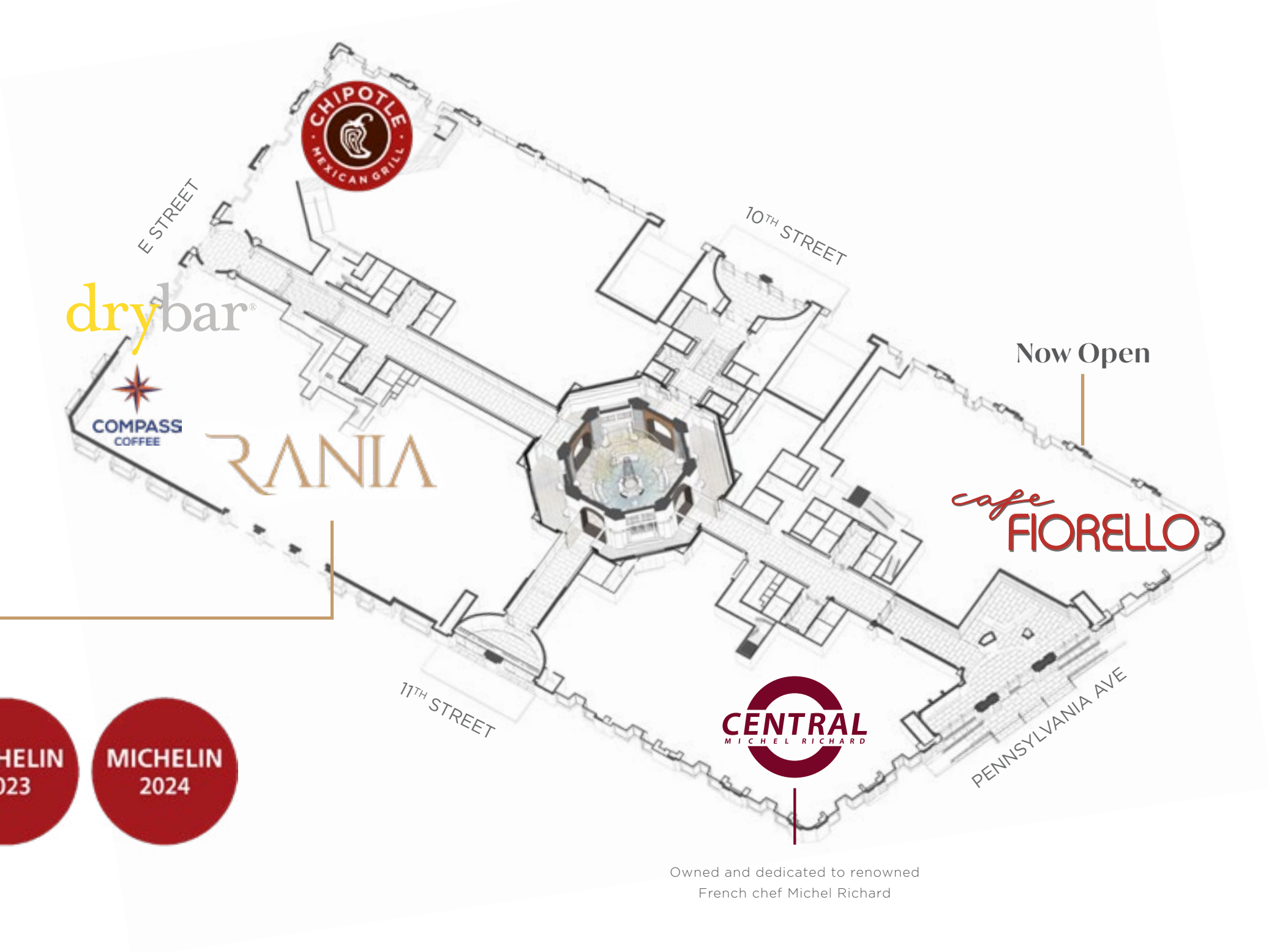
It says, “Home to the Distinguished.”

RETAIL

IN THE BUILDING

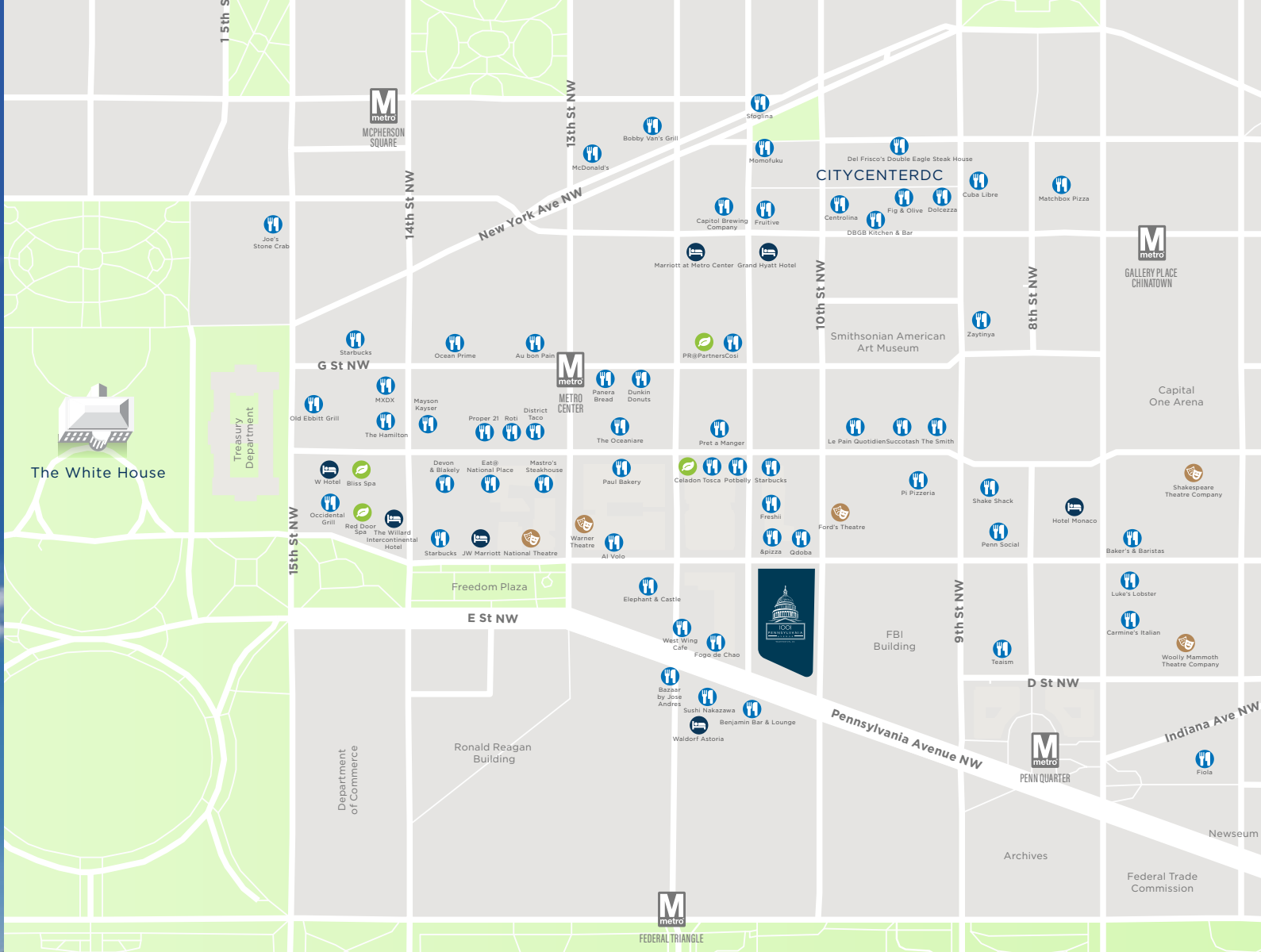
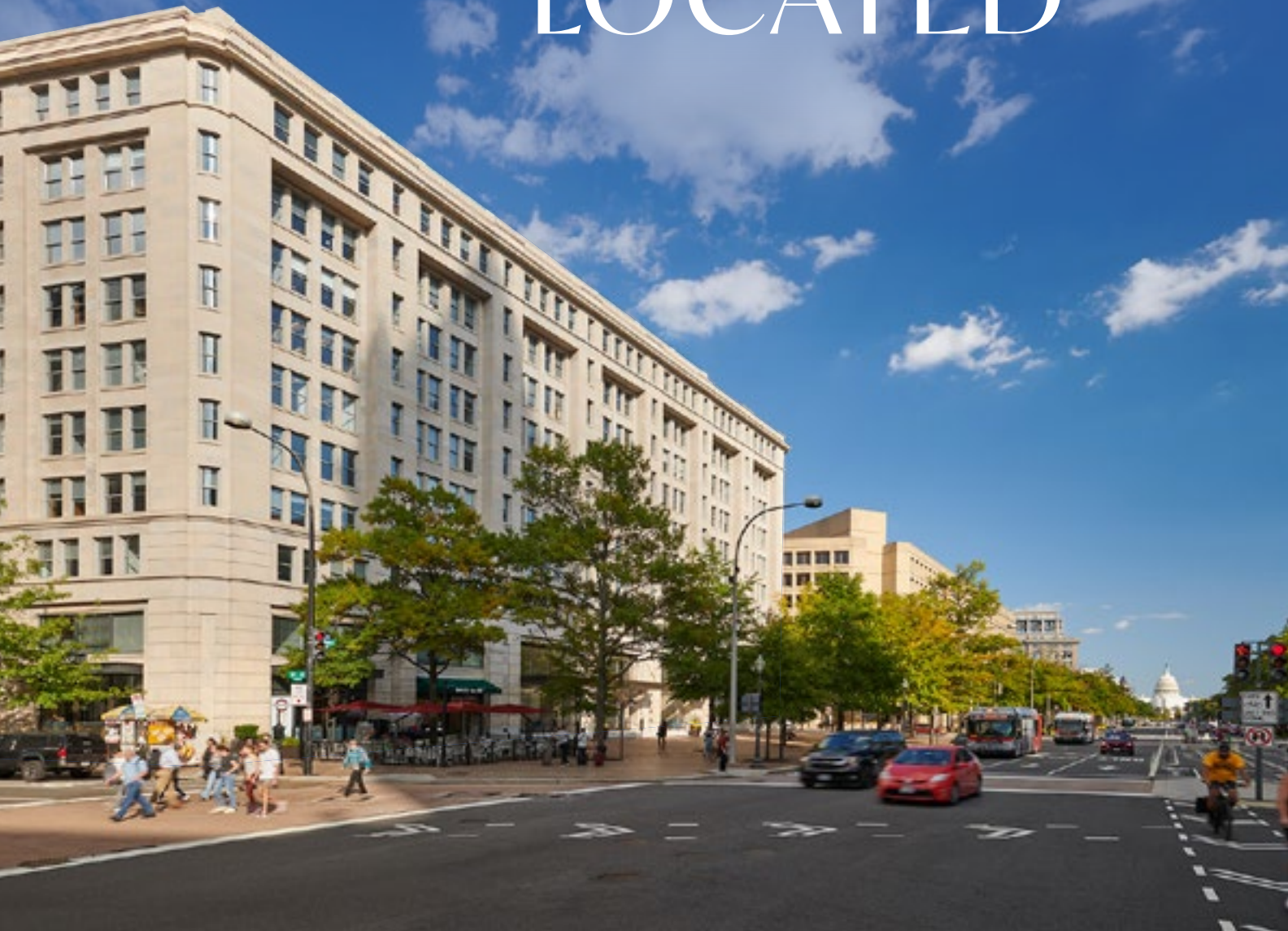
Home to Rania, a new Michelin starred restaurant

Rania is a lively and alluring dining experience that shatters stereotypes of what an Indian restaurant is and can be.



Owned and dedicated to renowned French chef Michel Richard

SPACE THAT IS
CONVENIENTLY
LOCATED

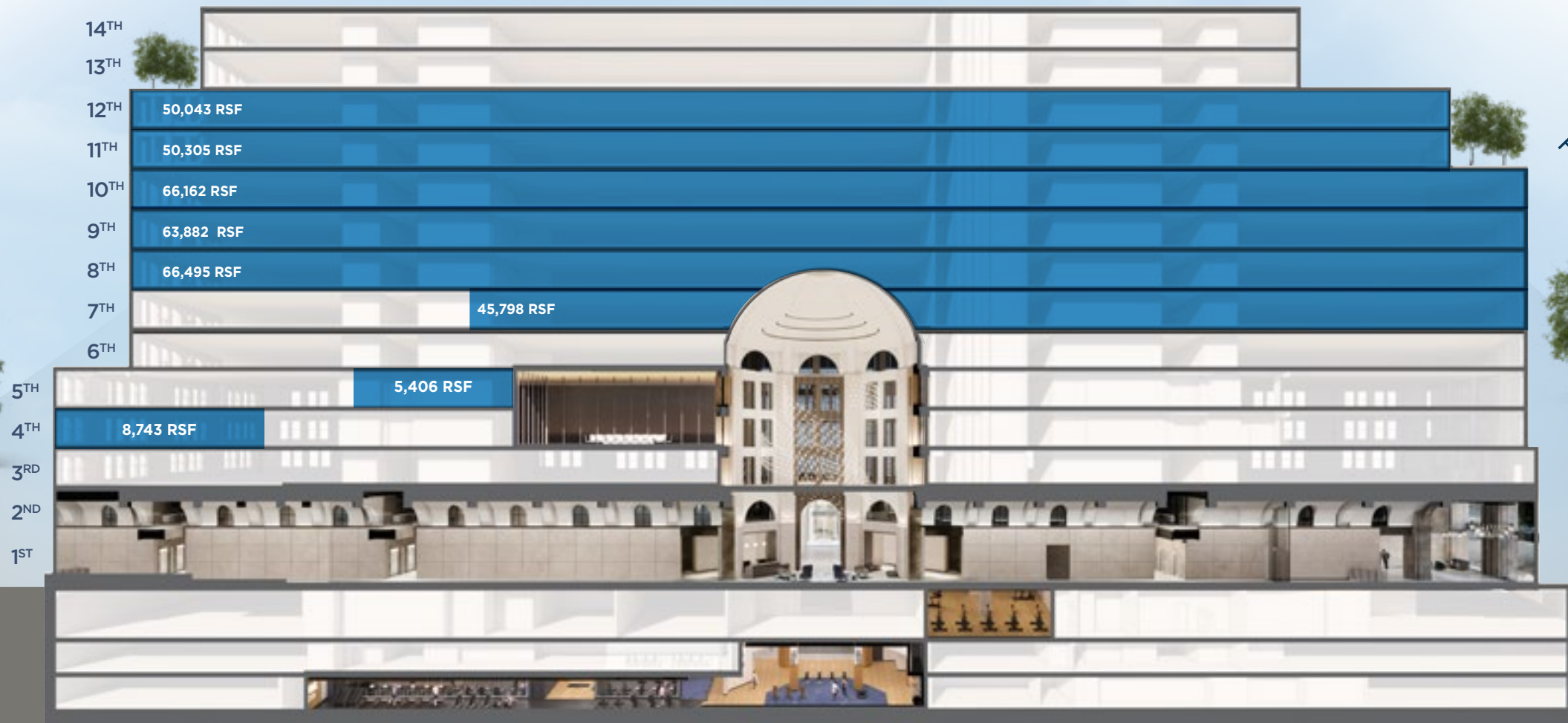


STACKING PLAN



PENNSYLVANIA AVE

E STREET

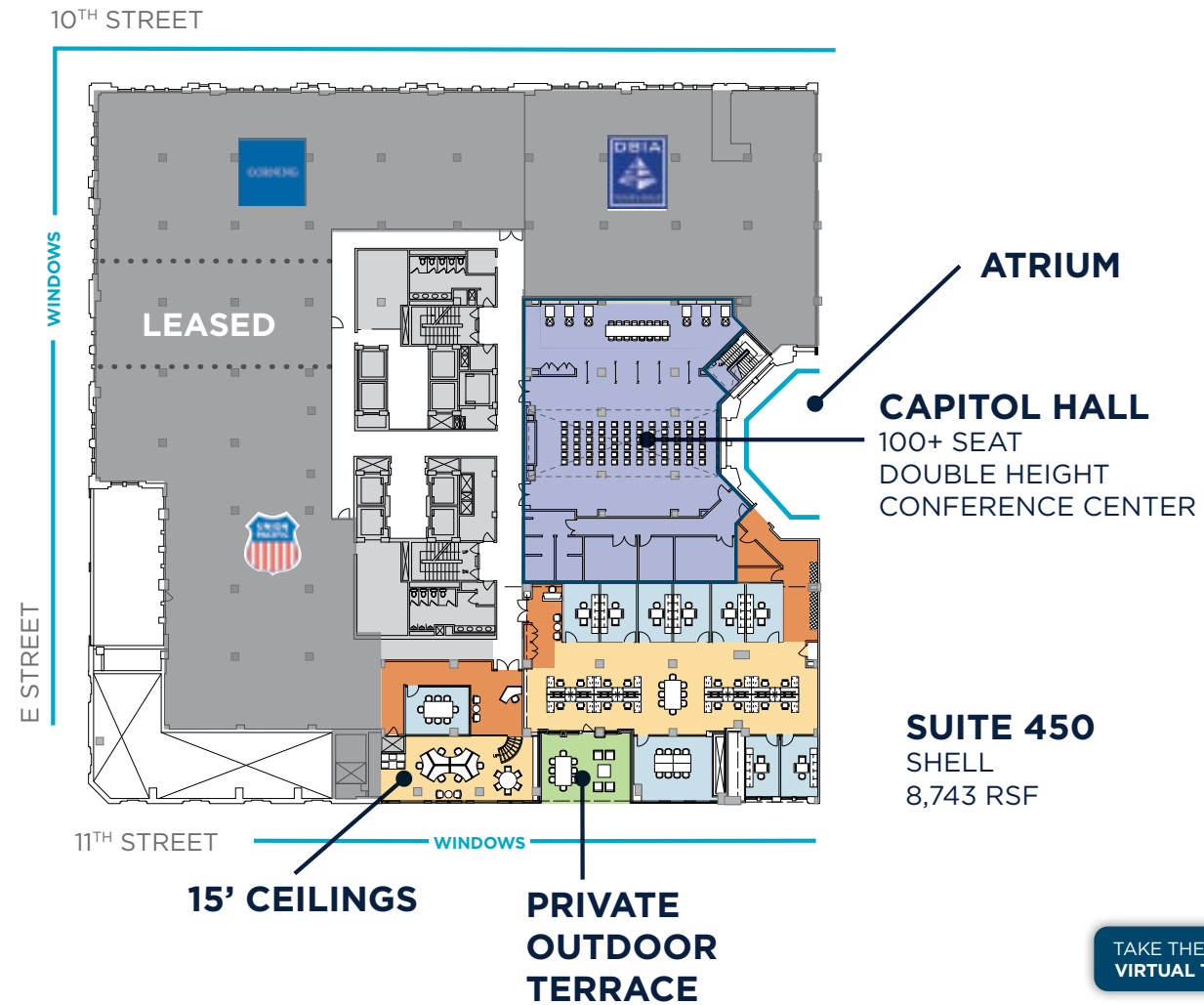


11TH STREET

4th Floor

HYPOTHETICAL PLAN

8,743 RSF



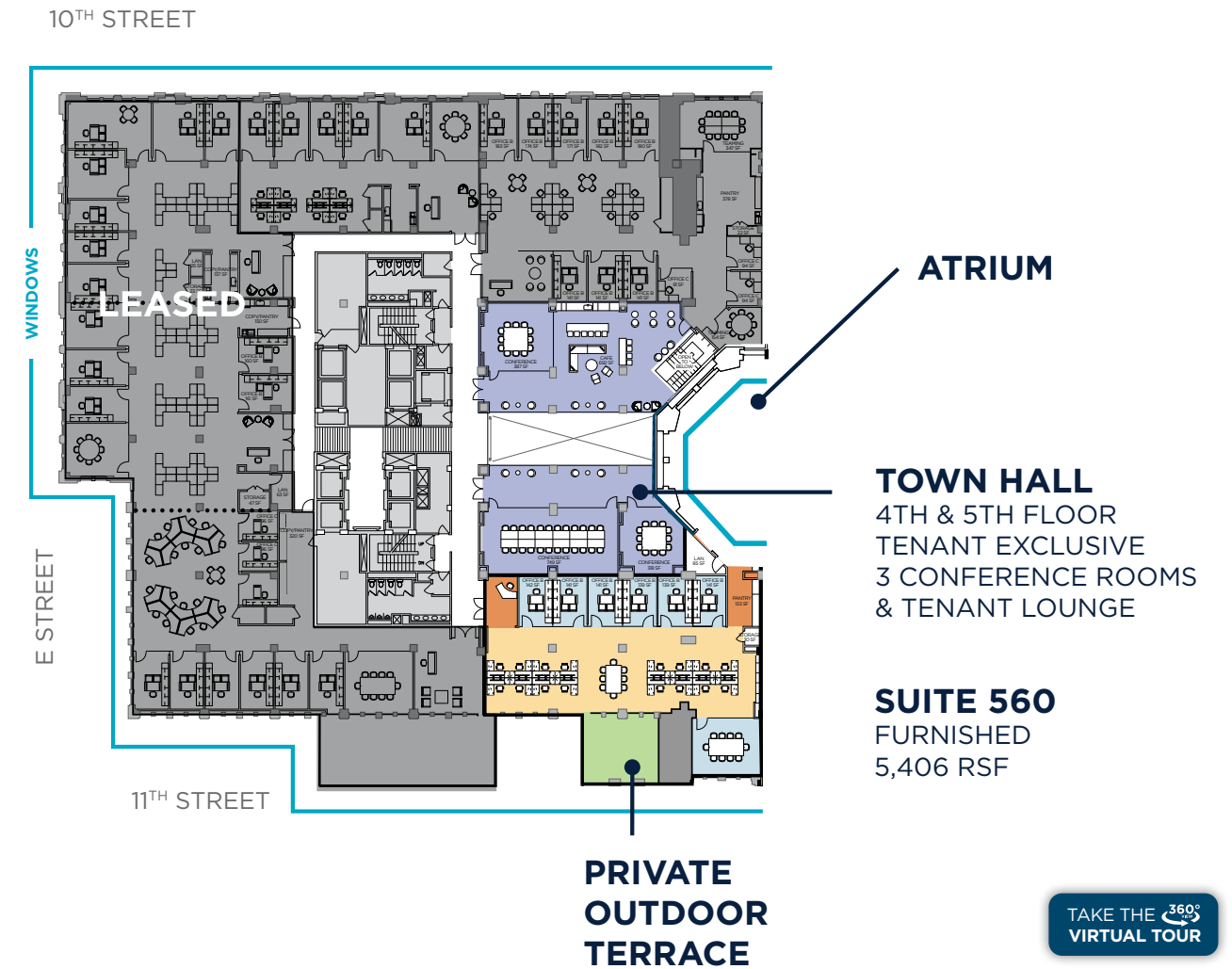
TAKE THE ^{360°}
VIRTUAL TOUR



5th Floor North

FURNISHED SPEC SUITE

5,406 RSF

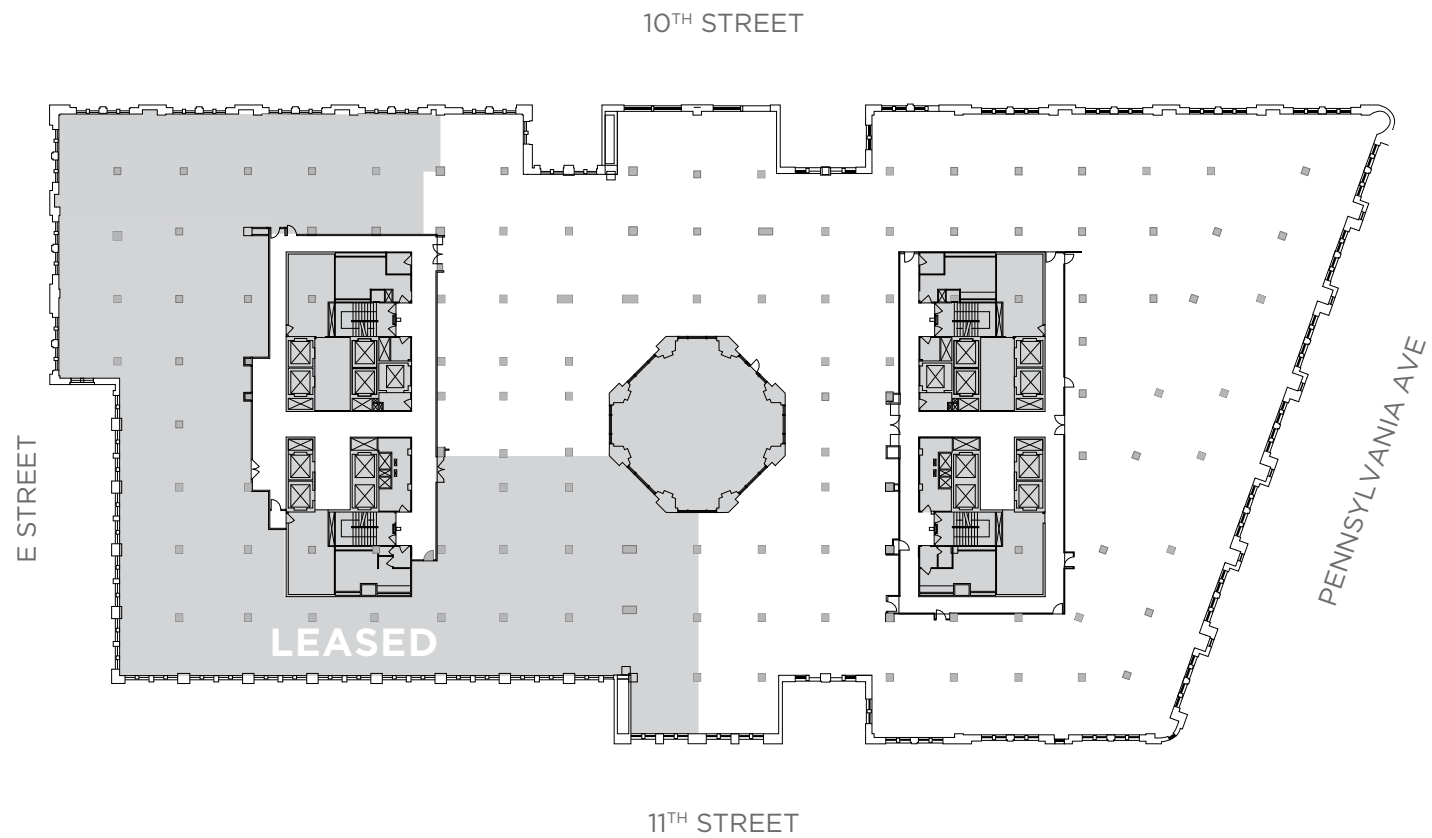


TAKE THE ^{360°}
VIRTUAL TOUR



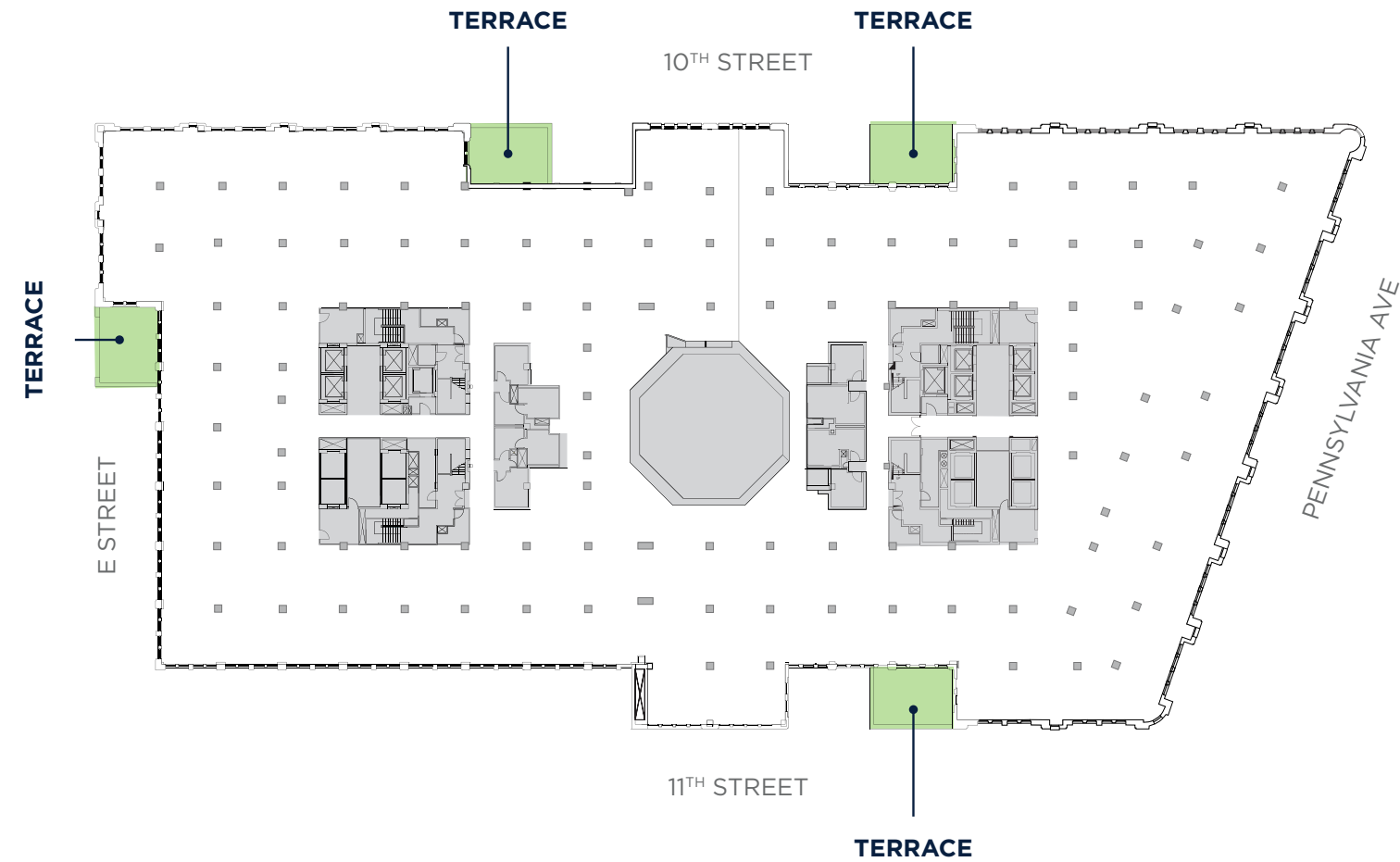
7th Floor

45,798 RSF



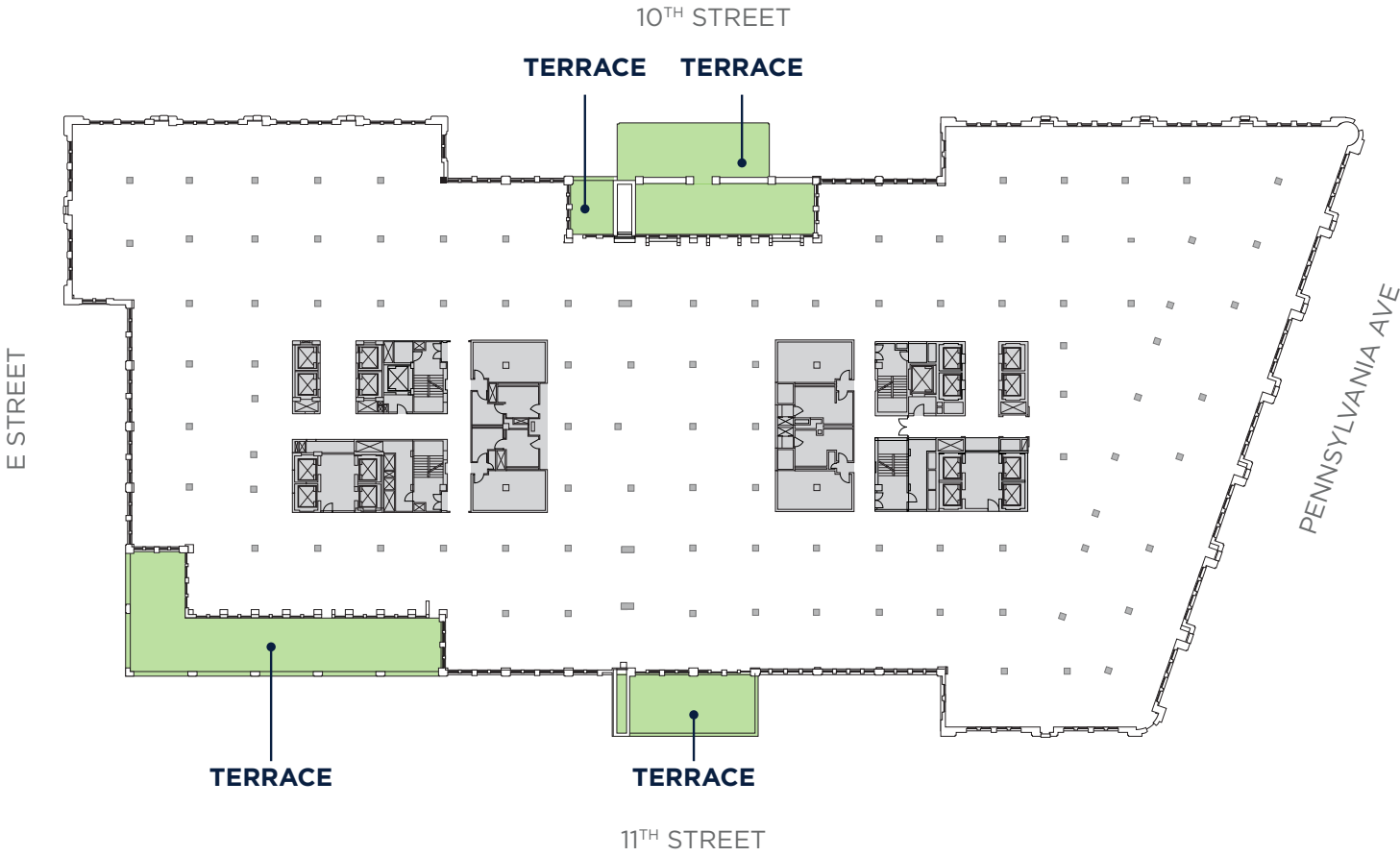
8th Floor

66,495 RSF
4 Terraces



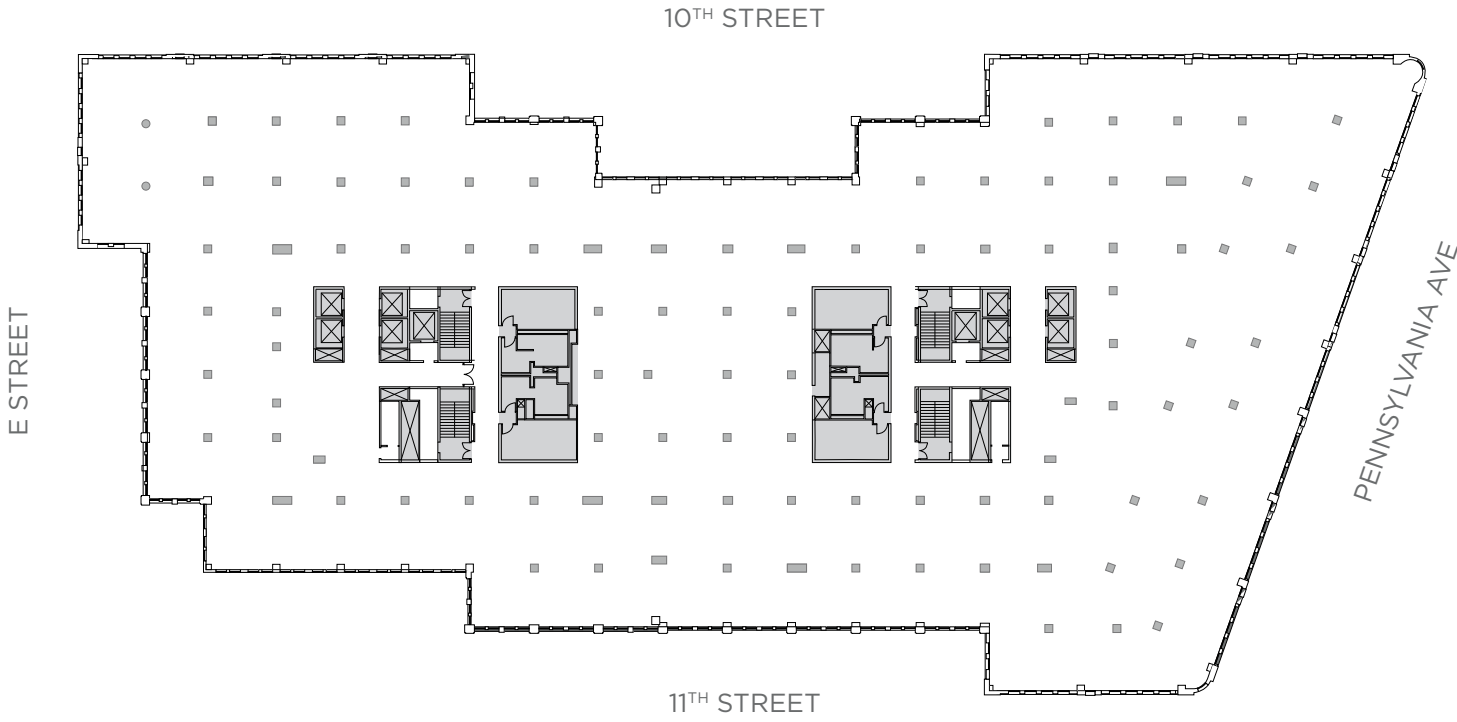
9th Floor

63,882 RSF
4 Terraces



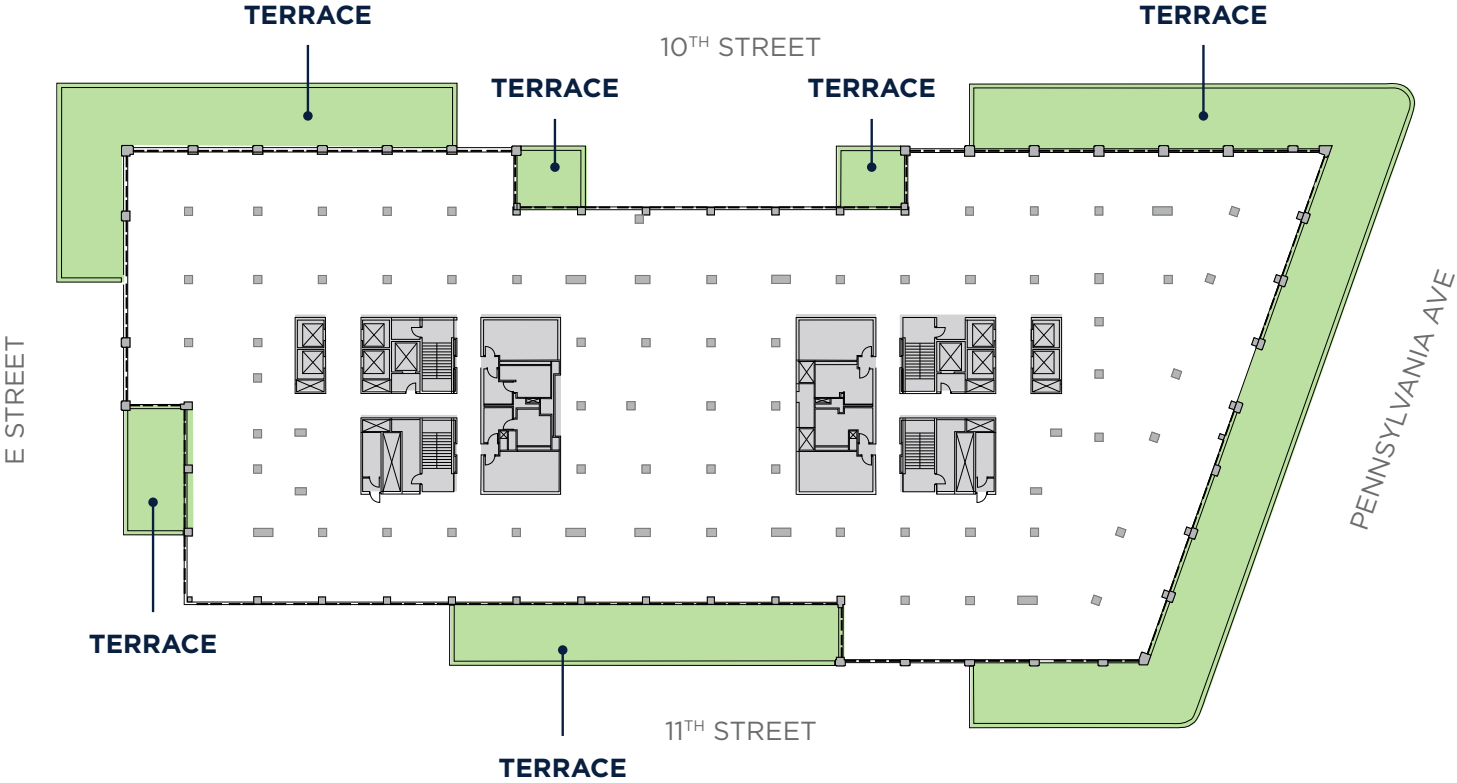
10th Floor

66,162 RSF



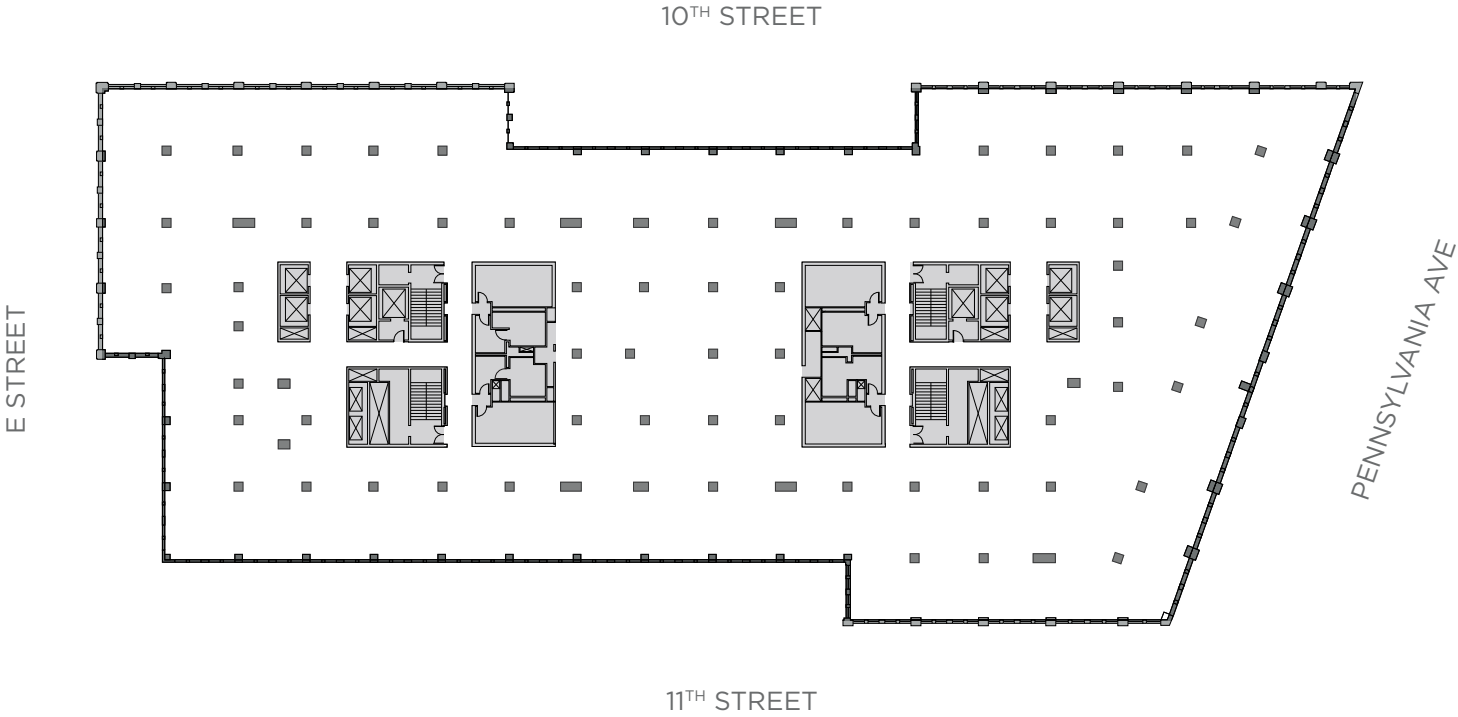
11th Floor

50,305 RSF
6 Terraces



12th Floor

50,043 RSF



PENNSYLVANIA AVE VIEW



11TH STREET VIEW





1001pennsylvania.com

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