



A PEMBROKE PROPERTY





Prominent Food
& Beverage
Corner Retail
Opportunity



Take your
business
front and
center.

**4,200 square feet.
Infinite possibilities.**

Ideally situated on the ground floor of the newly transformed 1801 Penn, this space offers incredible visibility with large windows and an outside seating area along 18th Street Northwest.



A central attraction.

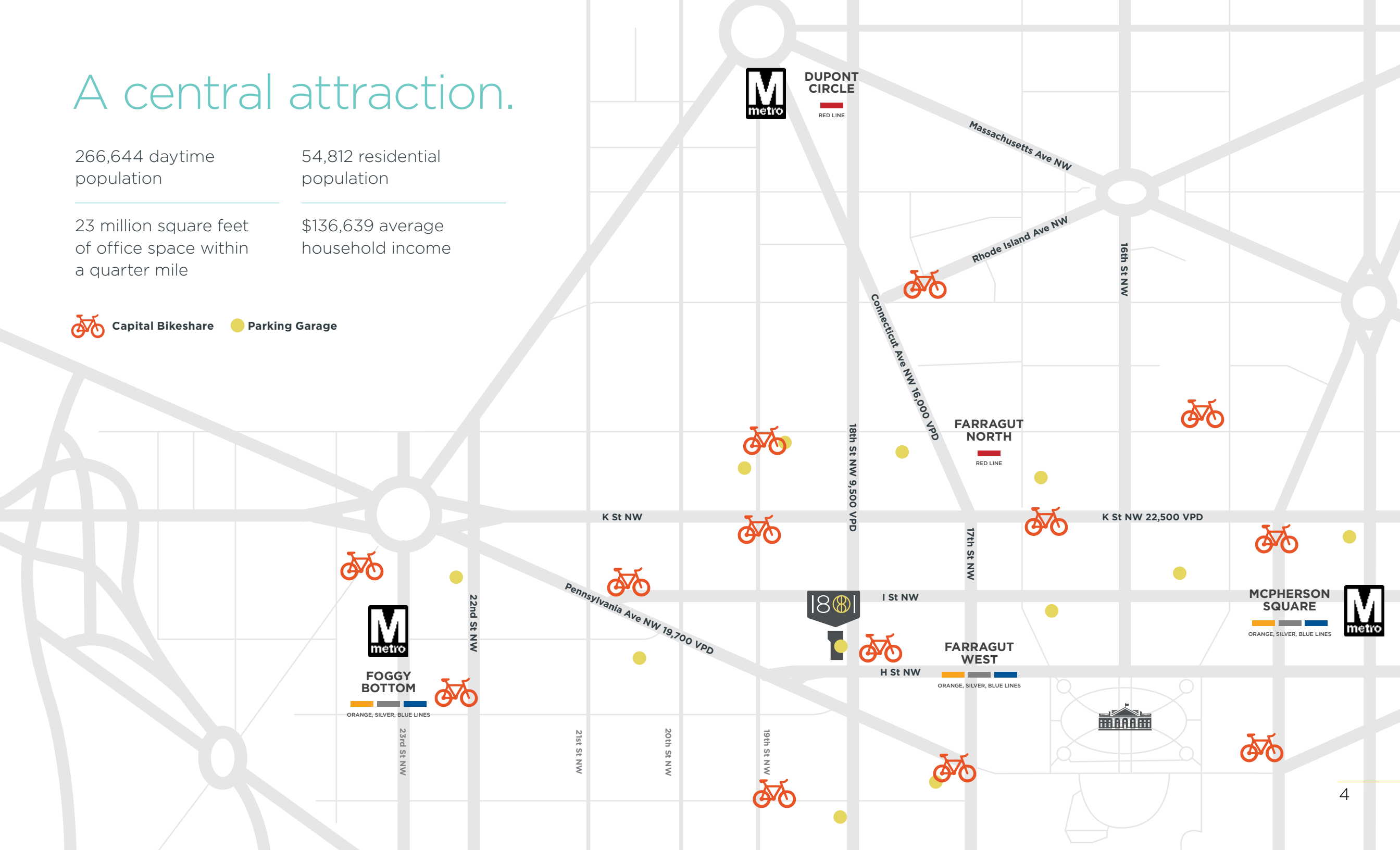
266,644 daytime population

54,812 residential population

23 million square feet of office space within a quarter mile

\$136,639 average household income

 Capital Bikeshare  Parking Garage



In good company.

1801 Penn is surrounded by major employers and tourist attractions.

22nd St NW

21st St NW

20th St NW

19th St NW

18th St NW

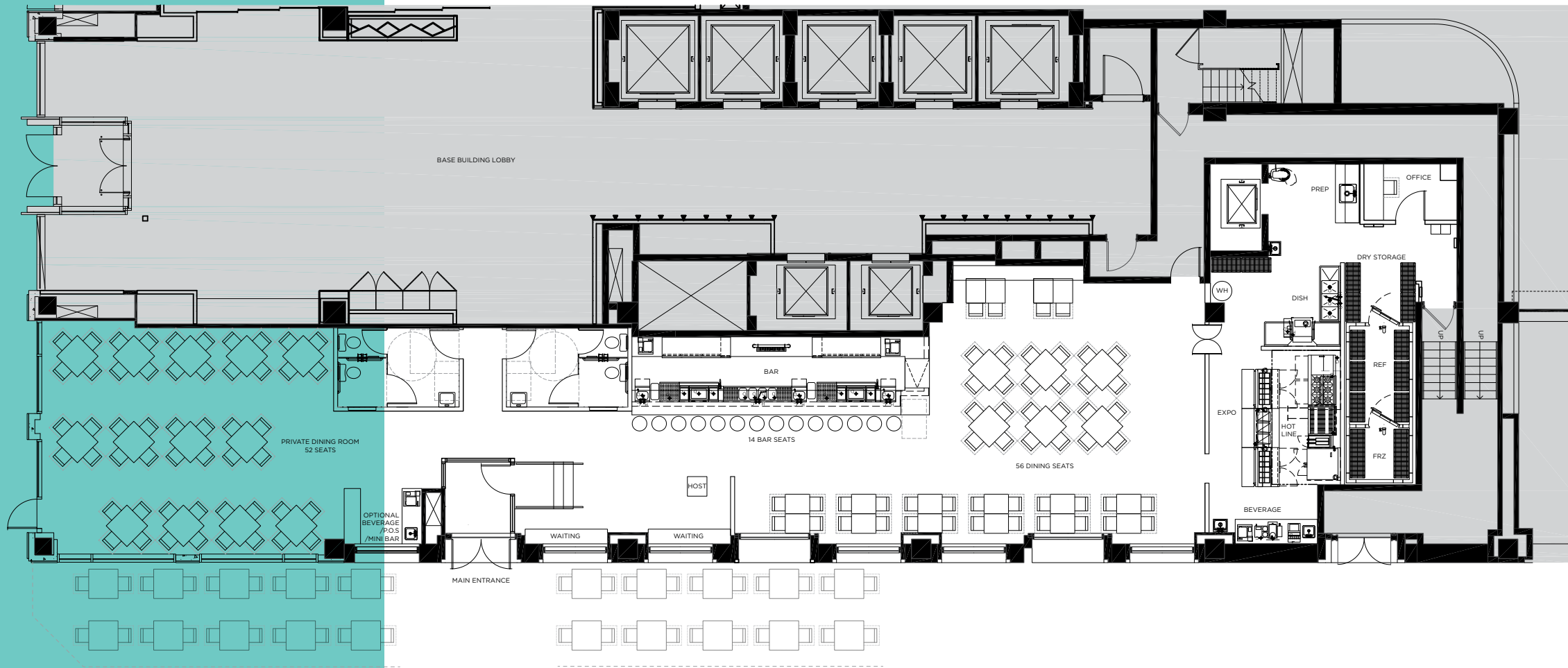
17th St NW

K St NW

I St NW

H St NW





Plan your
success.

The high-ceilinged, virtually column-free space is ideal for creating unique zones—potentially even on two levels—to offer your customers distinct experiences that they will return to again and again.



Corner location with large glass frontage.



4,200 square feet of indoor retail space.



Expansive outdoor patio seating opportunity.



Views of Edward R. Murrow Park.

Benefit from the superior visibility and foot traffic.

Internal access to 1801 Penn's office space and rooftop (ideal catering possibility for tenants).





ROOFTOP



CUPOLA



EXTERIOR



LOBBY

Modernized from top to bottom.

Create business opportunities among an engaged, internal tenant community—with building modernizations scheduled to be complete in fall 2019.



Thoughtful property. Global retail.

Known for our office environments, Pembroke understands how vital retail is to the people who work, live, shop, and play in our urban environments. We know our assets and the neighborhoods they sit within—and take care to ensure retail works together holistically with the existing local offer.

At 1801 Penn, we believe the right retail partner can contribute to creating an inspiring work-life balance for our local professionals—and a food attraction for tourists.



PEMBROKE

For more information about this exciting corner
retail opportunity, please contact:

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