

1111 PENNSYLVANIA AVE NW

WASHINGTON, DC

12,317 SF ACROSS TWO FLOORS AVAILABLE





RAPPAPORT
CULTIVATING PLACES



1111 PENNSYLVANIA AVE NW
WASHINGTON, DC

- | Prime location on Pennsylvania Avenue, within close proximity to major federal agencies, National Mall landmarks, and the Pennsylvania Avenue retail corridor
- | Within walking distance of several popular hotels, including the Willard InterContinental and the Waldorf Astoria
- | Located less than one block from the Federal Triangle Metro stop, serving the orange, silver, and blue lines

DEMOGRAPHICS 2025

	0.5 MILE	1 MILE	2 MILES
 POPULATION	3,808	36,418	207,444
 DAYTIME POPULATION	41,754	210,128	447,210
 HOUSEHOLD INCOME	\$201,141	\$155,992	\$177,536
 TRAFFIC COUNTS	39,000 on Pennsylvania Ave		

AREA RETAILERS



1111 PENNSYLVANIA AVE NW
WASHINGTON, DC

SPIN



13TH STREET NW

THE
WARNER
THEATRE

GALLERY PLACE

REGAL
URBAN OUTFITTERS
Häagen-Dazs LOFT

7TH STREET NW

CAPITAL
ONE
ARENA

MASSACHUSETTS AVENUE NW

3RD STREET NW

NEW JERSEY AVENUE NW

G STREET NW

1111 PENNSYLVANIA
AVENUE

puttery



E STREET NW 11,000 VPD

THE HENRI

RANIA

12TH STREET NW

WALDORF ASTORIA HOTEL
THE BAZAAR
BY JOSÉ ANDRÉS

THE LANSBURGH
JALEO
BY JOSÉ ANDRÉS

CHINA
CHILCANO

D STREET NW

Oyamel CARMINES RASIKA
COCINA MEXICANA RESTAURANTE FLAVORS OF INDIA
MODERN INDIAN CUISINE

fiola
DC
THE CAPITAL
GRILL

PENNSYLVANIA AVENUE NW 31,267 VPD

CHARLIE PALMER
STEAK

CONSTITUTION AVENUE NW

AMERICAN
HISTORY
MUSEUM

NATURAL
HISTORY
MUSEUM

NATIONAL MALL 25 MILLION ANNUAL VISITS

NATIONAL
GALLERY
OF ART

AIR AND SPACE
MUSEUM

UNITED
STATES
CAPITOL

1111 PENNSYLVANIA AVE NW
WASHINGTON, DC

BOOZ ALLEN HAMILTON
615 EMPLOYEES

THOMSON REUTERS
250 EMPLOYEES

NATIONAL PARK SERVICE
850 EMPLOYEES

APPLE
190 EMPLOYEES

DEPARTMENT OF JUSTICE
1,000 EMPLOYEES

BLOOMBERG
307 EMPLOYEES

CHARTER COMMUNICATION
153 EMPLOYEES

U.S. DEPARTMENT OF VETERANS AFFAIRS
2,351 EMPLOYEES

TREASURY INSPECTOR GENERAL FOR TAX ADMINISTRATION
150 EMPLOYEES

MACY'S
400 EMPLOYEES

FEDERAL BUREAU OF INVESTIGATION
1,409 EMPLOYEES

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
220 EMPLOYEES

BOSTON CONSULTING GROUP
652 EMPLOYEES
IBM
340 EMPLOYEES
GE
150 EMPLOYEES

BLUE CROSS BLUE SHIELD ASSOCIATION
200 EMPLOYEES

U.S. ATTORNEY'S OFFICE OF THE DISTRICT OF COLUMBIA
1,339 EMPLOYEES

DELOITTE
400 EMPLOYEES

FACEBOOK
1,237 EMPLOYEES

U.S. CUSTOMS & BORDER PROTECTION
150 EMPLOYEES

1111 PENN AVE NW

DLA PIPER LLP
500 EMPLOYEES

LAZ PARKING MID ATLANTIC INC.
218 EMPLOYEES

WARNER THEATRE
265 EMPLOYEES

GENERAL SERVICES ADMINISTRATION
2,059 EMPLOYEES

DISTRICT OF COLUMBIA GOVERNMENT
250 EMPLOYEES

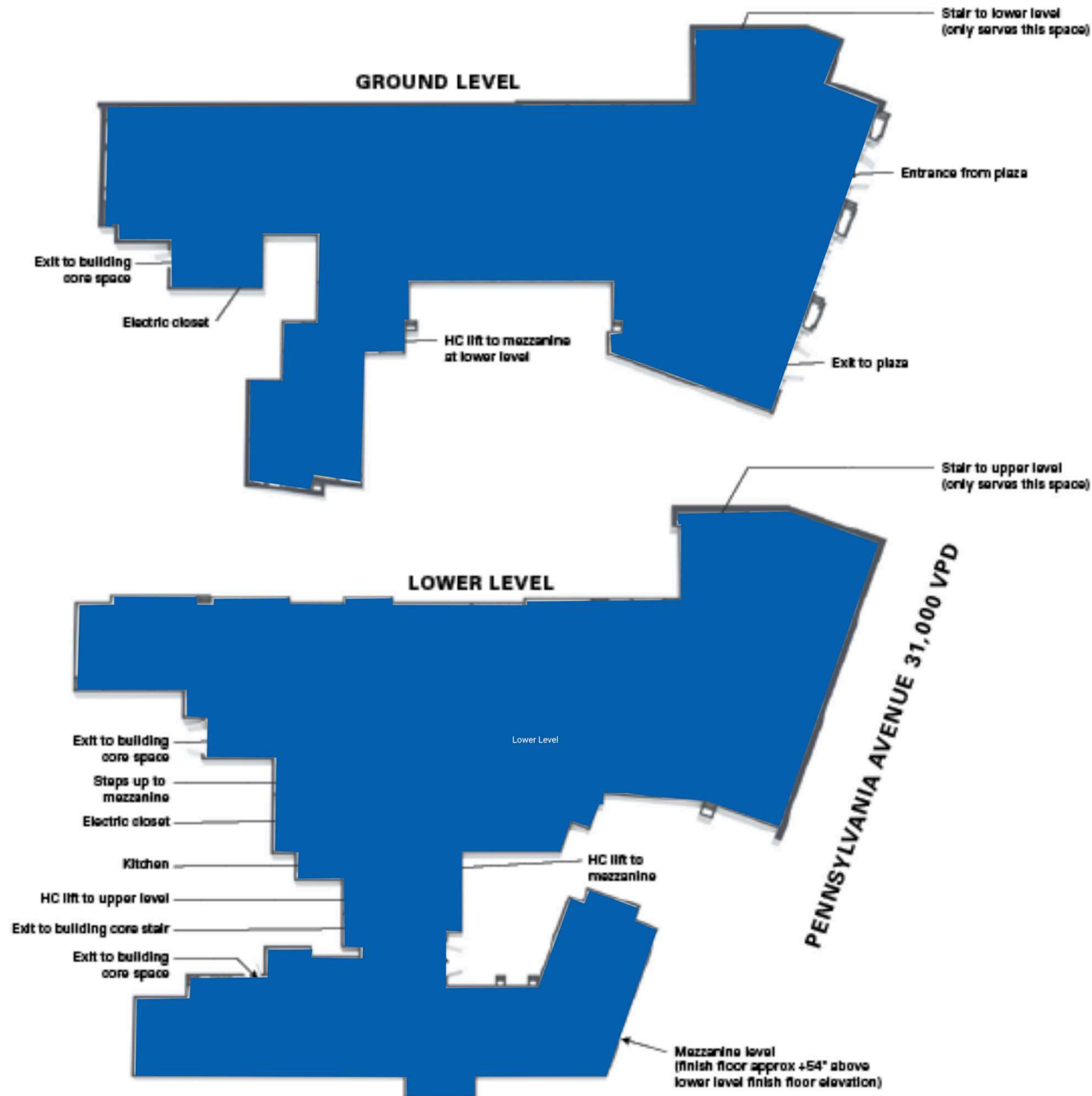
VISA INC.
187 EMPLOYEES

CONSTITUTION AVENUE NW

SITE PLAN

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LEASABLE AREA:

Suite 113 (ground level): 5,981 sf

Suite 20 (lower level): 6,336 sf

Suite 100A (lower level mezz.): 2,000 sf

JURISDICTION: Washington, DC

CEILING HEIGHT:

12' ceiling at entrances (ground level)

10'-5" ceiling at hallways (ground/lower level)

8'-5" ceiling at classrooms (ground/lower level)

7'-5" max. / 8'-8" min. ceiling (mezzanine)

NUMBER OF EXITS:

3 ground level, 2 lower level, 2 mezzanine level

STOREFRONT: Aluminum

SPRINKLER: Yes

FIRE ALARM: Yes

GAS: T.B.D.

WATER: 3/4" min. (assumed, not visible)

ELECTRIC: Electric services each level, size T.B.D.

HVAC: Split systems

CONSTRUCTION TYPE:

IB (assumed based on observed construction)

USE GROUP: E (previous tenant)

ADA TOILET ROOM:

Existing adult accessible toilet rooms are not fully compliant (toilet at ground level too far from wall, lower level toilet room accessible)

ADDITIONAL INFO:

Handicap lift accesses mezzanine from ground level. Handicap lift access mezzanine from lower level.



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