

111 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 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	561	3,296	37,081
 DAYTIME POPULATION	33,536	82,063	269,352
 HOUSEHOLD INCOME	\$306,463	\$271,284	\$172,450
 TRAFFIC COUNTS	10,000 on Pennsylvania Ave		

NEARBY OFFICES



MASSACHUSETTS AVENUE NW

NEW JERSEY AVENUE NW

3RD STREET NW

7TH STREET NW

13TH STREET NW

12TH STREET NW

GALLERY PLACE
 REGAL
 URBAN OUTFITTERS
 Häagen-Dazs
 Clyde's
 LOFT

CAPITAL ONE ARENA

THE WARNER THEATRE

puttery

G STREET NW

1111 PENNSYLVANIA AVENUE

DISTRICT CHOPHOUSE & BREWERY
 5i
 FIVE IRON GOLF

E STREET NW 11,000 VPD

THE LANSBURGH
 JALEO
 CHINA
 CHILCANO
 BY JOSE ANDRES

OYAMEL
 CARMINE'S
 RASIKA
 COGONA MEXICANA
 ESTABLISHED IN 1988
 FLAVORS OF INDIA
 MODERN INDIAN CUISINE

D STREET NW

THE HENRI

RANIA

Fiola
 DC
 THE CAPITAL
 GRIFFIN

WALDORF ASTORIA HOTEL
THE BAZAAR
BY JOSÉ ANDRÉS

MARKET SQUARE
 CHOPT
 Creative Salad Company
 WELLS FARGO
 rice bar

CHARLIE PALMER
 STEAK

PENNSYLVANIA AVENUE NW 31,267 VPD

CONSTITUTION AVENUE NW

AMERICAN HISTORY MUSEUM

NATURAL HISTORY MUSEUM

NATIONAL GALLERY OF ART

NATIONAL MALL 25 MILLION ANNUAL VISITS

AIR AND SPACE MUSEUM

UNITED STATES CAPITOL

SPIN
 PROPER
 RESTAURANT





NATIONAL PARK SERVICE
850 EMPLOYEES

APPLE
190 EMPLOYEES

THOMSON REUTERS
250 EMPLOYEES

DEPARTMENT OF JUSTICE
1,000 EMPLOYEES

BOOZ ALLEN HAMILTON
615 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

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS
220 EMPLOYEES

FEDERAL BUREAU OF INVESTIGATION
1,409 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

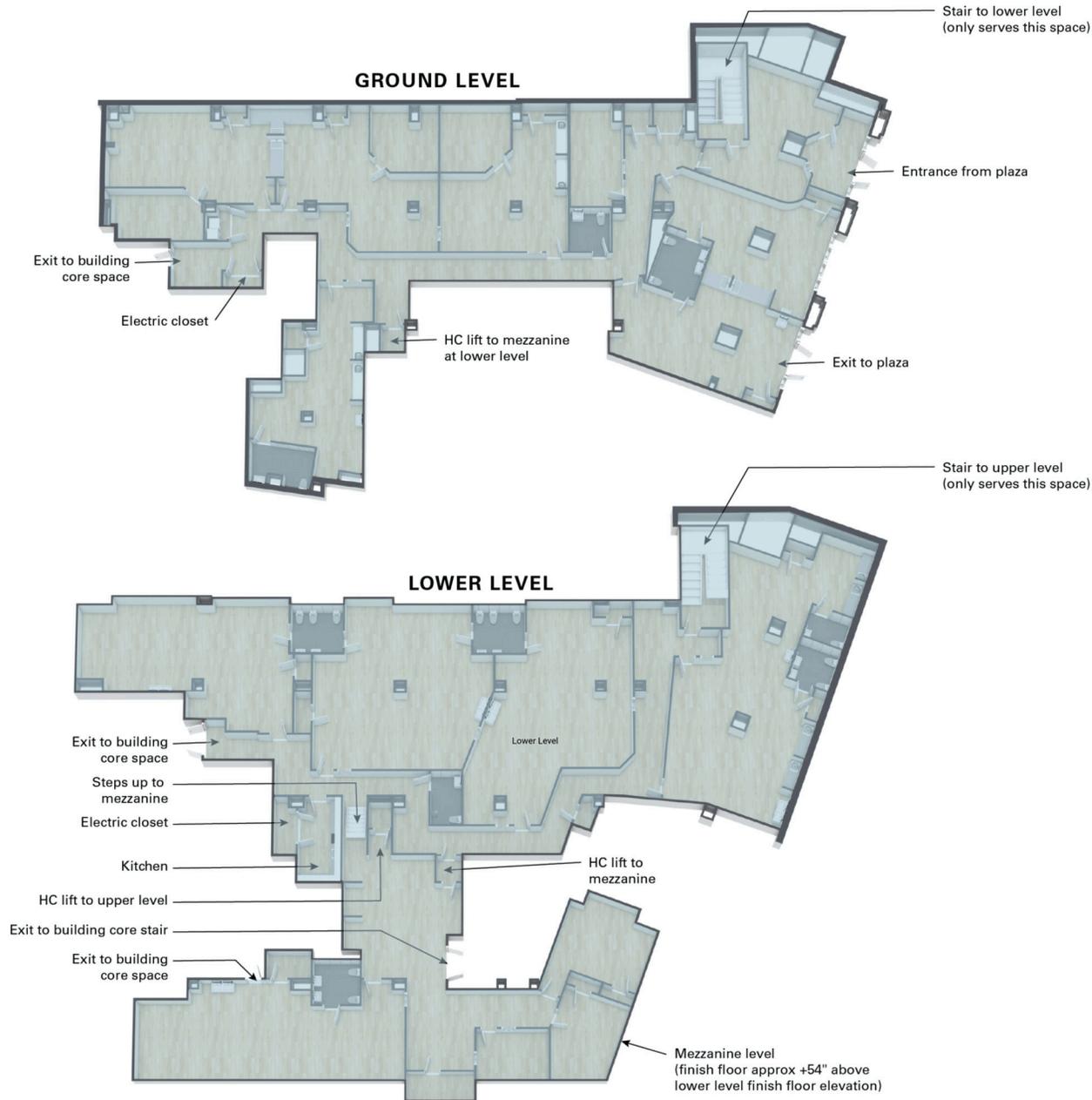
VISA INC.
187 EMPLOYEES

CONSTITUTION AVENUE NW

SITE PLAN

1111 PENNSYLVANIA AVE NW | WASHINGTON, DC

12,317 SF ACROSS TWO FLOORS AVAILABLE



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. / 6'-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.



1111 PENNSYLVANIA AVE NW | 1111 PENNSYLVANIA AVE NW, WASHINGTON , DC

Christian Kingston | ckingston@rappaportco.com | 571.382.1255

rappaportco.com