



1111 Pennsylvania Ave NW
Washington, DC

12,317 SF across two floors
available

RAPPAPORT
CULTIVATING PLACES

®

Washington

District of Columbia

- 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



2025 Demographics

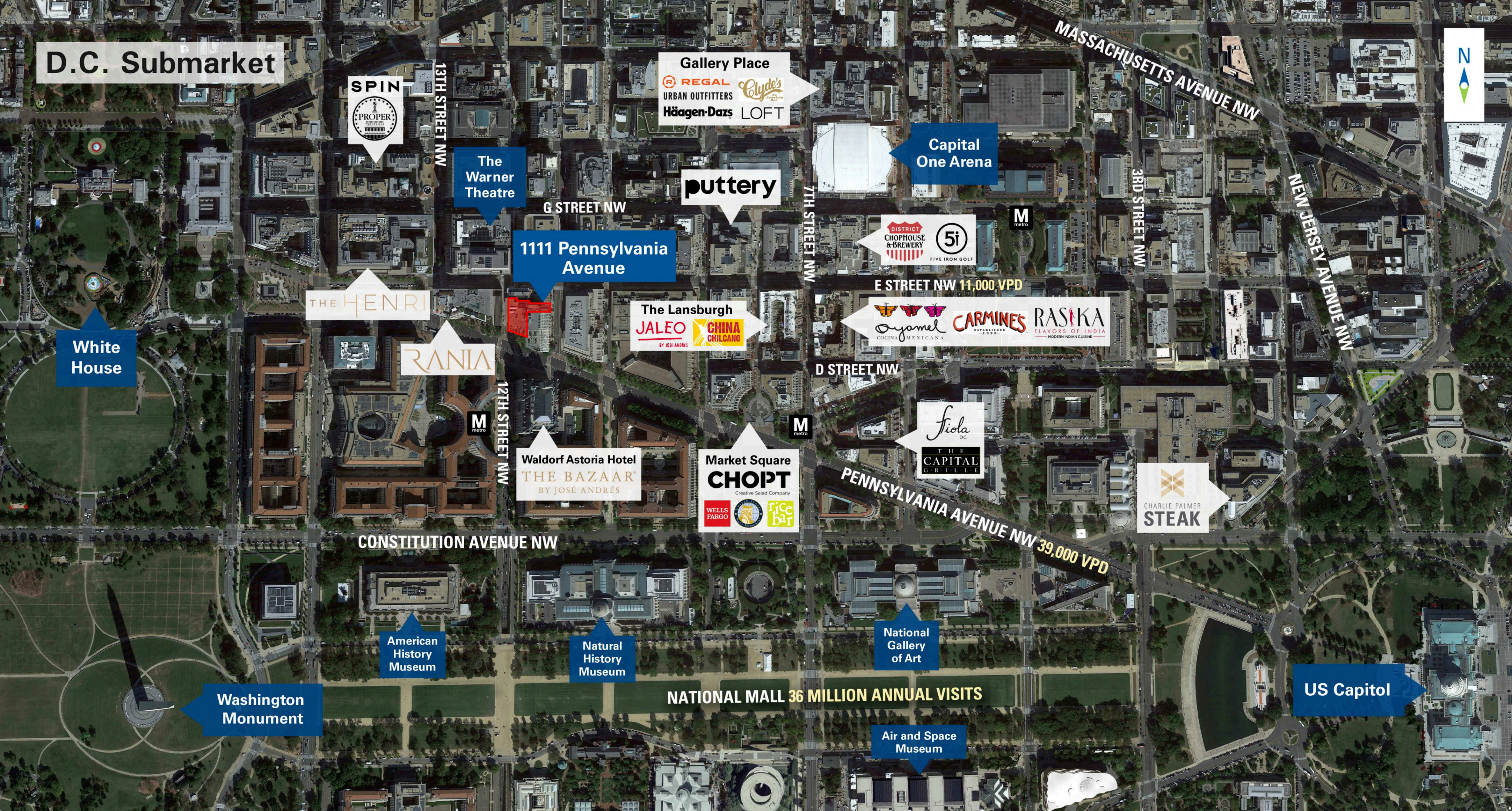
| | 0.5 mi. | 1 mi. | 2 mi. |
|--------------------|----------------------------|-----------|-----------|
| Population | 3,808 | 36,418 | 207,444 |
| Daytime Population | 41,754 | 210,128 | 447,210 |
| Household Income | \$201,141 | \$155,992 | \$177,536 |
| Traffic Counts | 39,000 on Pennsylvania Ave | | |

Area Retailers



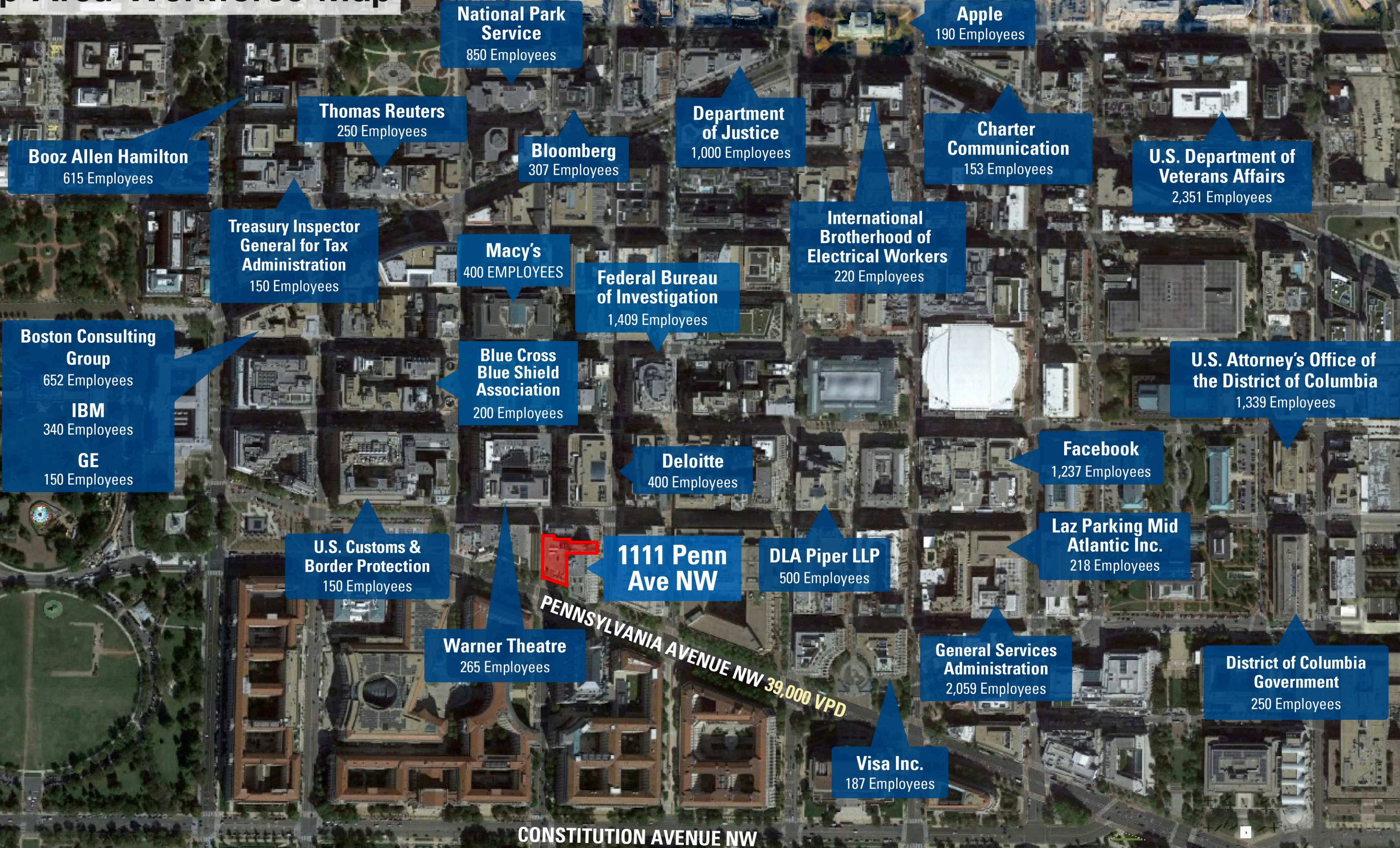


D.C. Submarket



1111 Pennsylvania Ave NW

Top Area Workforce Map



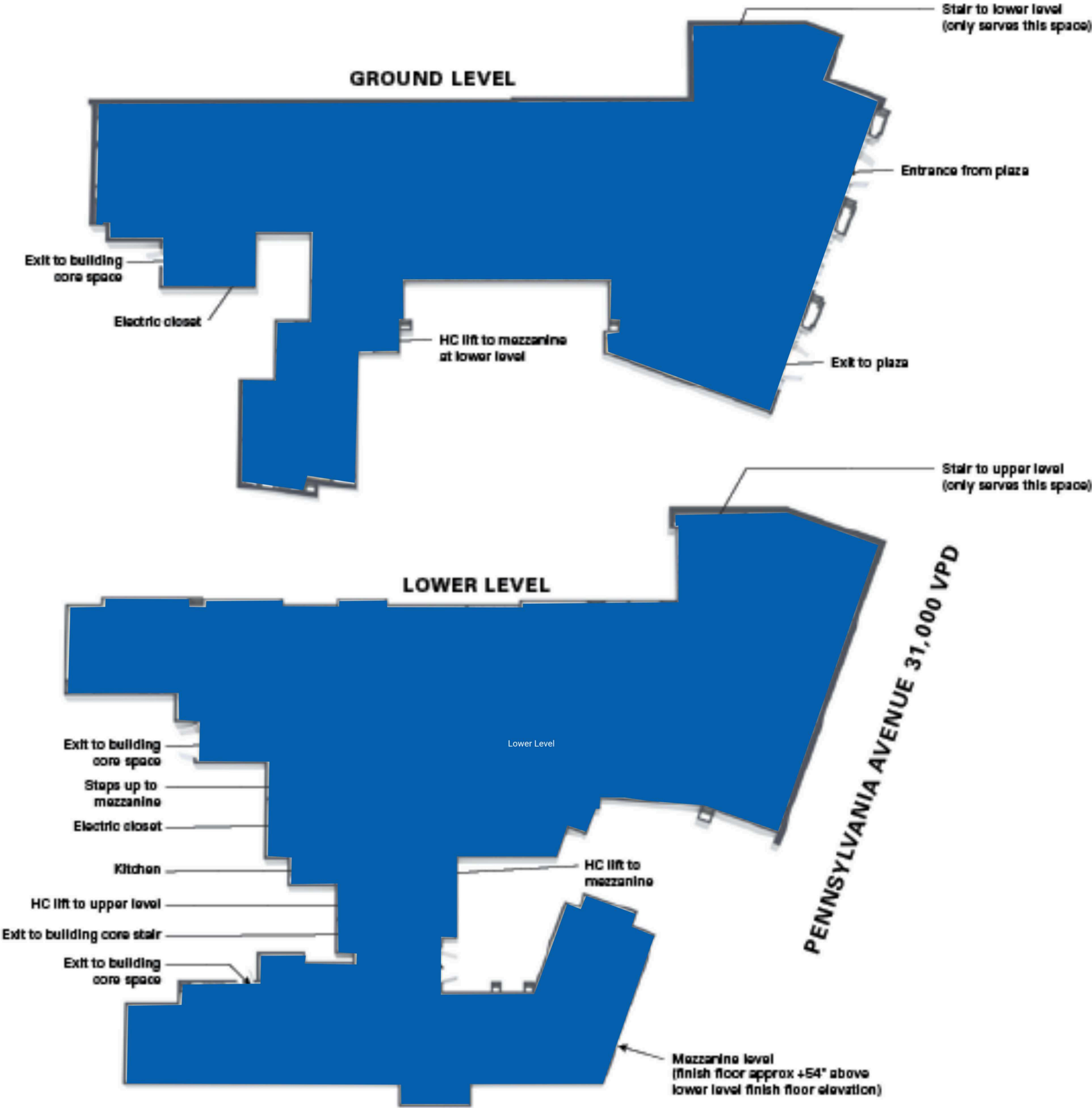
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Site Plan

5981 - 8336 SF available

| Space # | Sq. Ft. | Tenant |
|--------------|---------|-----------|
| Ground Level | 5981 | Available |
| Lower Level | 8336 | Available |

● Space 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.

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1111 PENNSYLVANIA AVE NW, WASHINGTON, DC

Mike Howard | mhoward@rappaportco.com | 571.382.1219

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983