



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



2026 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

JALEO
BY JOSÉ ANDRÉS

CHOPT

puttery

**WELLS
FARGO**

Oyamel
COCINA MEXICANA

**rice
bar**

D.C. Submarket



Gallery Place
REGAL
URBAN OUTFITTERS
Häagen-Dazs
Clyde's
LOFT

MASSACHUSETTS AVENUE NW

13TH STREET NW

The Warner Theatre

puttery

Capital One Arena

3RD STREET NW

G STREET NW

1111 Pennsylvania Avenue

7TH STREET NW

DISTRICT CHOPHOUSE & BREWERY
5i
FIVE IRON GOLF



E STREET NW 11,000 VPD

White House

THE HENRI

The Lansburgh
JALEO
BY JOSE ANDRES
CHINA CHILGANO

Oryamel
COGINA MEXICANA
CARMINES
ESTABLISHED 1996
RASIKA
FLAVORS OF INDIA
MODERN INDIAN CUISINE

RANIA

D STREET NW

12TH STREET NW

Waldorf Astoria Hotel
THE BAZAAR
BY JOSÉ ANDRÉS

Market Square
CHOPT
Creative Salad Company
WELLS FARGO
rice bar

Fiola DC
THE CAPITAL GRILL

CHARLIE PALMER STEAK

CONSTITUTION AVENUE NW

PENNSYLVANIA AVENUE NW 39,000 VPD

American History Museum

Natural History Museum

National Gallery of Art

Washington Monument

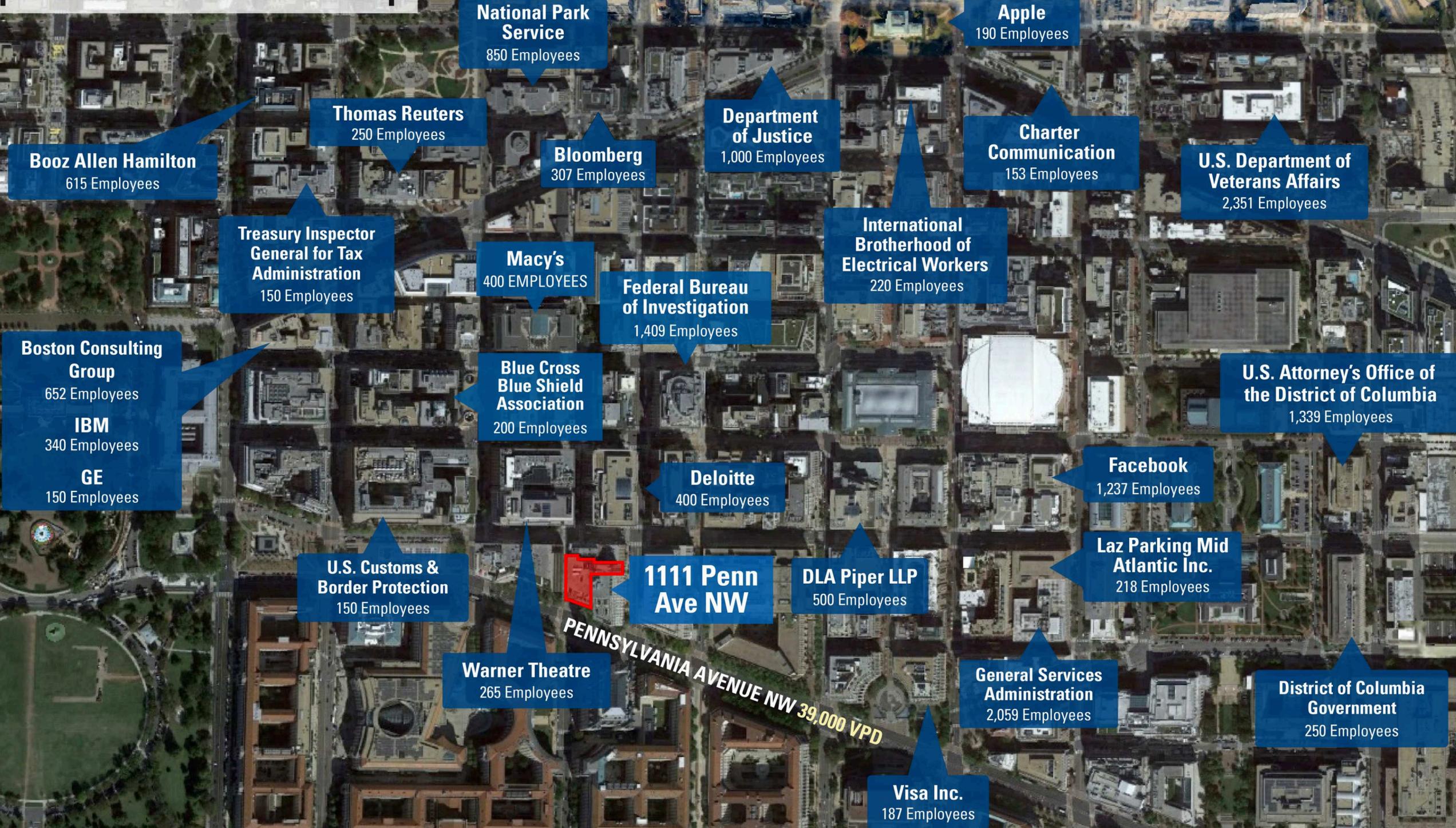
NATIONAL MALL 36 MILLION ANNUAL VISITS

Air and Space Museum

US Capitol

1111 Pennsylvania Ave NW

Top Area Workforce Map



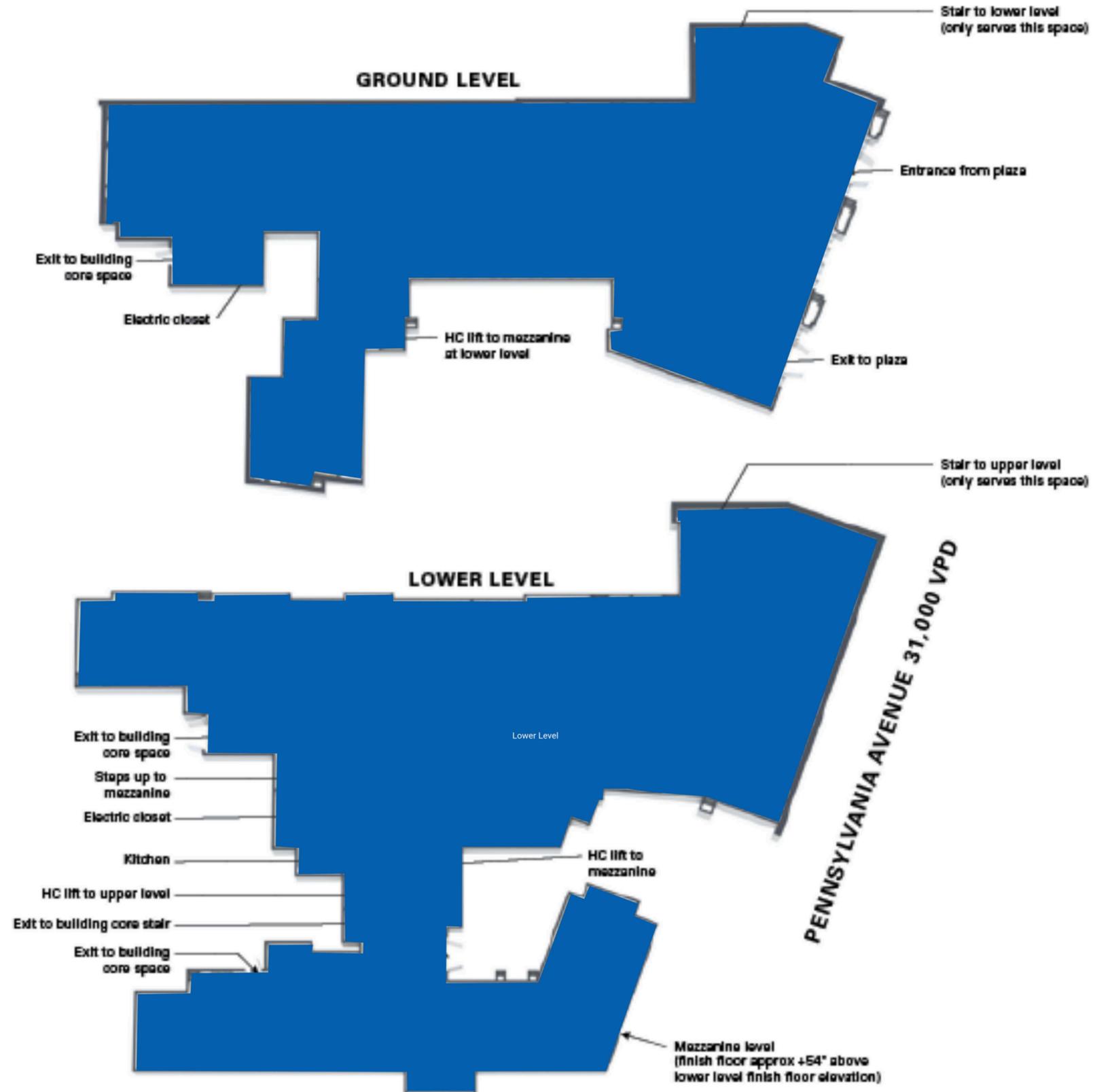
1111 Pennsylvania Ave NW

Site Plan

5,981 - 8,336 SF available

Space #	Sq. Ft.	Tenant
Ground Level	5,981	Available
Lower Level	8,336	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.

Discover your next retail opportunity at
rappaportco.com



WASHINGTON, D.C. | MARYLAND | VIRGINIA

1111 PENNSYLVANIA AVE NW, WASHINGTON, DC

Mike Howard | mhoward@rappaportco.com | 571.382.1219

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983