

1875
penn

EastBanc

 CUSHMAN &
WAKEFIELD

ONE & DONE.

Reintroducing 1875 Penn: a 290,000 SF building which exemplifies trophy quality inside and out. From the stunning glass façade to the impeccable, well-appointed interior build-out, the building presents a user with a leasing opportunity reflective of the current environment plus ease, control, quality and modernity.

1875
penn



290,

000 SF



Convention
Center
N
MCI
Center
N

ONE TROPHY.

**MODERN, MOVE-IN READY
OFFICE SPACE?**

DONE.

*TAKE A
LOOK INSIDE.*





STUNNING ARRIVAL.

Impressive and ornate, the “Fortune 500” atrium at 1875 Penn promises a memorable arrival for employees and guests. Spanning all 13 stories of the building, the atrium is drenched in natural light and provides exceptional light penetration to each of the office floors. The atrium also boasts a private terrace for entertaining supported by the catering areas in the conference facility.





ENCAPSULATED CONFERENCING.

Located immediately off of the main entrance on the ground and 2nd floors, the full-service conference facility enables complete visitor separation. The variety of large and small meeting options boast robust support and catering facilities, are connected by a feature stair, and provide ample space to appropriately socially distance guests.





QUALITY AND MODERNITY WITHOUT THE COST.

With an impeccably-maintained, exquisite office build-out that responds to the needs of the modern office tenant, 1875 Penn is the true definition of "move-in" ready. A typical floorplate supports an average of 35 perimeter offices and 25 workstations per floor spaced at a 6-foot plus distance, affording tenants both a comfortable and high-quality office environment.





SPECIALTY SPACES.

Laced with several high-end, specialized spaces installed at significant cost to the existing tenant, 1875 Penn provides amenities that speak to current office tenant needs and desires. A double-volume boardroom and expansive terrace on the 12th floor offering vast city views speak to the customization that was accounted for in the build-out.





ROBUST SUPPORT SPACES.

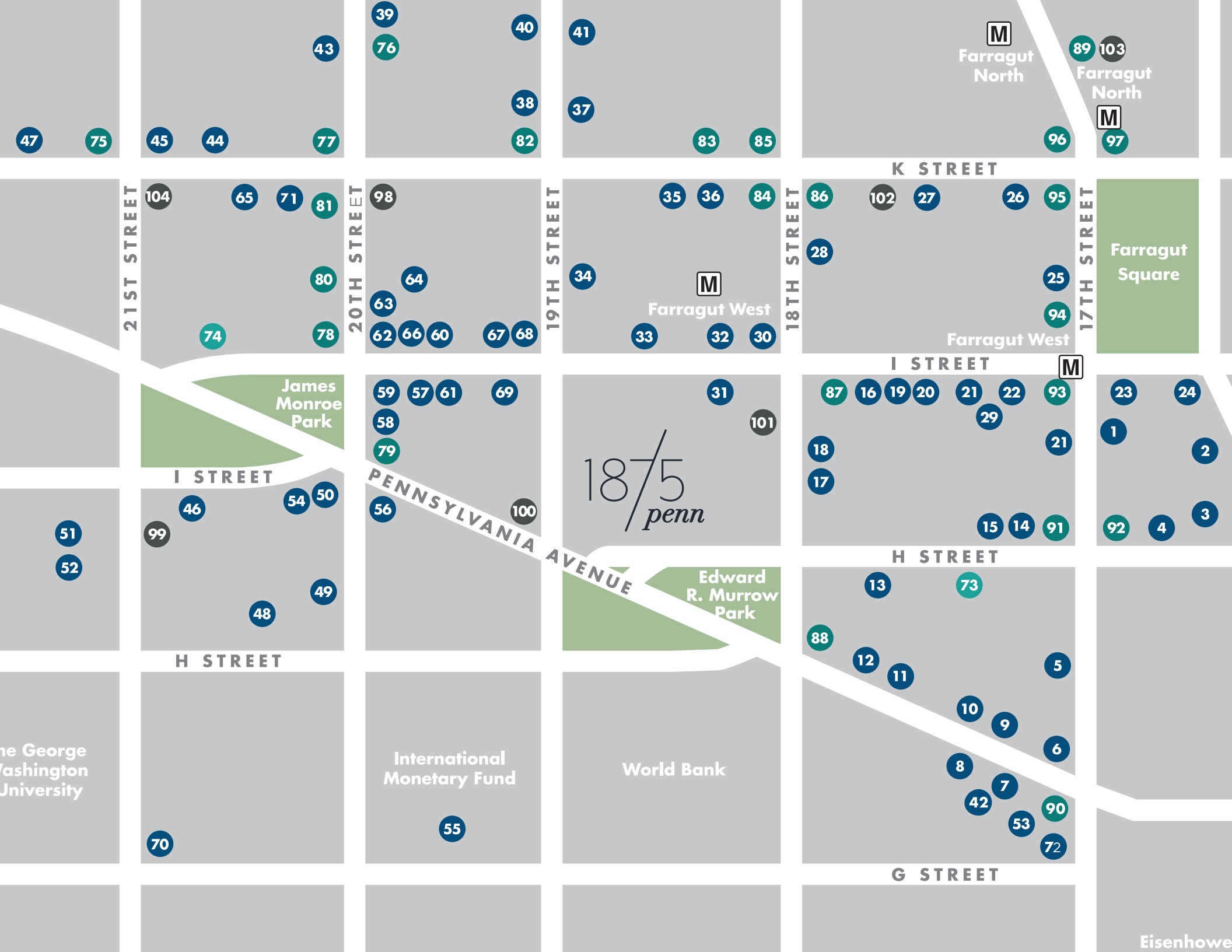
1875 Penn exemplifies full service through its provision of robust support spaces, which include a dedicated loading dock and ample contiguous interior staging area for back-of-house use.

**PENNSYLVANIA
AVENUE
ADDRESS FOR
FREE? DONE.**



A POSITION OF INFLUENCE.

Located amidst noteworthy international, political and corporate institutions, 1875 Penn ensures that tenants are never too far from everywhere they want to be. The building is just steps from a multitude of transportation options, as well as a robust lineup of retail, dining and service amenities.



47

75

45

44

77

43

39

76

40

41

37

38

82

83

85

M
Farragut North

89

103

96

M

97

K STREET

21ST STREET

104

65

71

81

20TH STREET

98

63

62

66

64

60

67

68

19TH STREET

34

M
Farragut West

35

36

84

33

32

30

18TH STREET

86

102

27

26

95

28

Farragut West

25

94

17TH STREET

Farragut Square

I STREET

M

James Monroe Park

59

57

61

69

58

79

31

101

1875 penn

87

16

19

20

21

22

93

18

17

15

14

91

23

24

1

2

92

4

3

I STREET

PENNSYLVANIA AVENUE

100

Edward R. Murrow Park

H STREET

51

52

46

54

50

99

48

49

H STREET

the George Washington University

International Monetary Fund

55

World Bank

88

12

11

8

42

10

9

7

53

90

72

13

73

12

11

8

42

10

9

7

53

90

72

G STREET

Eisenhower

AMENITY MAP.

PENNSY

RESTAURANTS

- 1 Café Soleil
- 2 Equinox
- 3 The Oval Room
- 4 Teaism
- 5 McDonald's
- 6 Potbelly
- 7 Chopt
- 8 GCDC
- 9 Peet's Coffee
- 10 Jimmy John's
Gourmet Sandwich
- 11 Roti Mediterranean
Grill
- 12 Breadline
- 13 Panera
- 14 Compass Coffee
- 15 Luke's Lobster
- 16 Compass Coffee
- 17 Fat Pete's BBQ
- 18 Taberna Del
Alabardero
- 19 TBSP The Best
Sandwich
- 20 Wicked Waffle
- 21 Le Pain Quotidien
- 22 Loeb's NY Deli
- 23 fro•zen•yo
- 24 Parkplace Gourmet
Deli
- 25 Firehook Bakery
- 26 Dunkin'
- 27 Kellari Taverna
- 28 Devon & Blakely
- 29 sweetgreen
- 30 Pret a Manger
- 31 Shawarma District
- 32 Starbucks
- 33 International Square
Food Court
- 34 Prequel
- 35 Sichuan Pavilion
- 36 Rasoi Indian Kitchen
- 37 Cosi
- 38 Rice Bar
- 39 Abunai Poke
- 40 Potbelly

- 41 Corner Bakery
- 42 Starbucks
- 43 Froggy Bottom Pub
- 44 Domino's Pizza
- 45 Subway
- 46 Captain Cookie
- 47 Bobby's Burger Palace
- 48 Chipotle
- 49 PAUL
- 50 Bindaas
- 51 Chick-fil-A
- 52 Sol Mexican Grill
- 53 Cosi
- 54 Laoban Dumplings
- 55 Uptowner Cafe
- 56 Founding Farmers
Restaurant
- 57 Filter Coffeehouse &
Espresso Bar
- 58 Penn Grill
- 59 El Chalan Peruvian
Restaurant
- 60 Kaz Sushi
- 61 JRINK Juicery
- 62 Baja Fresh Mexican
Grill
- 63 PoppaBox
- 64 Chalin's
- 65 Prime Rib
- 66 Jettie's
- 67 Potbelly
- 68 Elephant & Castle
- 69 Sushi Express
- 70 Tonic Restaurant & Bar
- 71 K Street Bagel
- 72 The Exchange Sports
Saloon

HOTELS

- 73 AKA Luxury Extended
Stay Hotel
- 74 Hotel Lombardy

BANKS

- 75 Congressional Bank
- 76 PNC Bank
- 77 EagleBank
- 78 Bank of America
- 79 PNC Bank
- 80 National Cooperative
Bank
- 81 TD Bank
- 82 BB&T
- 83 Amalgamated Bank
- 84 Wells Fargo
- 85 Bank of America
- 86 United Bank
- 87 Capital Bank
- 88 Citibank
- 89 Sandy Spring Bank
- 90 Wells Fargo
- 91 PNC Bank
- 92 TD Bank
- 93 Bank of America
- 94 SunTrust Bank
- 95 Capital One Bank
- 96 Citibank
- 97 Wells Fargo

CONVENIENCES

- 98 CVS
- 99 CVS
- 100 CVS
- 101 Foer's Pharmacy
- 102 One to One Fitness
Center
- 103 CVS
- 104 FedEx Office Ship
Center

BUILDING SPECIFICATIONS.

Year Built: 2005/2006

Architect(s):

Exterior: Shalom Baranes

Interior: Lehman Smith McLeish

General:

Prominently sited on Pennsylvania Avenue in the heart of downtown Washington, DC, this historic approx. 290,000 square foot, 15 story (including C1 and C2 levels) office building was constructed to meet the current and future needs of Washington's Class A office market. The office building is equipped with two levels of below grade rentable space and three levels of underground parking, and is in close proximity to The White House, World Bank/IMF, and Farragut West metro.

Structure:

Reinforced concrete frame and slab system over a 3-level reinforced concrete frame subterranean parking garage. 3rd Floor and above are post-tension structural.

Floor Loading:

Office space offers 100-LBS/SF load capacity with 80-LBS/SF live load and 20-LBS/SF dead load capacity.

Exterior: Glass

Lobby: 13 story glass atrium with a water feature.

Column Spacing: 30' x 30' (typical)

Roof:

The roofing and balcony waterproofing is an inverted system with a "Bituthene" membrane applied directly to the concrete deck and covered by rigid insulation, filer fabric, and river rock or concrete paver ballast.

Slab to Slab Height: 10'- 7 ¾"

Finished Ceiling:

Height(s): Typical: 8' 10" (Minimum)

Elevators:

Six (6) passenger geared traction elevators as well as 1 geared traction freight elevator serve the offices and 2 below grade levels. Two (2) Gen II passenger elevator serves the parking levels of the building.

Window Blinds:

Mecho Shade (Manual and Motorized)

HVAC System:

Office space air conditioning is by way of a Variable Air Volume (VAV) single duct system. There are sixty (60) tons of capacity per floor available for tenant use. Supply air is from centrally located, direct expansion (DX), water-cooled units located at each floor. VAV terminal units control air distribution and provide heating at exterior floor zones by way of electric resistance heating coils within each unit. Air control at interior zones is by way of VAV units without heating coils.

Condenser water to the DX units is from two (2) induced draft BAC cooling towers located at the mechanical penthouse. These two units have a 1300-ton capacity and serve the entire facility. Condenser water circulation is by way of a closed loop and open loop condenser water system serviced by four (4) 1,850 gpm pumps separated by water to water plate and frame heat exchangers. The condenser water system is capable of utilizing an economizer function to produce chilled water to operate floor by floor Self Contained Units if outdoor air conditions are optimal to provide water side economizer/free cooling.

All mechanical equipment is equipped with Variable Frequency Drives to modulate speed to accommodate load.

Outside Air to the entire facility is provided via an outside air handler supplying fresh air to outside air VAV boxes located throughout the building controlled through the use of Carbon Dioxide sensors to modulate based upon need as opposed to fixed cfm levels.

Electrical Systems:

Potomac Electric Power Company (PEPCO) provides electric service throughout the building via transformer vaults located beneath the Pennsylvania Avenue sidewalk.

The PEPCO transformers feed the four (4) main switchboards at the C1 level. One 4,000 amp switchboard serves the C1 and Penthouse Equipment while two (2) 2,500 amp service supplies power to office levels 1st through 7th floors and 8th through 13th floors. One (1) 400 amp service supplies power to the three below grade parking levels.

Distribution through the building is by way of two (2) 2,500 amp, 480 volt bus ducts. Step-down transformers at each floor's electrical closet convert

the power from 480 volt to 120/208/277 volts for outlet and lighting requirements.

Telecommunications:

Fiber Optics: Comcast, Verizon are the current service providers for phone, internet and fiber optic cable in the building. Risers are brought from the C1 level to the data closets with sleeves and conduits on from Floors C2-Penthouse.

Emergency Power: A 750 kw diesel-driven generator at the roof serves emergency loads including the fire pump, fire alarm systems, egress and exit lighting, storm pumps and sewage pumps.

Life Safety: Smoke evacuation system, automatic sprinkler system and central fire alarm system is installed in the building per high-rise building code.

Wet Columns: Three (3) wet columns per floor ready for connection of Tenant's added plumbing work. On multi-tenanted floors, these wet columns shall be shared.

Building Management:

The building is equipped with a Siemens Insight Building Automation System.

Parking: The building is enhanced by three levels of parking providing 213 spaces, comprised largely of stacked parking. Some single parking spaces are available on each level of the garage, as are valet spaces. The garage doors were replaced in 2014, and the garage entry/exit equipment was replaced in 2018. A garage membrane was installed in 2018. The current cost of an unreserved parking permit is \$320.00 per month and a reserved permit is \$560.50 per month (note, these are lease driven prices with annual escalations).

**TROPHY
QUALITY
PLUG-AND-
PLAY? DONE.**

1ST FLOOR

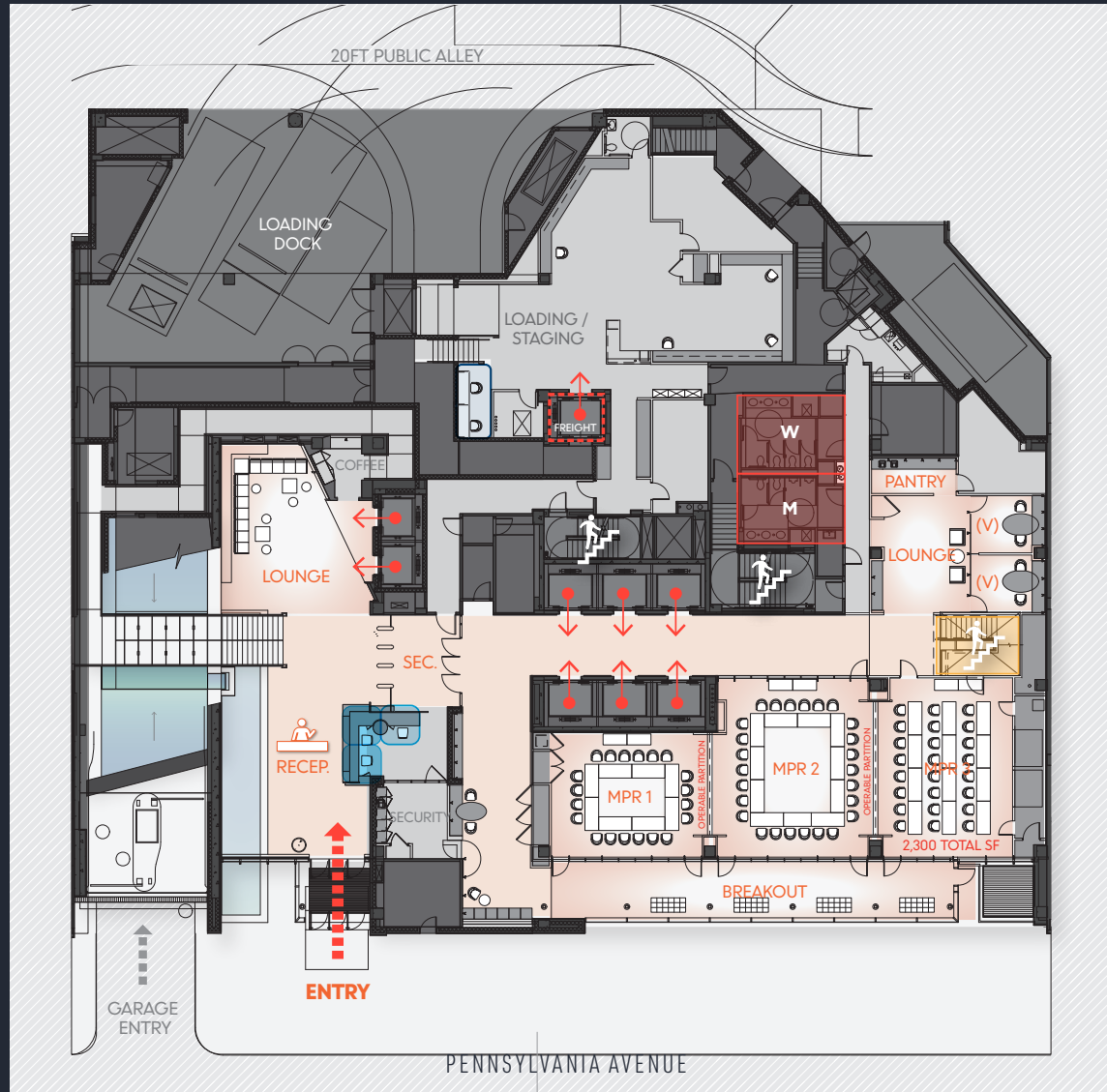
APPROXIMATELY 10,000 SF

OFFICES
1

WORKSTATIONS
1

CONFERENCE
74 SEATS
MAX 153

FILE STORAGE
0 LF



2ND FLOOR

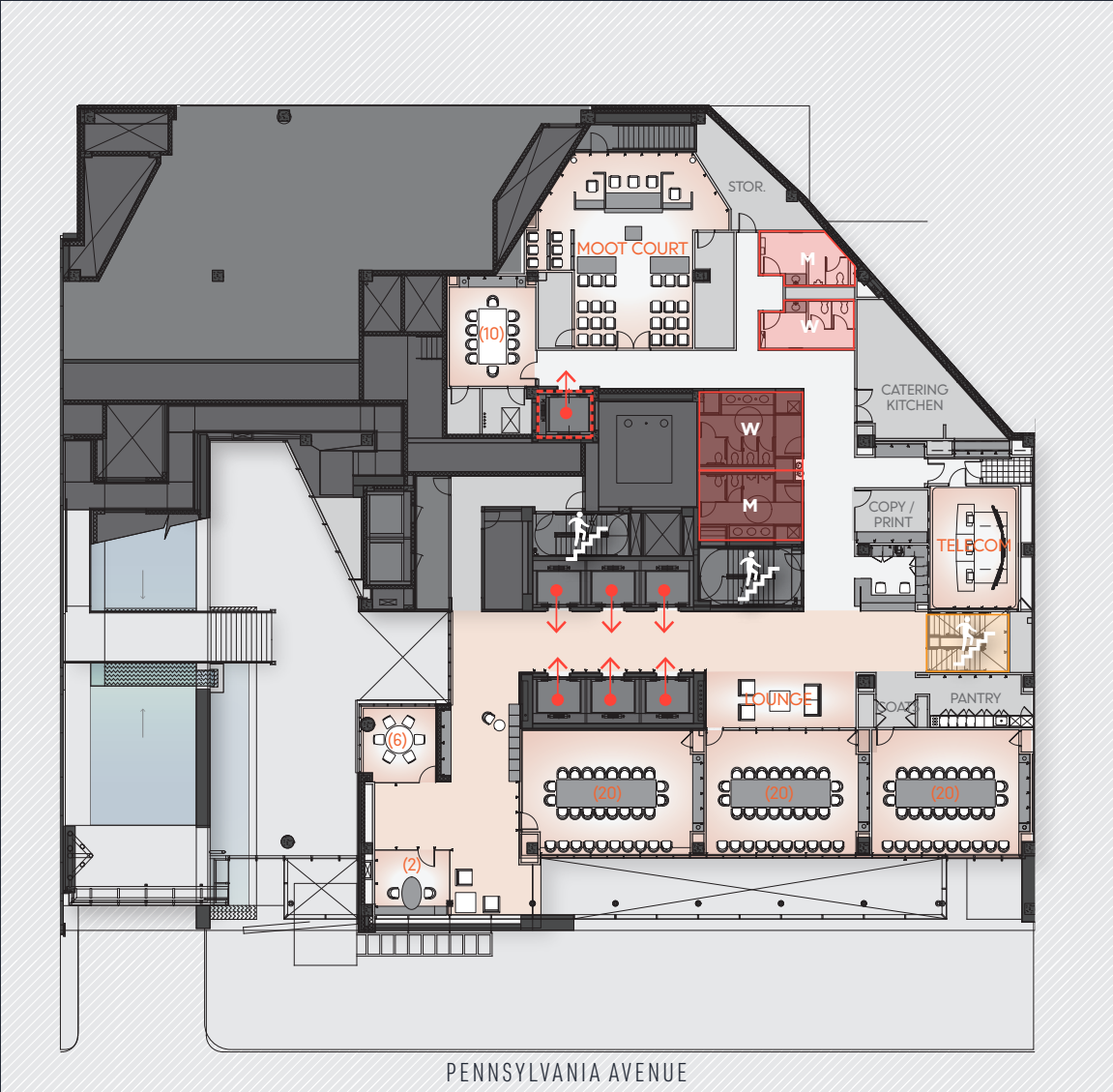
APPROXIMATELY 12,000 SF

OFFICES
0

WORKSTATIONS
0

CONFERENCE
76 SEATS

FILE STORAGE
0 LF



3RD FLOOR

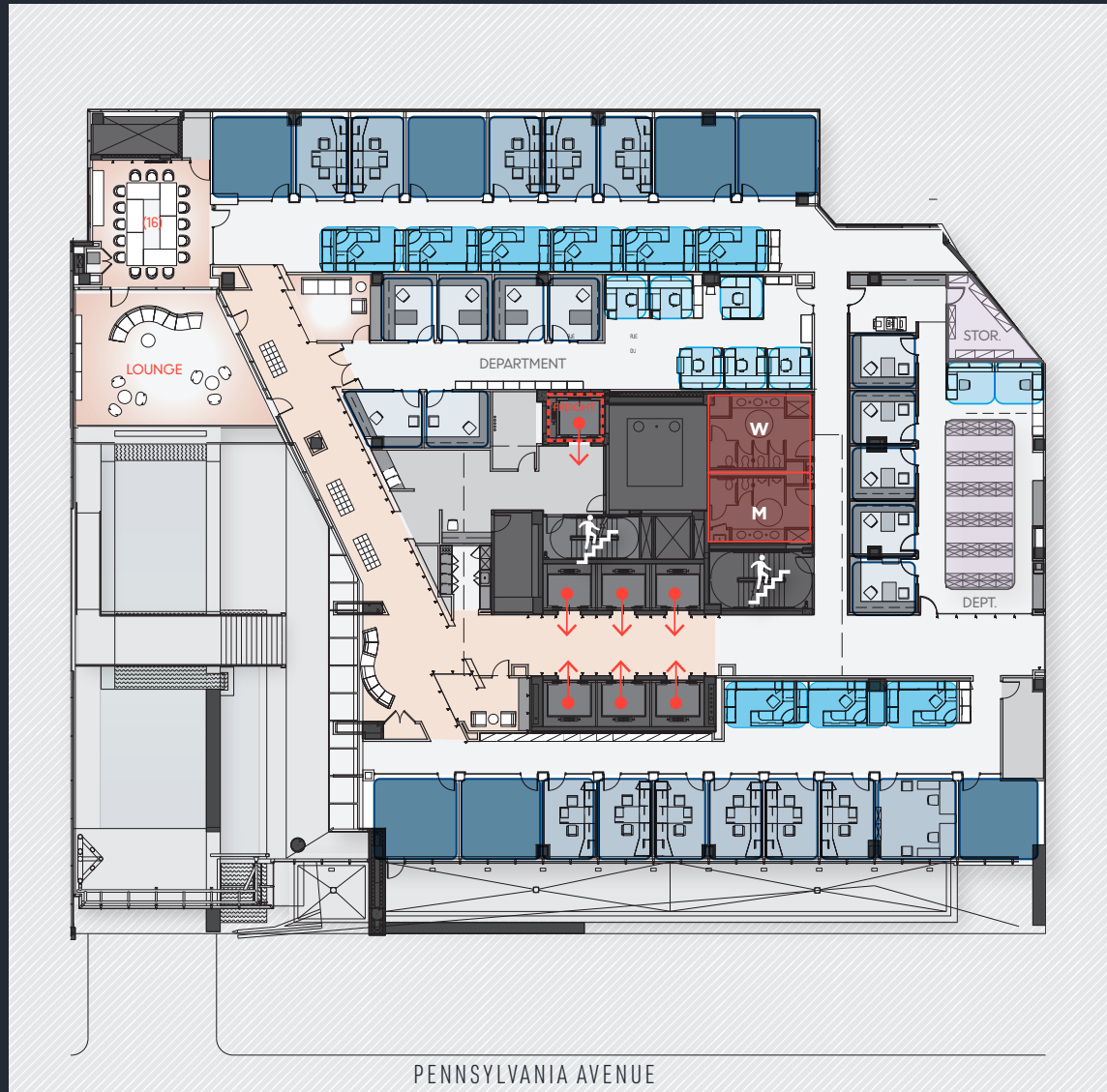
APPROXIMATELY 20,000 SF

OFFICES
31

WORKSTATIONS
17

CONFERENCE
16 SEATS

FILE STORAGE
1,134 LF



4TH FLOOR

APPROXIMATELY 22,000 SF

OFFICES
35

WORKSTATIONS
42

CONFERENCE
56 SEATS

FILE STORAGE
1,491 LF



5TH FLOOR

APPROXIMATELY 22,000 SF

OFFICES
35

WORKSTATIONS
21

CONFERENCE
42 SEATS

FILE STORAGE
1,356 LF



6TH FLOOR

APPROXIMATELY 22,000 SF

OFFICES
38

WORKSTATIONS
21

CONFERENCE
42 SEATS

FILE STORAGE
474 LF



7TH FLOOR

APPROXIMATELY 22,000 SF

OFFICES
33

WORKSTATIONS
26

CONFERENCE
50 SEATS

FILE STORAGE
738 LF



8TH FLOOR

APPROXIMATELY 22,000 SF

OFFICES
33

WORKSTATIONS
28

CONFERENCE
42 SEATS

FILE STORAGE
1,473 LF



9TH FLOOR

APPROXIMATELY 22,000 SF

OFFICES
34

WORKSTATIONS
16

CONFERENCE
42 SEATS

FILE STORAGE
3,234 LF



10TH FLOOR

APPROXIMATELY 22,000 SF

OFFICES
34

WORKSTATIONS
22

CONFERENCE
50 SEATS

FILE STORAGE
2,172 LF



11TH FLOOR

APPROXIMATELY 22,000 SF

OFFICES
33

WORKSTATIONS
30

CONFERENCE
50 SEATS

FILE STORAGE
646 LF



12TH FLOOR

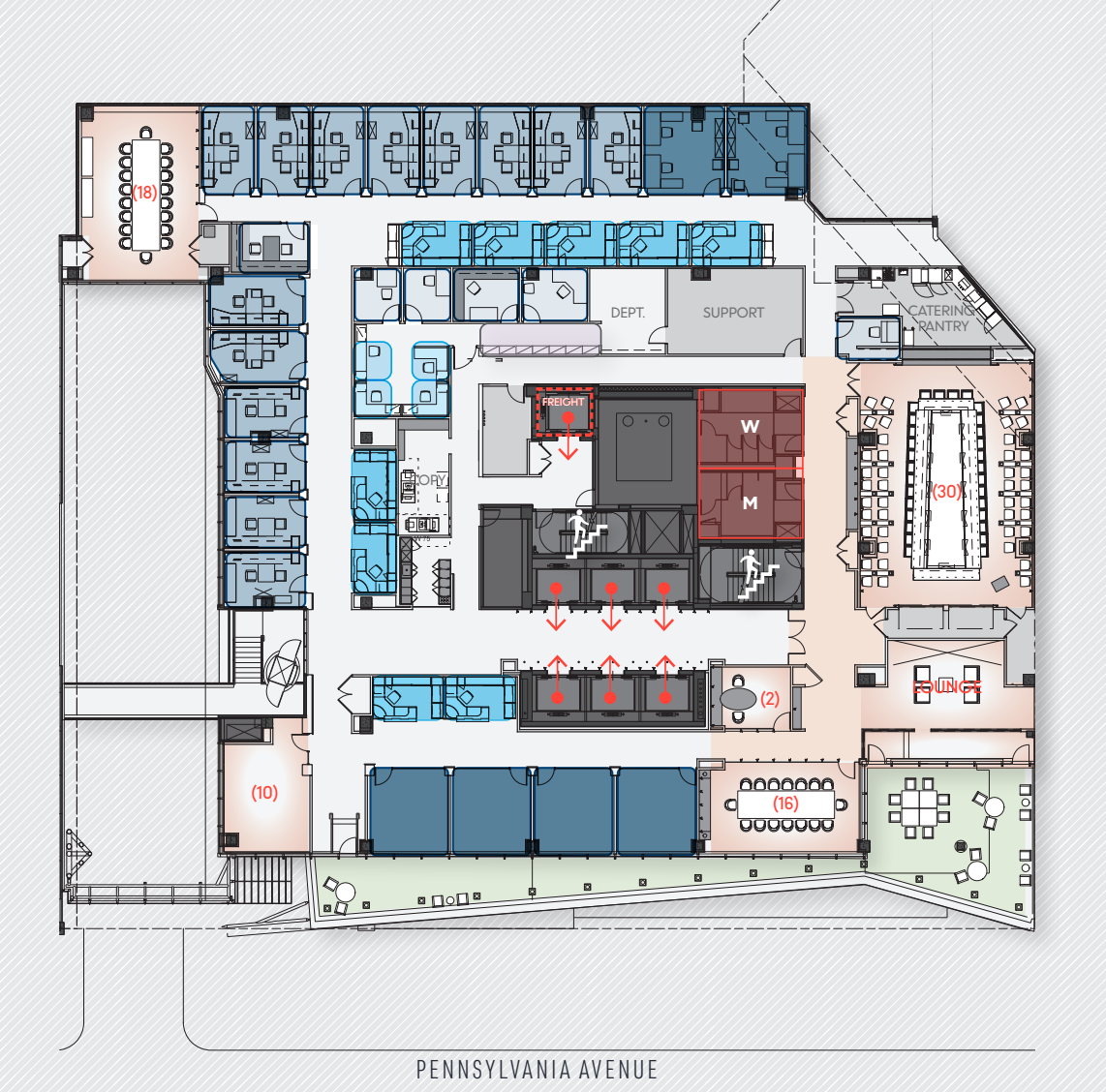
APPROXIMATELY 22,000 SF

OFFICES
25

WORKSTATIONS
13

CONFERENCE
76 SEATS

FILE STORAGE
147 LF



13TH FLOOR

APPROXIMATELY 19,000 SF

OFFICES
28

WORKSTATIONS
15

CONFERENCE
40 SEATS

FILE STORAGE
714 LF



C1 LEVEL

APPROXIMATELY 16,000 SF

OFFICES
14

WORKSTATIONS
74

CONFERENCE
28 SEATS

FILE STORAGE
1,122 LF



C2 LEVEL

APPROXIMATELY 21,000 SF

OFFICES
4

WORKSTATIONS
28

CONFERENCE
20 SEATS

FILE STORAGE
13,092 LF



OVERVIEW.

DONE & DONE.

378

TOTAL OFFICES

69	PARTNER	225 SF
200	ASSOCIATE	150 SF
109	INTERIOR	100-150 SF

29%

INTERIOR OFFICES

356

WORK STATIONS

109	SECRETARY
247	DEPARTMENT

57

CONFERENCE ROOMS

7	2-4 PERSON ROOMS
15	8-8 PERSON ROOMS
3	10-14 PERSON ROOMS
24	16-20 PERSON ROOMS
1	20+ PERSON BOARD ROOMS
3	20-30 PERSON MPR (ONE COMBINED 2,300 SF COMBINED MPR)
2	12P TRAINING
1	MOOT COURT
1	TELECOM

	OFFICES				WORKSTATIONS			CONFERENCE			STORAGE
		PARTNER	ASSOC.	INT.		SECRETARY	STAFF / DEPT.	ROOMS	TOTAL SEATS	CONF. CAPACITY	LINEAR FEET
13	28	7	18	3	15	11	4	3	40	1.42 / L	714 LF
12	25	6	14	5	13	9	4	5	76	3.8 / L	147 LF
11	33	6	20	7	30	10	20	5	50	1.92 / L	646 LF
10	34	6	20	8	22	10	12	4	50	1.92 / L	2,172 LF
09	34	6	20	8	16	10	6	3	42	1.61 / L	3,234 LF
08	33	6	20	7	28	10	18	3	42	1.31 / L	1,473 LF
07	33	6	16	11	26	11	15	5	50	2.27 / L	738 LF
06	38	7	19	12	21	9	12	3	42	1.61 / L	474 LF
05	35	6	20	9	21	9	12	3	42	1.61 / L	1,356 LF
04	35	6	20	9	42	9	33	5	54	2.15 / L	1,491 LF
03	31	7	13	11	17	9	8	1	16	.80 / L	1,134 LF
02	0	0	0	0	0	0	0	8	76	-	0 LF
01	1	0	0	1	1	2	1	5	74	-	0 LF
C1	14	0	0	14	74	0	74	2	28	-	1,122 LF
C2	4	0	0	4	28	0	28	2	20	-	13,092 LF
TOTAL	378	69	200	109	356	109	247	57	653	AVG. 1.86 / L	27,791 LF

EastBanc

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