FOR LEASE > OFFICE BUILDING

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805 PENNSYLVANIA AVENUE

PROPERTY FEATURES

› Large floor plates: 32,726 - 34,156 RSF
› Lease rate: $22.50 PSF, full service gross
› Abundant structured parking
› Class A finishes
› Convenient highway access
› Fantastic views
› Private patios
› Building signage opportunity
› Professional property management
› More than 200,000 square feet of contiguous space
  › 1st floor: 5,231 - 27,313 RSF
  › 3rd floor: 34,156 RSF
  › 4th floor: 34,142 RSF
  › 5th floor: 34,062 RSF
  › 6th floor: 32,726 RSF

Newly available for lease, 805 Penn provides prospective occupants with Class A office quality, unmatched elsewhere in the Central Business District. With large floor plates of approximately 35,000 square feet and structured parking in excess of 4/1,000, 805 Penn combines modern office standards typical of Class A suburban office properties, with the prominence of a downtown location.
Fitness center plans are subject to final approval of landlord and substantial leasing activity.
1ST FLOOR: 5,231 & 22,082 RSF
(totaling 27,313 contiguous SF)

3RD FLOOR: 34,156 RSF

4TH FLOOR: 34,142 RSF
5TH FLOOR: 34,062 RSF

6TH FLOOR: 32,726 RSF
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<tr>
<th></th>
<th>Surrounding Retail Amenities</th>
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<tbody>
<tr>
<td>1</td>
<td>Jimmy John’s</td>
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<tr>
<td>2</td>
<td>The Majestic</td>
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<td>3</td>
<td>Subway</td>
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<td>4</td>
<td>Los Corrals</td>
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<td>The Peanut</td>
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<td>Quaff Bar &amp; Grill</td>
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<td>Pizza Hut</td>
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<td>Milwaukee Deli</td>
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<td>9</td>
<td>The Phoenix Jazz Club</td>
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<td>10</td>
<td>The Savoy (Summer 2018)</td>
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<td>11</td>
<td>The River Club</td>
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