

1299 PENNSYLVANIA AVENUE NW | WASHINGTON, D.C. 20004

CBRE

THE SHOPS AT
THE
WARNER
PENNSYLVANIA AVENUE

2,293 SF
AVAILABLE

2,740 SF
AVAILABLE



HISTORIC GRANDEUR MEETS 21ST-CENTURY HOSPITALITY



View From The Warner Building Facing E St NW

2ND GENERATION RESTAURANT
SPACES AVAILABLE

2,740 SF

2,293 SF



PROPERTY HIGHLIGHTS

Iconic Historic Building
Less Than 1 Block From Metro Center Station (24,160 VPD)
Street & Trophy Office Lobby Entrances



JOIN NEARBY RETAILERS:

NORDSTROM
rack



T.J. maxx

Marshalls



LANDMARK LOCATION

Between the White House and the Capitol in the heart of downtown D.C., The Warner is where businesses thrive with easy access to many of D.C.'s quintessential restaurants, noteworthy shops, notable hotels, and esteemed cultural attractions.

WALKING DISTANCE FROM THE WHITE HOUSE & CAPITOL



31M
OCCUPIED
OFFICE SF
1/2 MILE



64K
DAYTIME
POPULATION
(6,161 ROOMS)
1/2 MILE



19
HOTELS
(6,161 ROOMS)
1/2 MILE



100
TRANSIT
SCORE



86
WALK
SCORE



85
BIKE
SCORE



STANDOUT
DINING



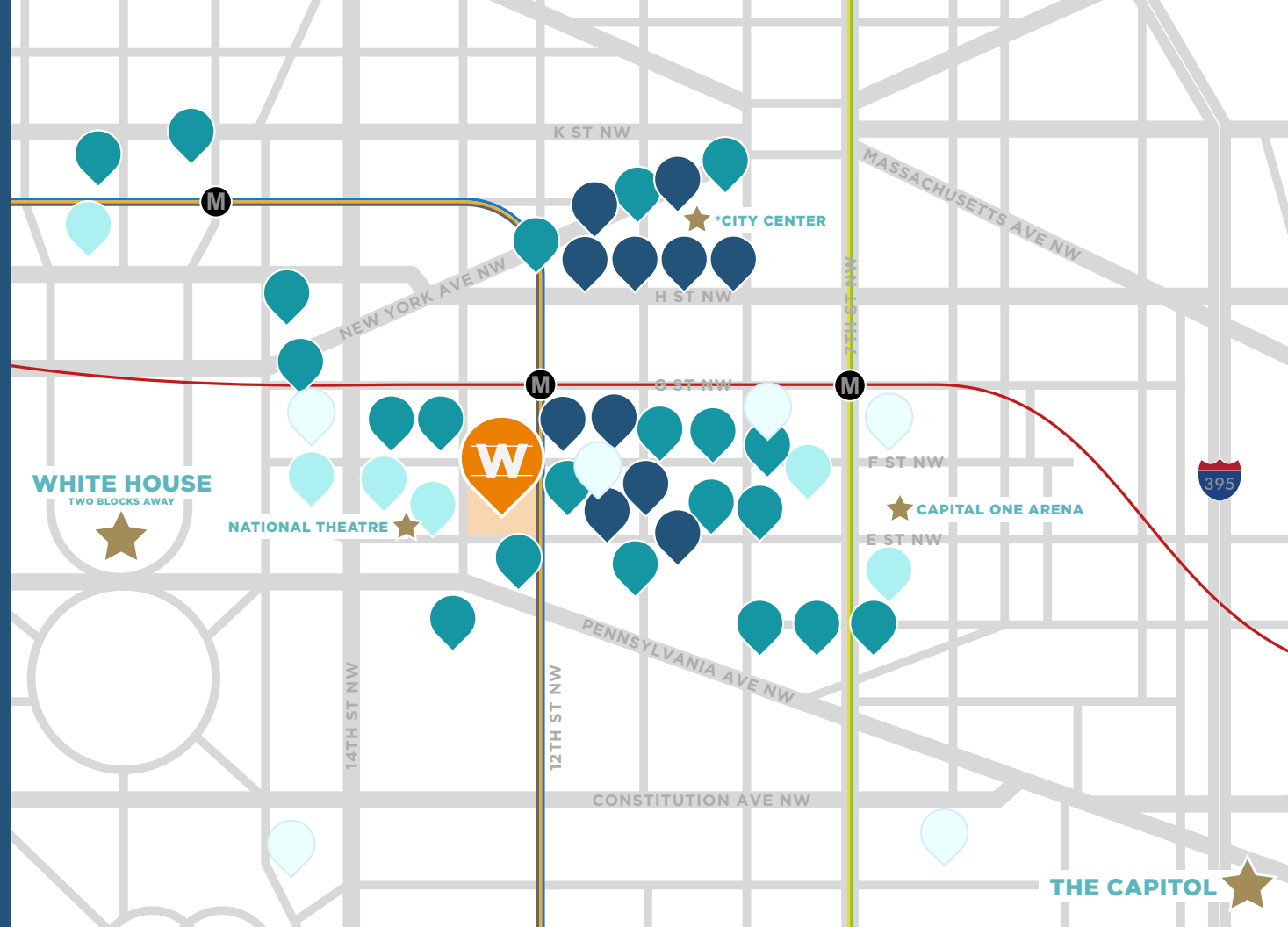
NOTABLE
HOTELS



PROMINENT
DESTINATIONS



RELEVANT
RETAIL



SHOPPING, DINING & ENTERTAINING

ZARA



NORDSTROM
rack

SEPHORA

OLD
EBBITT
GRILL

MXDC
BY TODD ENGLISH

J.CREW



WARNER THEATRE

ANTHROPOLOGIE



*CITY CENTER

GUCCI



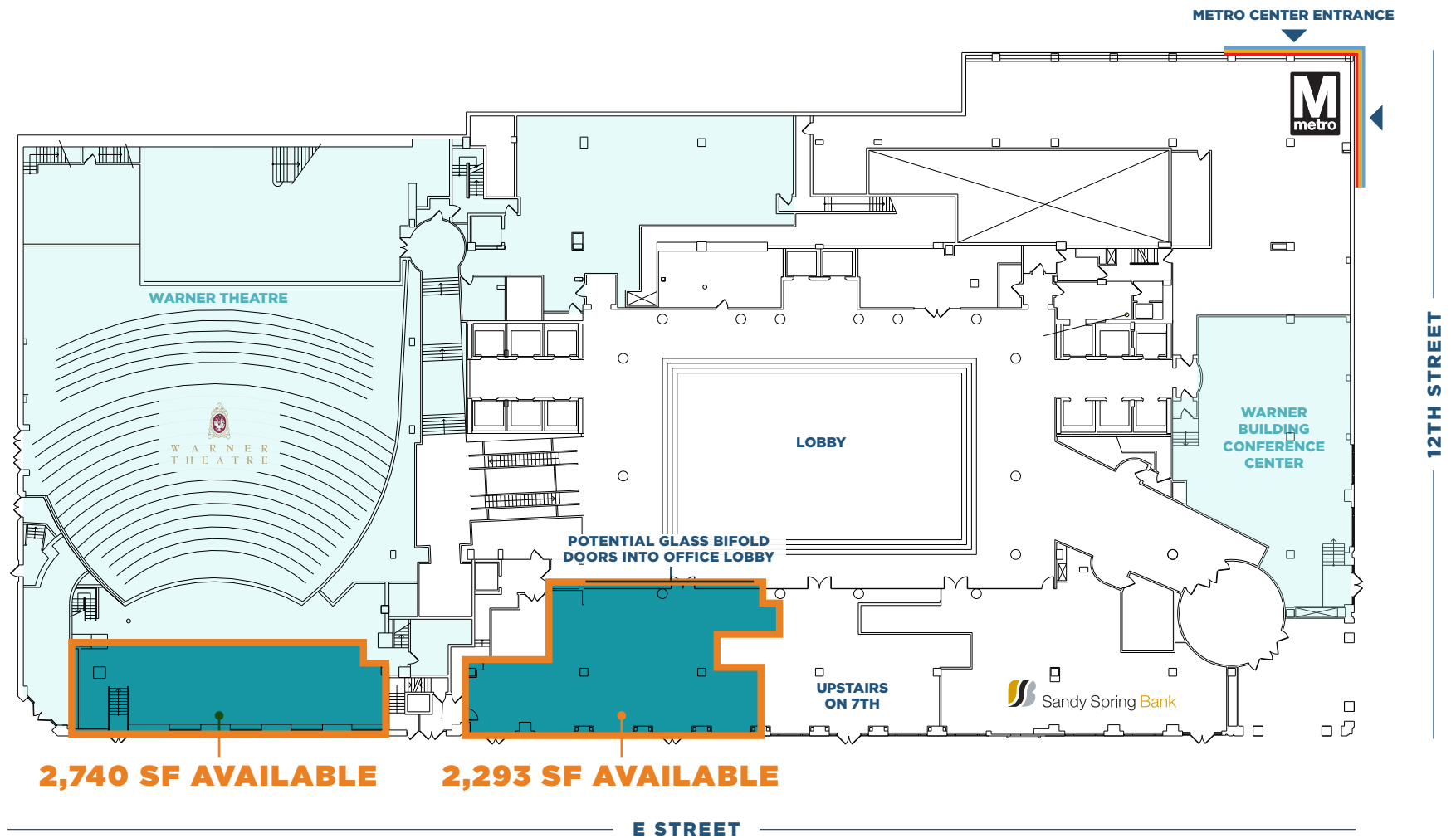
BURBERRY kate spade
NEW YORK

TIFFANY & Co. Del Frisco's

CENTROLINA LOUIS VUITTON

MODENA





**PROUDLY
REPRESENTED BY:**

MICHAEL ZACHARIA

Executive Vice President
+1 703 905 0268
michael.zacharia@cbre.com

REILLY HUDSON

Senior Associate
+1 301 758 6197
reilly.hudson@cbre.com

ERIKA DALISERA

Retail Specialist
+1 410 353 9713
erika.dalisera@cbre.com

CBRE