

# THE PARK VIEW

1029 VERMONT AVENUE

## A RARE DC OPPORTUNITY

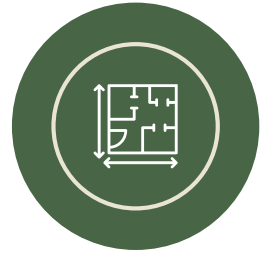
**TERRANIA**  
NORTH AMERICA

 **CUSHMAN &  
WAKEFIELD**

# AN ADDRESS AMONG ICONS

The Park View offers a rare combination of history, prestige and modern updates in Downtown D.C. With a newly renovated lobby, boutique office spaces and prime proximity to the White House, this is an opportunity to establish your business in a highly coveted location, without compromise.

## 11-STORY BUILDING WITH UNPARALLELED VIEWS



**BOUTIQUE 3,849 SF FLOORS**



**MOVE-IN READY SPACES**



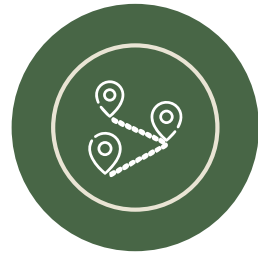
**NEWLY RENOVATED LOBBY AND COMMON AREA**



**SUPERIOR SIGNAGE OPPORTUNITY**



**PRIME LOCATION NEAR THE WHITE HOUSE, MCPHERSON SQUARE & THE NATIONAL MALL**



**CONVENIENT WALKABILITY TO THREE METRO STATIONS**



**EXPANSIVE VIEWS OF MCPHERSON SQUARE AND THE WHITE HOUSE**



**AMPLE GARAGE PARKING AVAILABLE NEARBY**



**ACCESS TO PREMIER DINING, LUXURY HOTELS, AND TOP ATTRACTIONS**



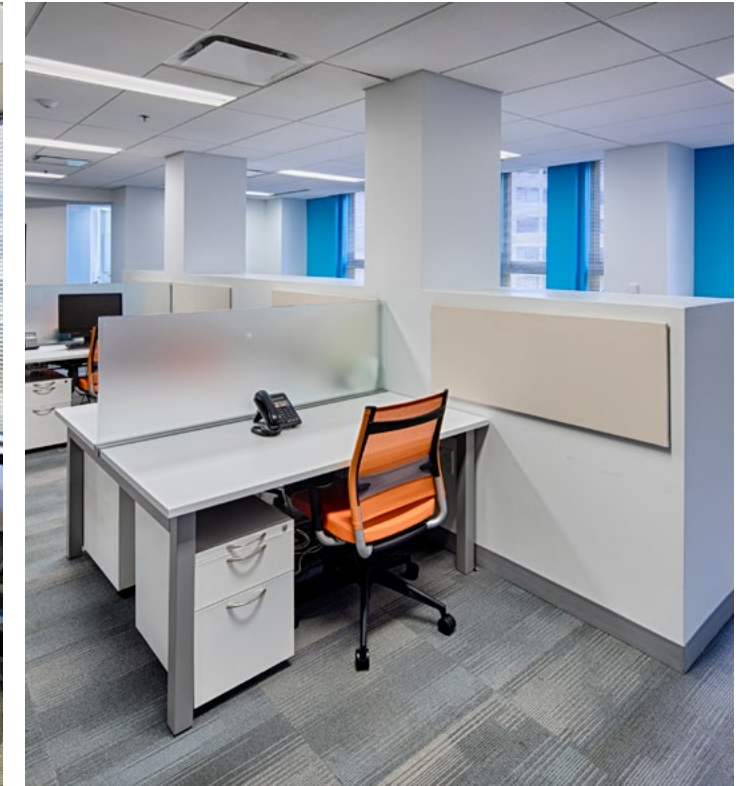
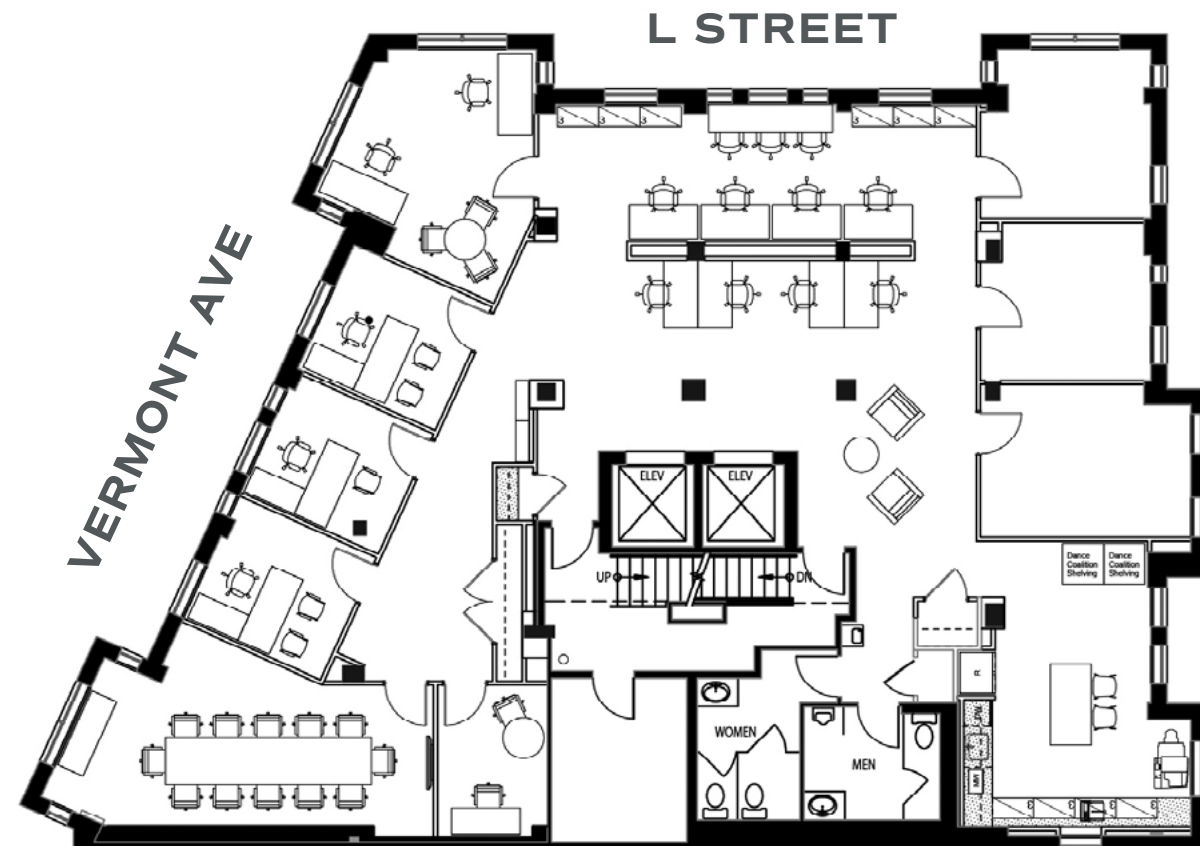
# DESIGNED TO FIT YOUR BUSINESS

The Park View has boutique floor plates with prime visibility, giving small and mid-sized tenants a rare opportunity to stand out in Downtown D.C. With full-floor availability in move-in ready condition, The Park View has the right space for your unique needs.

## FULL 4TH FLOOR AVAILABLE

**SUITE 400 | 3,849 SF**

Furnished Plug & Play Opportunity!

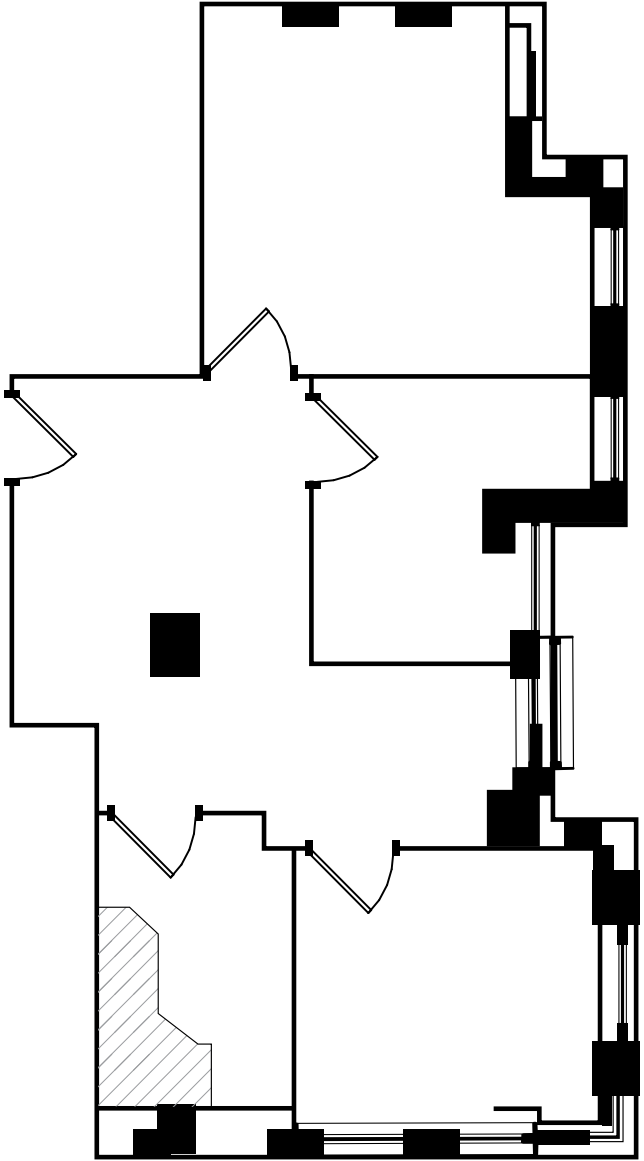




# PARTIAL 7TH FLOOR AVAILABLE

SUITE 720 | 860 SF

Available with 90 Days' Notice



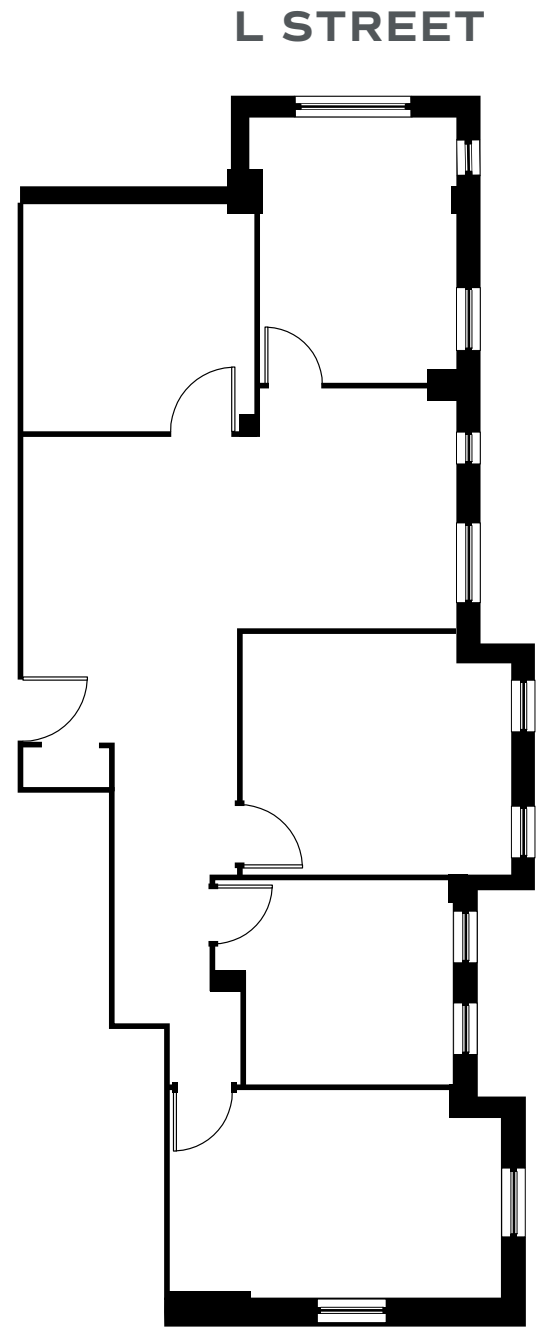
WINDOW LINE

WINDOW LINE

# PARTIAL 8TH FLOOR AVAILABLE

SUITE 850 | 1,540 SF

Available Immediately



L STREET

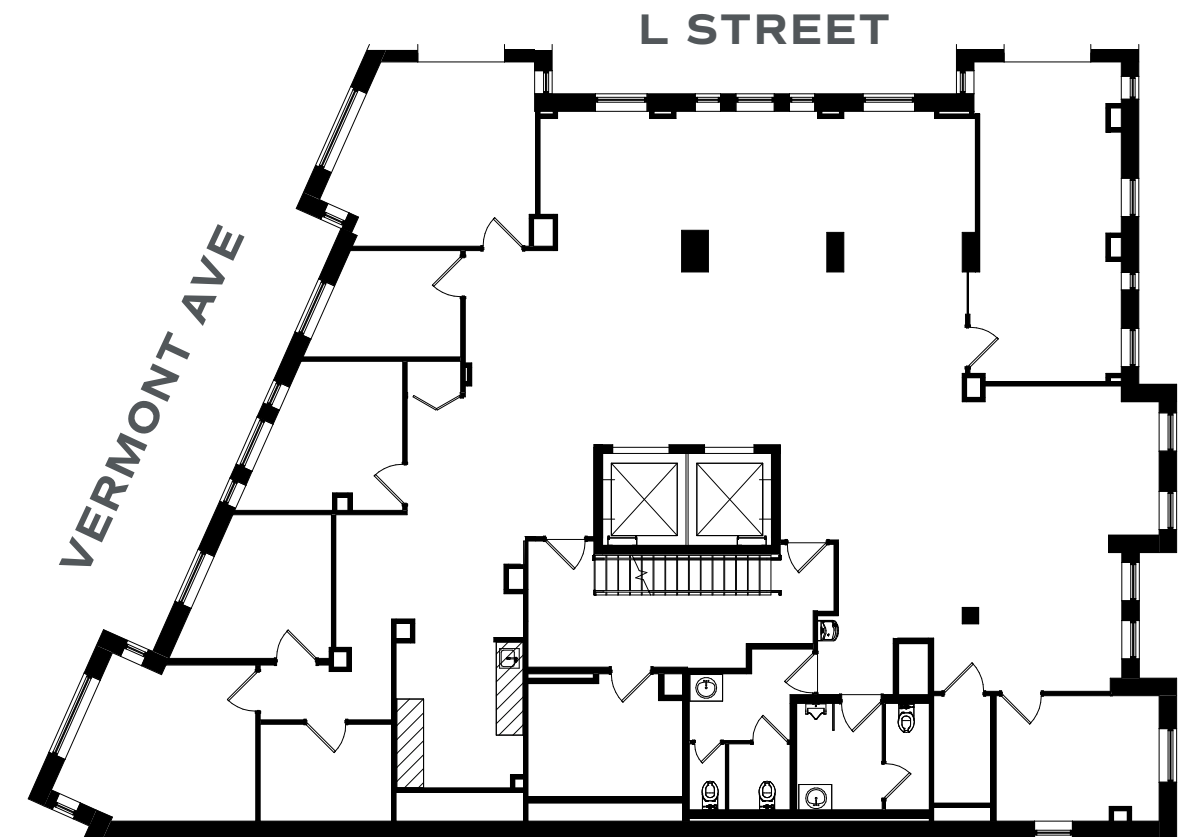
WINDOW LINE

WINDOW LINE

# FULL 9TH FLOOR AVAILABLE

SUITE 900 | 3,849 SF

Available Immediately



L STREET

VERMONT AVE



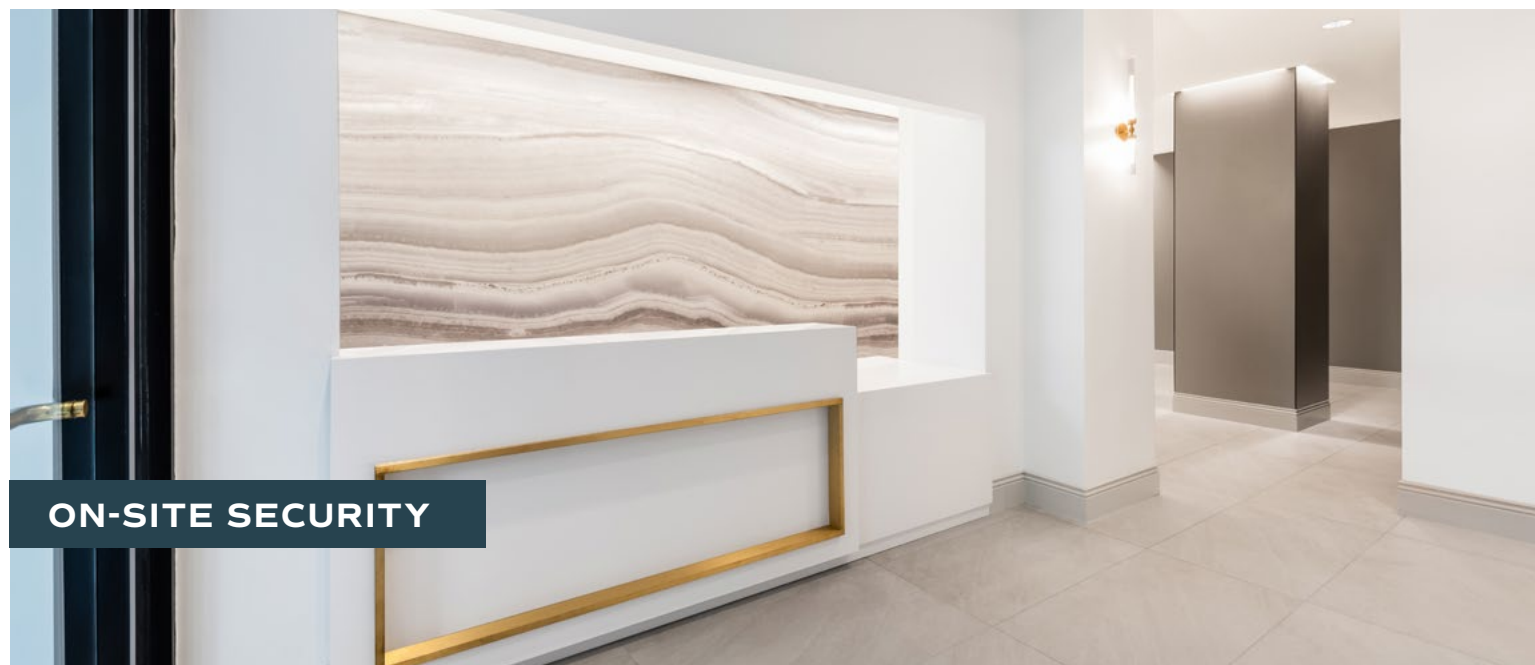
CONCEPTUAL RENOVATION IMAGERY

# A REFINED WORKPLACE EXPERIENCE

Designed with care and purpose, The Park View has a refreshed office experience in a location that puts you in the center of it all. Whether welcoming clients in the newly updated lobby or taking in city views between meetings, every detail enhances the workday.



**NEWLY RENOVATED LOBBY**



**ON-SITE SECURITY**

# EFFORTLESSLY CONNECTED

Enjoy easy walking access to Metro stations, commuter rails and major roadways, in just a matter of minutes to help keep you connected to all corners of the D.C. region.



**TRANSIT SCORE:**  
**100**

**BIKE SCORE:**  
**93**

**MCPHERSON SQUARE METRO:**  
**4 MIN WALK**

**FARRAGUT NORTH METRO:**  
**9 MIN WALK**

**FARRAGUT WEST METRO:**  
**11 MIN WALK**

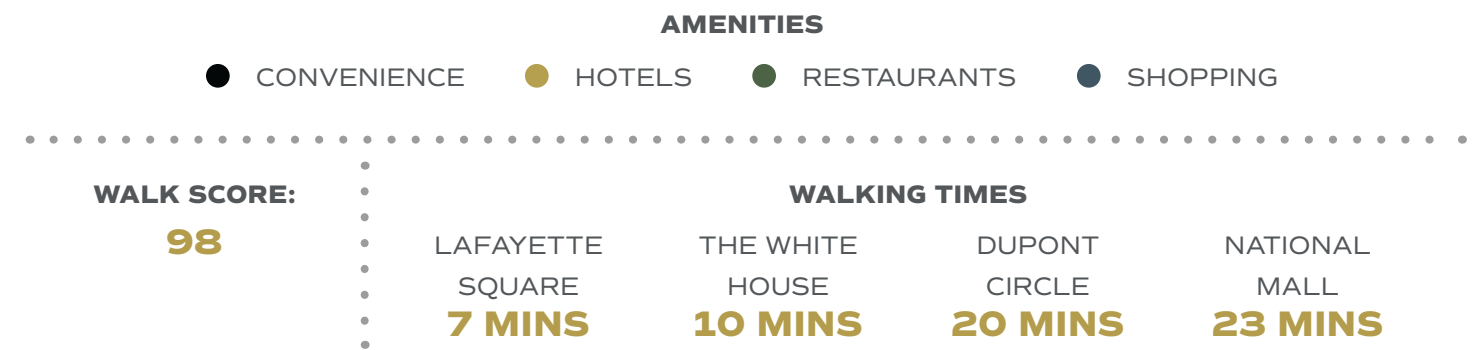
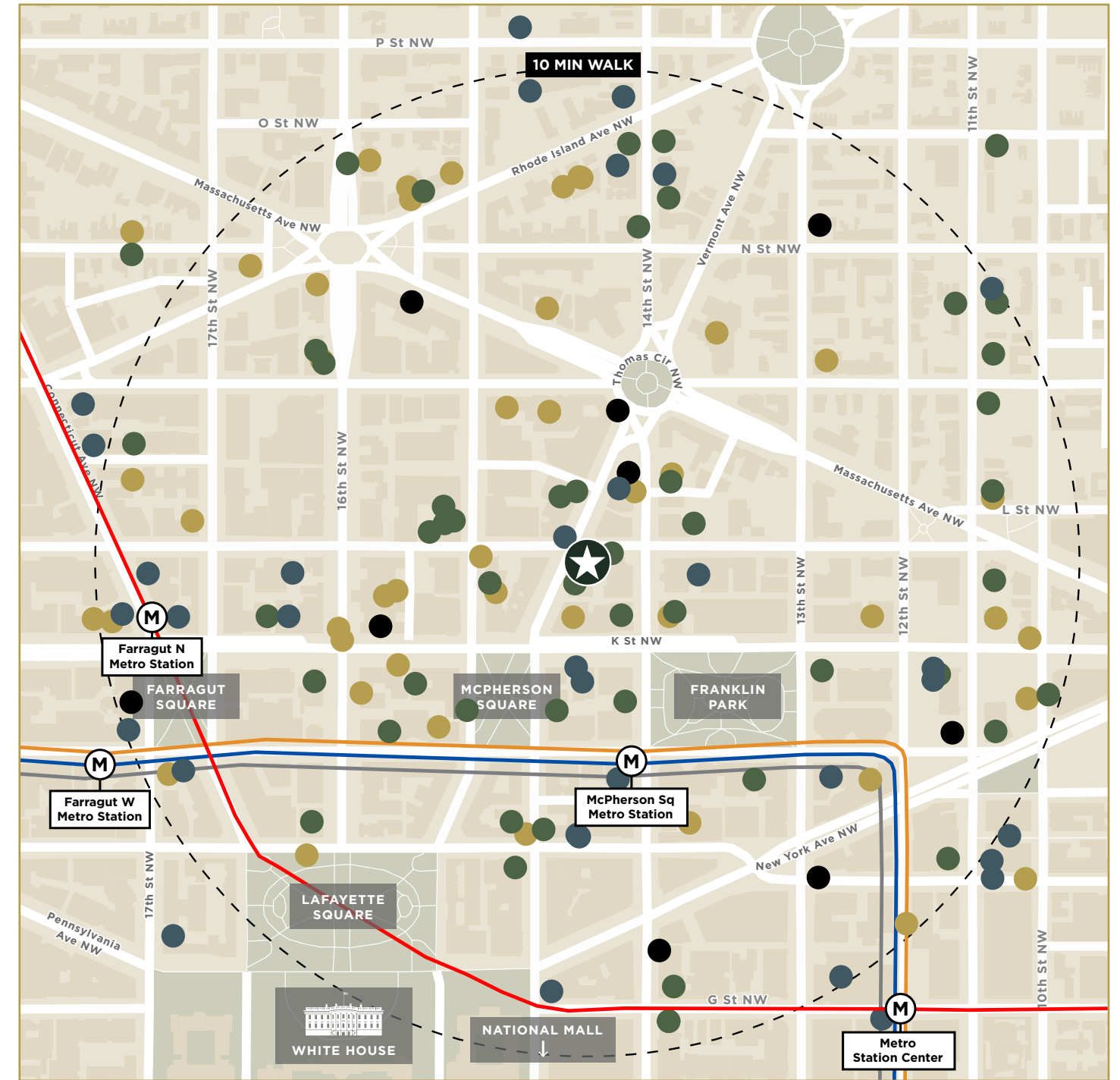
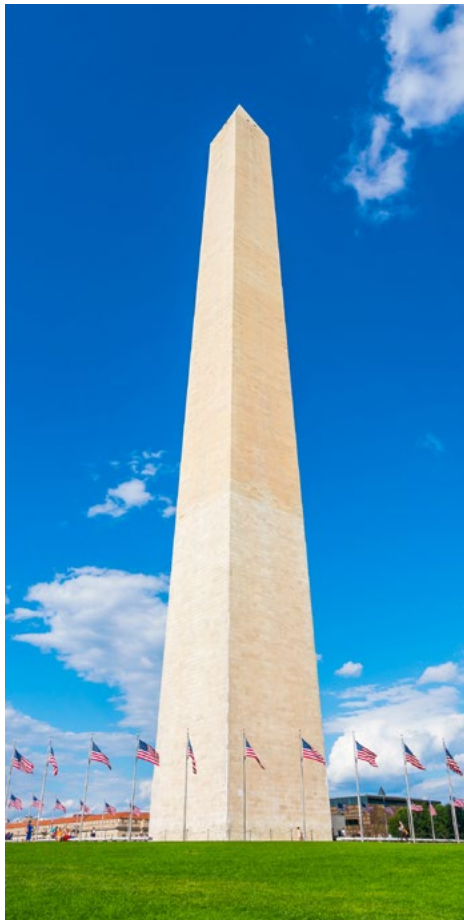
**L'ENFANT COMMUTER RAIL:**  
**5 MIN DRIVE**

**UNION STATION COMMUTER RAIL:**  
**5 MIN DRIVE**

**RONALD REAGAN INTERNATIONAL AIRPORT:**  
**11 MIN DRIVE**

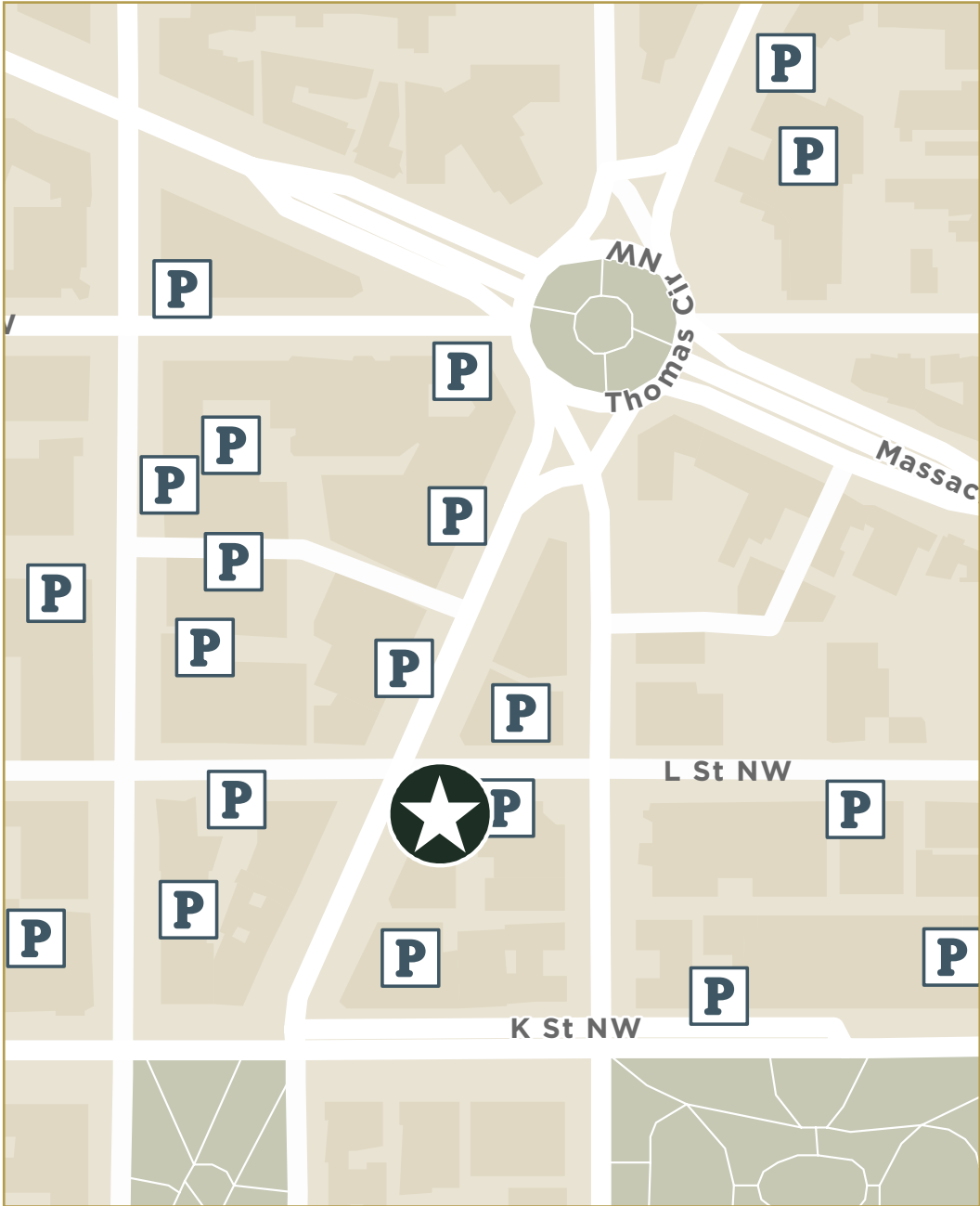
# SURROUNDED BY DC CONVENIENCE

At The Park View, convenience isn't an afterthought, it's built into your daily routine. Whether you're hosting clients, meeting guests at a nearby hotel or enjoying the city after hours, you're steps away from the best DC has to offer.



# PARKING WITHOUT THE HASSLE

With multiple garages just steps away, The Park View offers several convenient parking solutions for both tenants and guests.



# OWNERSHIP THAT DELIVERS

Terrania AG, an international real estate firm with a strong focus on commercial investment and redevelopment, brings its expertise to The Park View. With a long-term approach to asset management, Terrania ensures properties remain modern, efficient, and positioned for success.

**5 MILLION SF**



Commercial & Multi-Family Properties

**75+**



Properties Globally

**215,000+ SF**



Properties in the US.



**TERRANIA**  
NORTH AMERICA

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