





901

McPHERSON
BUILDING

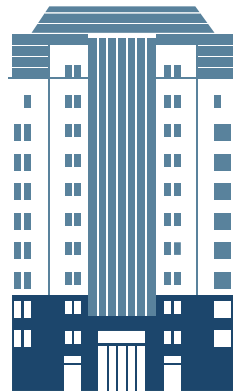
McPHERSON
BUILDING





Northwestern Mutual®

Northwestern Mutual Real Estate is the real estate investment arm of Northwestern Mutual and one of the largest real estate investors in the nation, with investments in commercial mortgages and equity investments across all major property types, including apartments, office, retail and industrial. The \$60+ billion real estate investment portfolio is composed of approximately 80 percent fixed income and 20 percent equity investments. Northwestern Mutual Real Estate is a financing source that provides experienced and knowledgeable people, quick and decisive action, and flexible, creative solutions.



MCPHERSON BUILDING

901 15TH STREET, NW

- **The McPherson Building is 100% owned by Northwestern Mutual**
- **There is no debt on The McPherson Building**
- **The McPherson Building is a long-term investment for Northwestern Mutual**

The image features a central dark blue horizontal band. Above and below this band, the background is white with a series of vertical stripes in varying shades of light blue and grey. The stripes are of different widths and are positioned on the right side of the image, extending from the top to the bottom.

UNRIVALED VIEW CORRIDORS

WESTERN VIEW OVERLOOKING MCPHERSON PARK



**SOUTHERN VIEW OF THE
WASHINGTON MONUMENT**



**SOUTHWESTERN VIEW DOWN
EYE STREET & 15TH STREET**



EASTERN VIEW DOWN EYE STREET



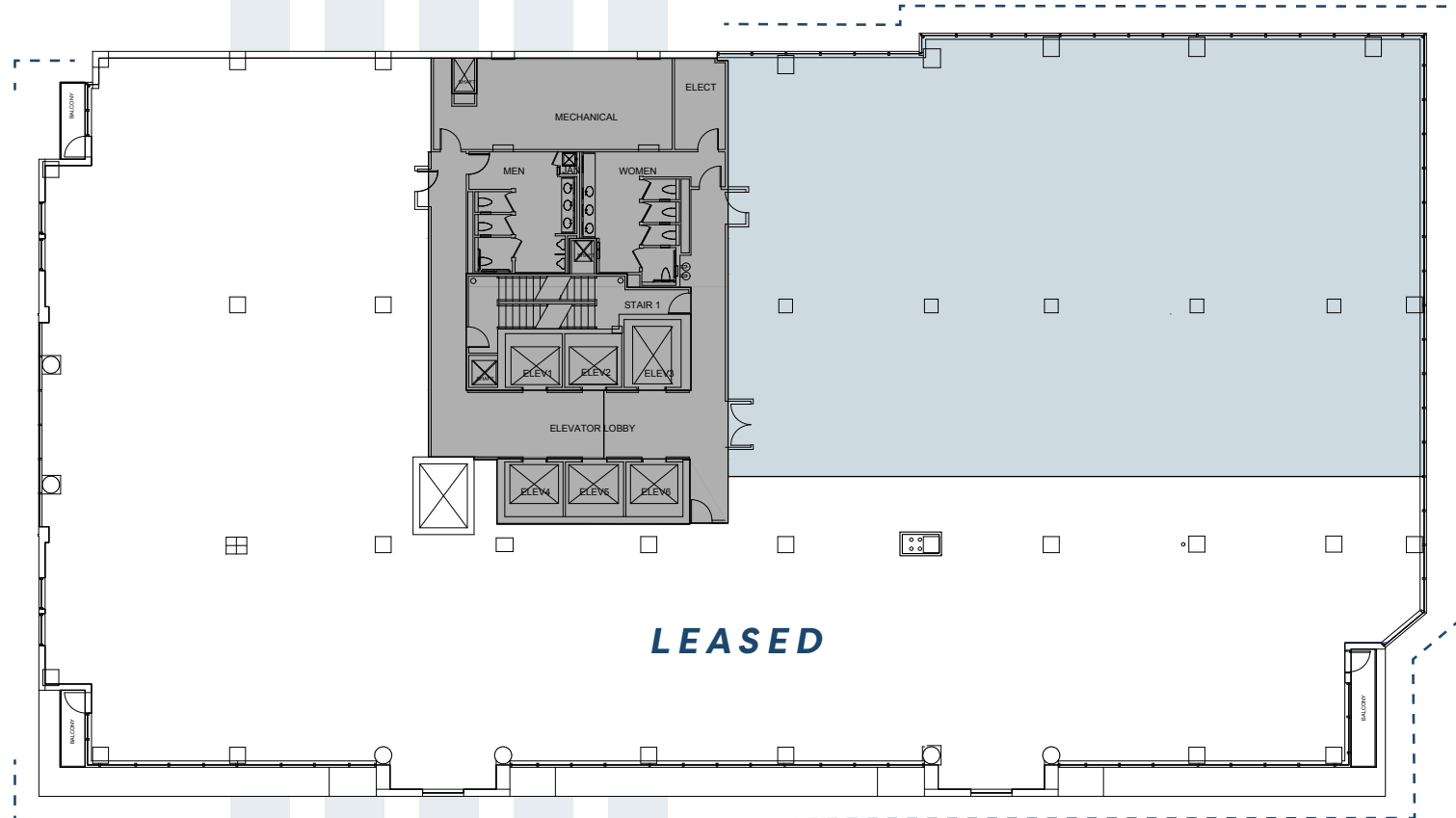
AVAILABILITY

11TH FLOOR / 7,917 RSF

Blocking Plan | Available Now

LEASE TERM THROUGH JANUARY 31, 2035

15TH STREET
(MCPHERSON SQUARE)



LEASED

EYE STREET

WINDOW LINE



[CLICK TO SEE
VIEW CORRIDORS](#)

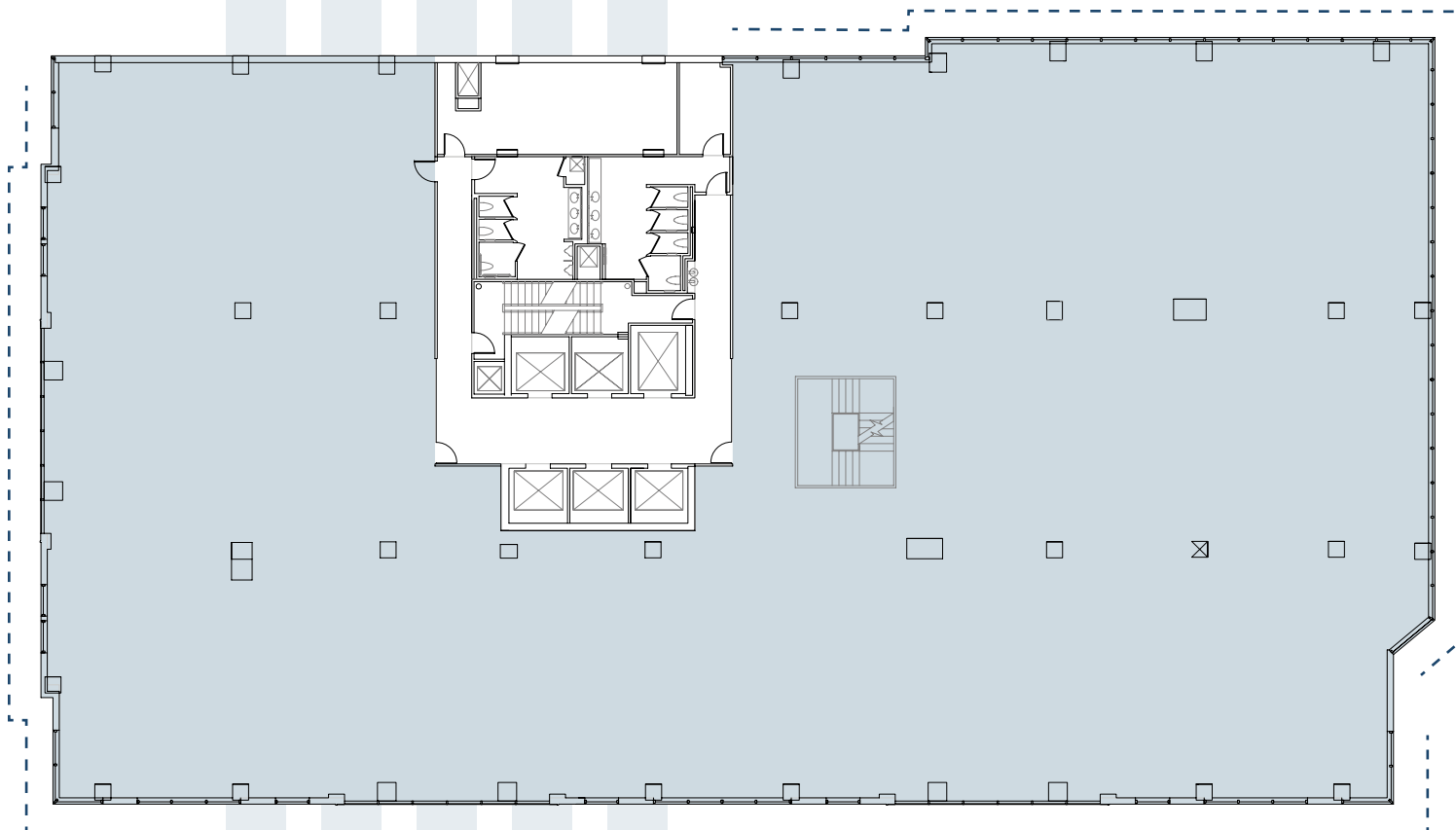




8TH FLOOR / 22,962 RSF

Blocking Plan | Available Now

15TH STREET
(McPHERSON SQUARE)



EYE STREET



CLICK TO SEE
VIEW CORRIDORS

WINDOW LINE



SCAN / CLICK

VIEW 360° TOUR

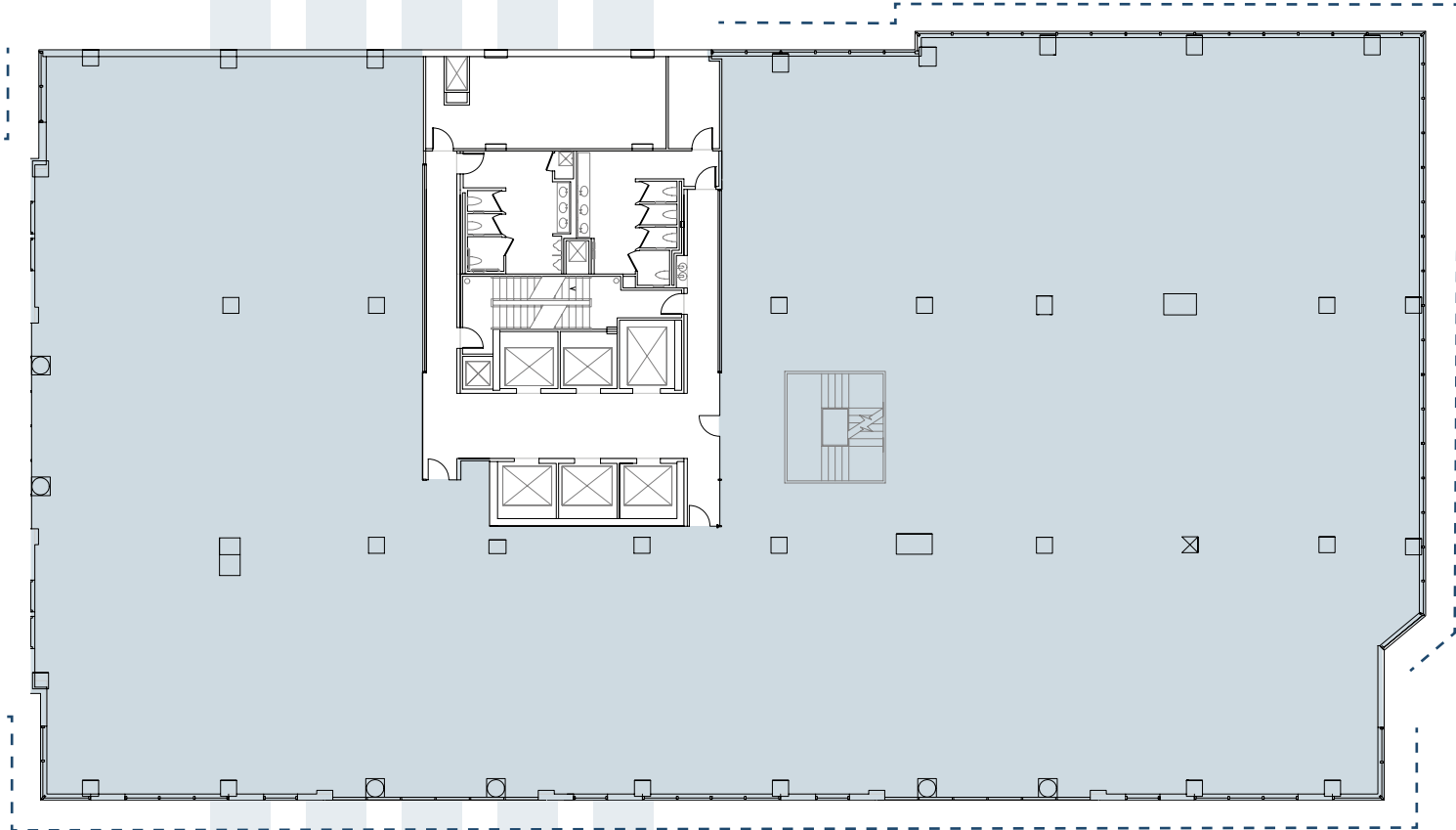




7TH FLOOR / 22,958 RSF

Blocking Plan | Available Now

15TH STREET
(MCPHERSON SQUARE)



EYE STREET

WINDOW LINE



CLICK TO SEE
VIEW CORRIDORS



SCAN / CLICK

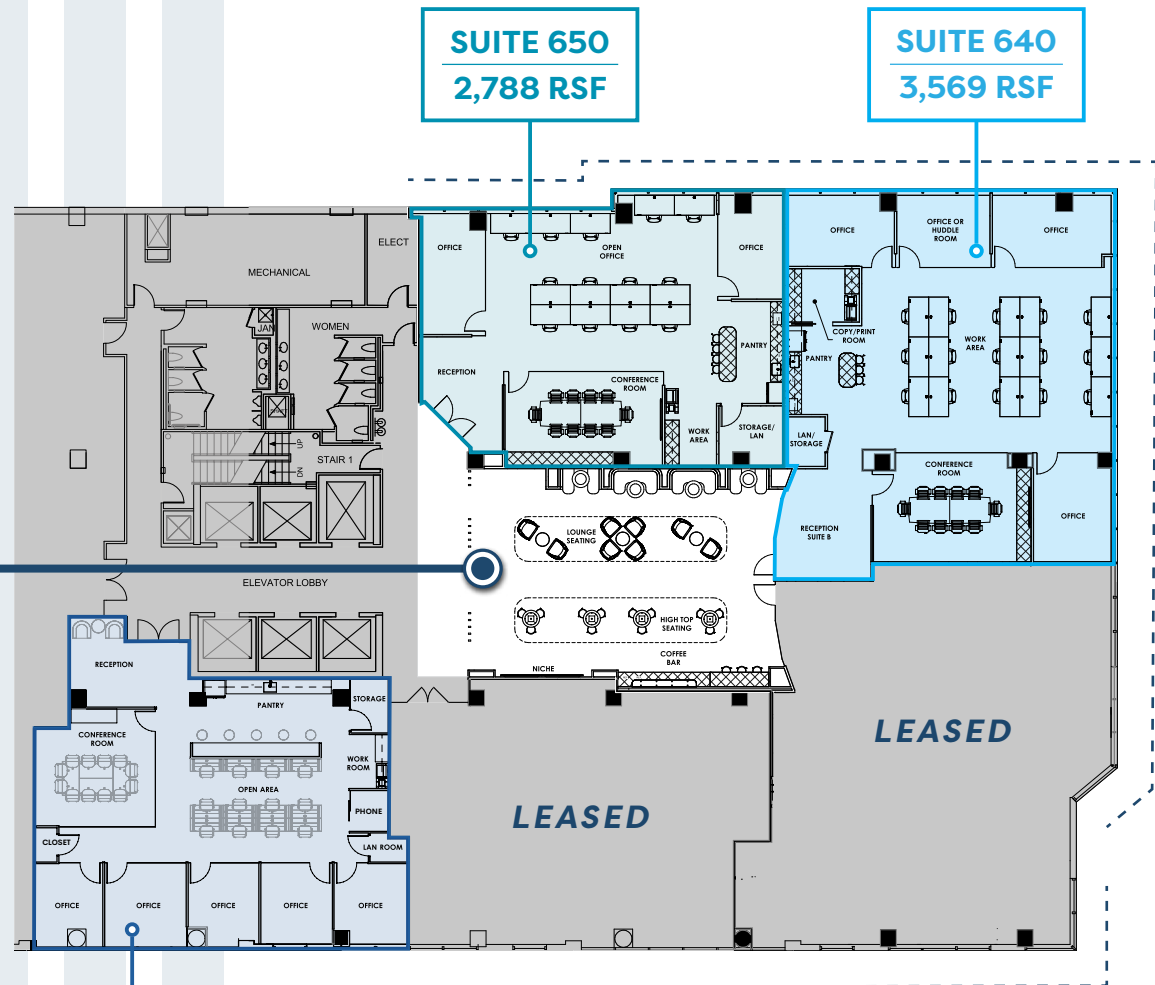
VIEW 360° TOUR



6TH FLOOR

Brand New Spec Suites & Exclusive
6th Floor Town Hall Experience!

TOWN HALL



EYE STREET

WINDOW LINE

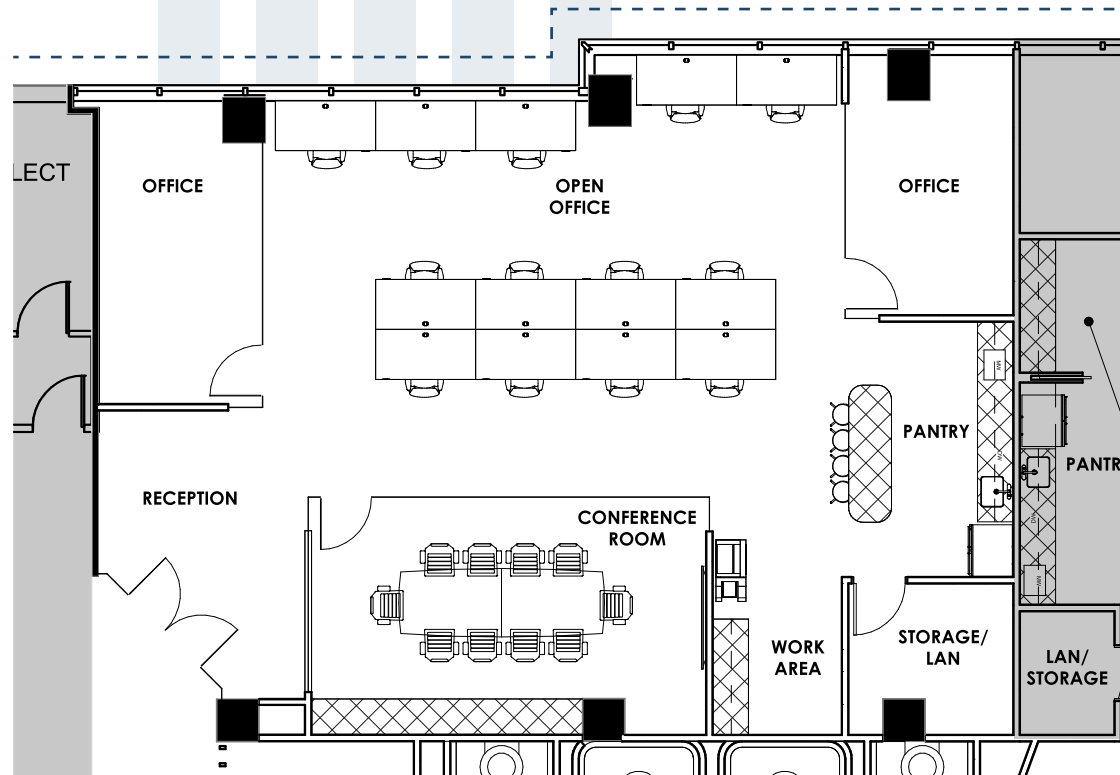


SCAN / CLICK

VIEW TOWN HALL
360° TOUR

6TH FLOOR / SUITE 650 / 2,788 RSF

As-Built Plan | Available Now



WINDOW LINE



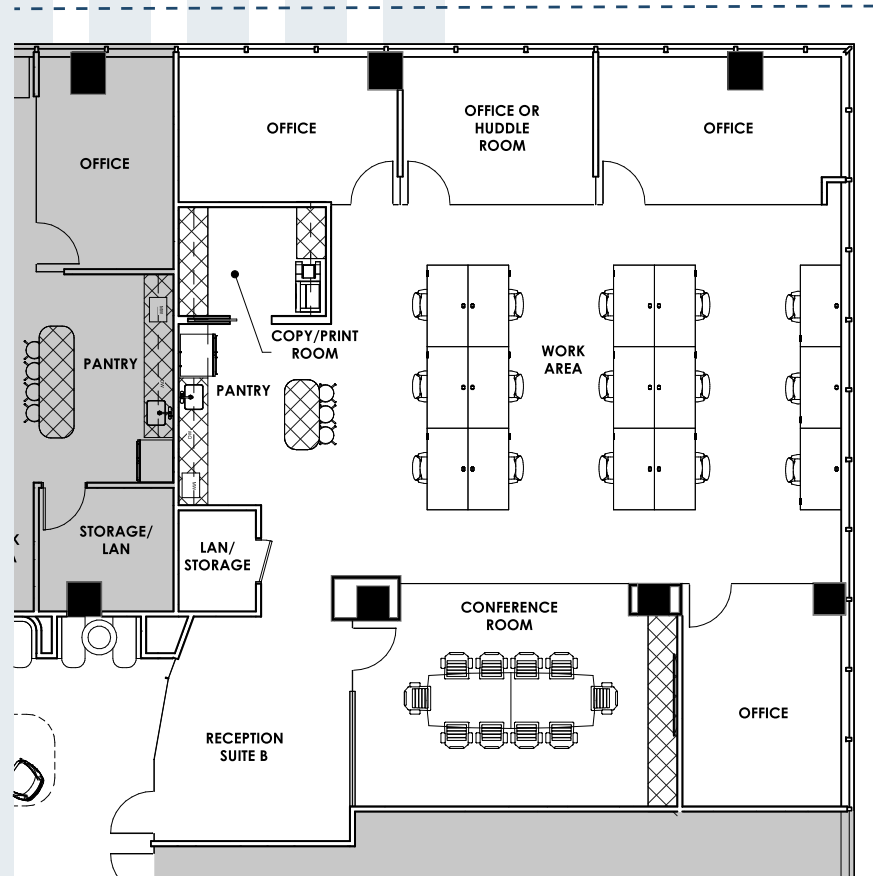
SCAN / CLICK

VIEW 360° TOUR



6TH FLOOR / SUITE 640 / 3,569 RSF

As-Built Plan | Available Now



WINDOW LINE



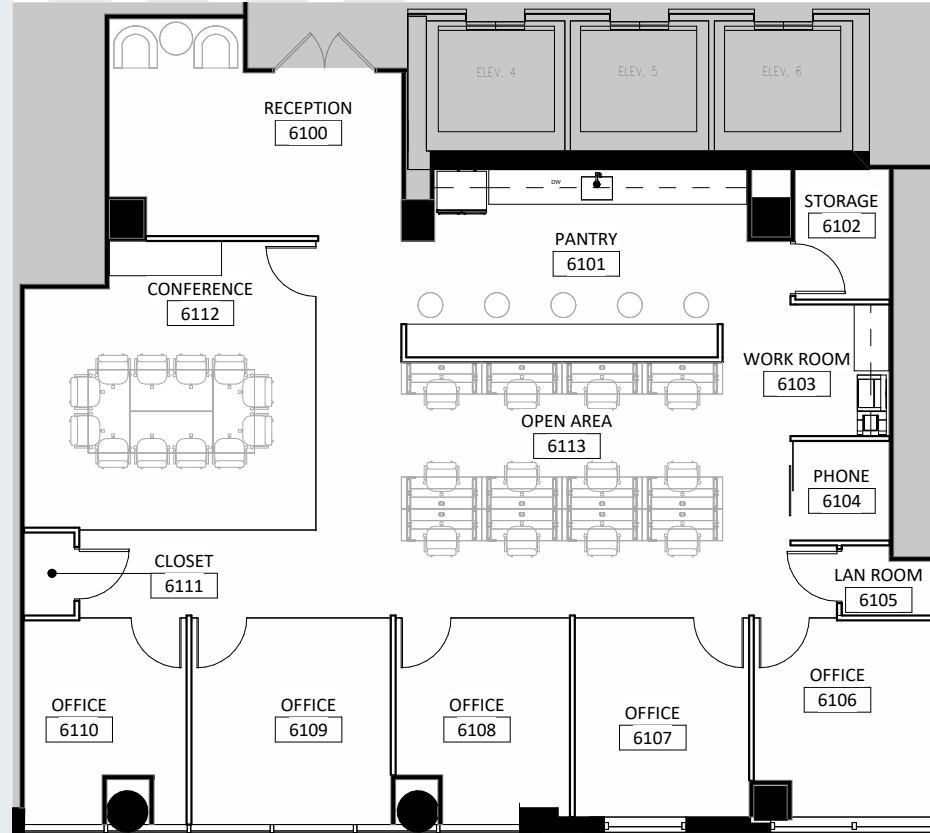
SCAN / CLICK

VIEW 360° TOUR



6TH FLOOR / SUITE 610 / 2,961 RSF

As-Built Plan | Available Now



EYE STREET

WINDOW LINE



SCAN / CLICK

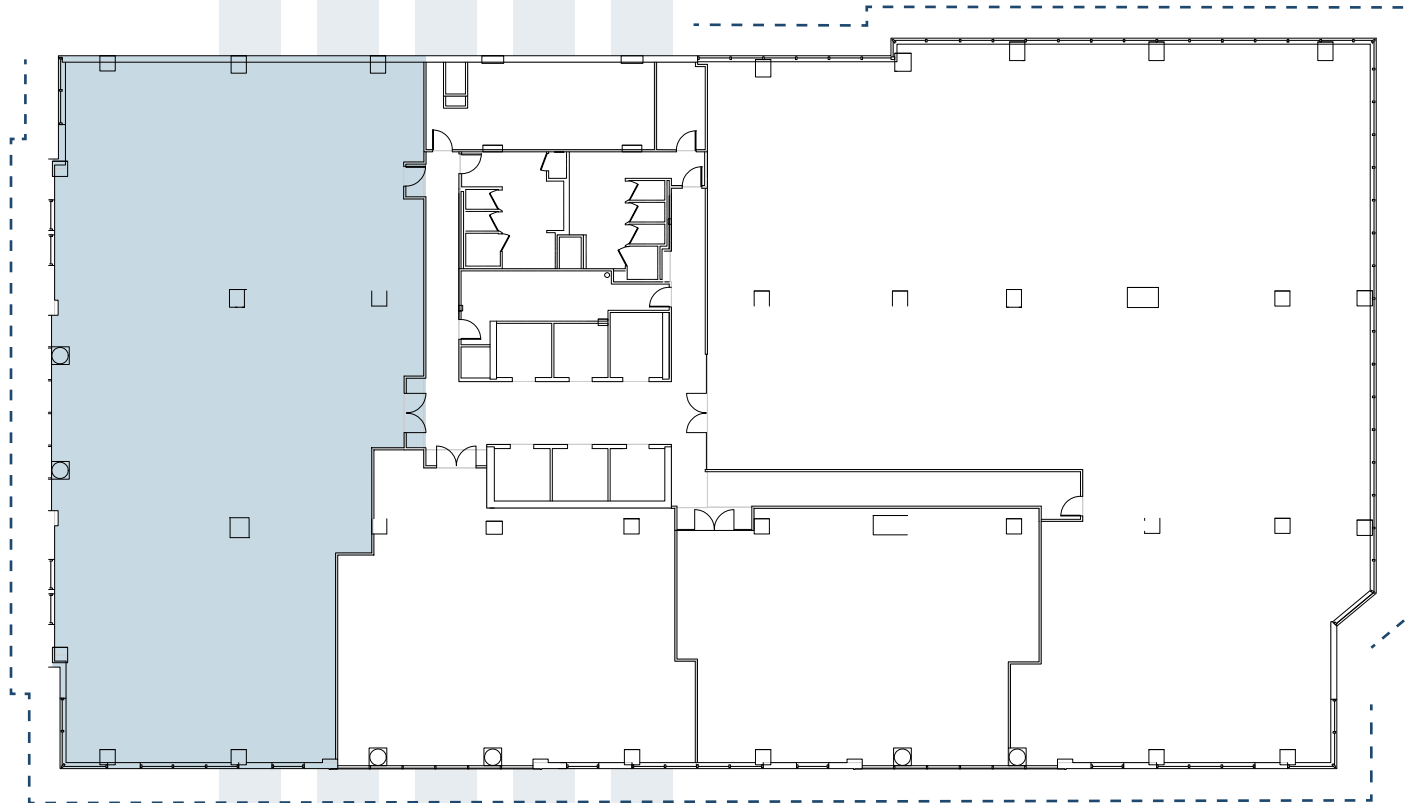
VIEW 360° TOUR



6TH FLOOR / SUITE 600 / 7,347 RSF

Blocking Plan | Available August 1, 2026

15TH STREET
(MCPHERSON SQUARE)



EYE STREET

WINDOW LINE



SCAN / CLICK

VIEW 360° TOUR

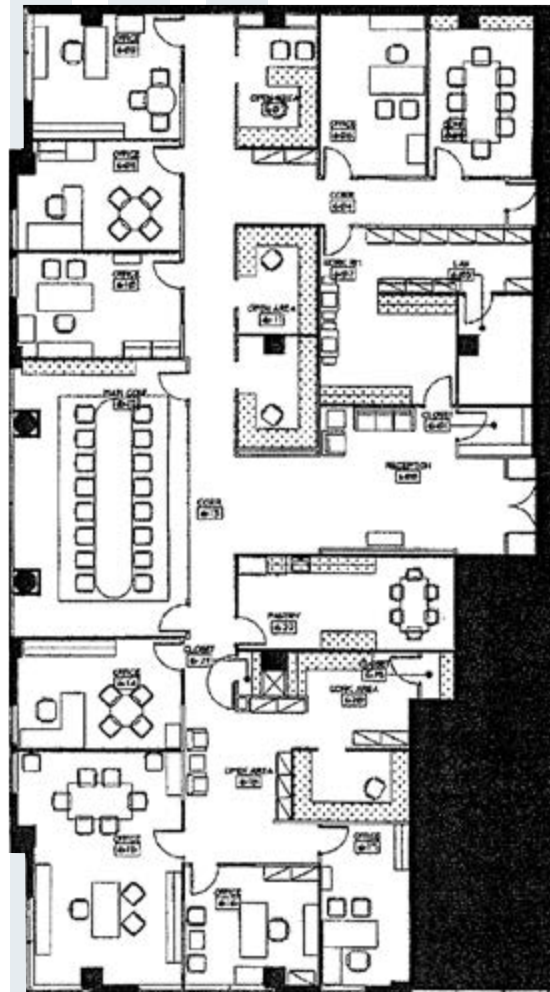




6TH FLOOR / SUITE 600 / 7,347 RSF

Built-Out Suite | Available August 1, 2026

15TH STREET
(MCPHERSON SQUARE)



EYE STREET

WINDOW LINE



SCAN / CLICK

VIEW 360° TOUR

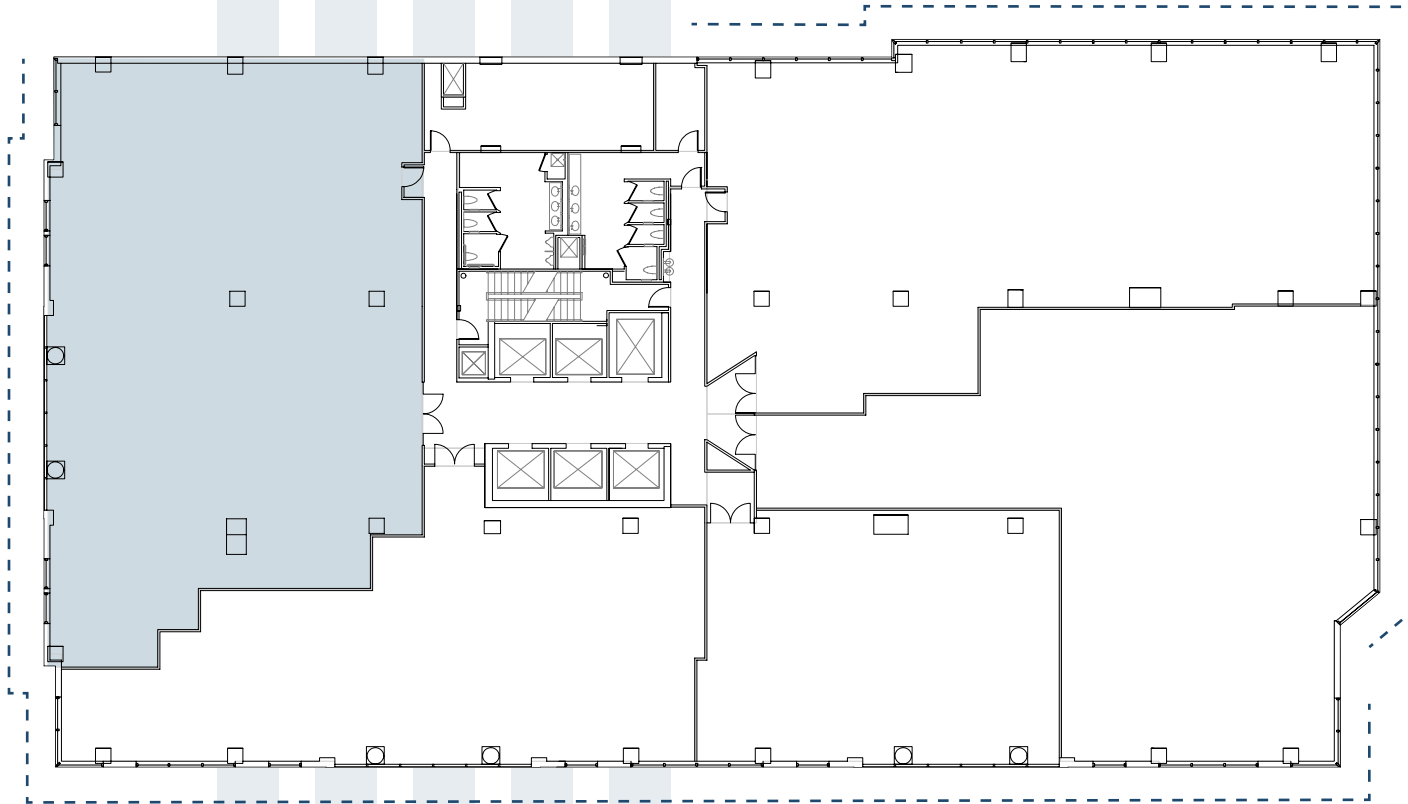




5TH FLOOR / SUITE 500 / 5,760 RSF

Blocking Plan | Available Now

15TH STREET
(MCPHERSON SQUARE)



EYE STREET

WINDOW LINE



SCAN / CLICK

VIEW 360° TOUR





5TH FLOOR / SUITE 500 / 5,760 RSF

As-Built Plan | Available Now

15TH STREET
(McPHERSON SQUARE)



EYE STREET

WINDOW LINE



SCAN / CLICK

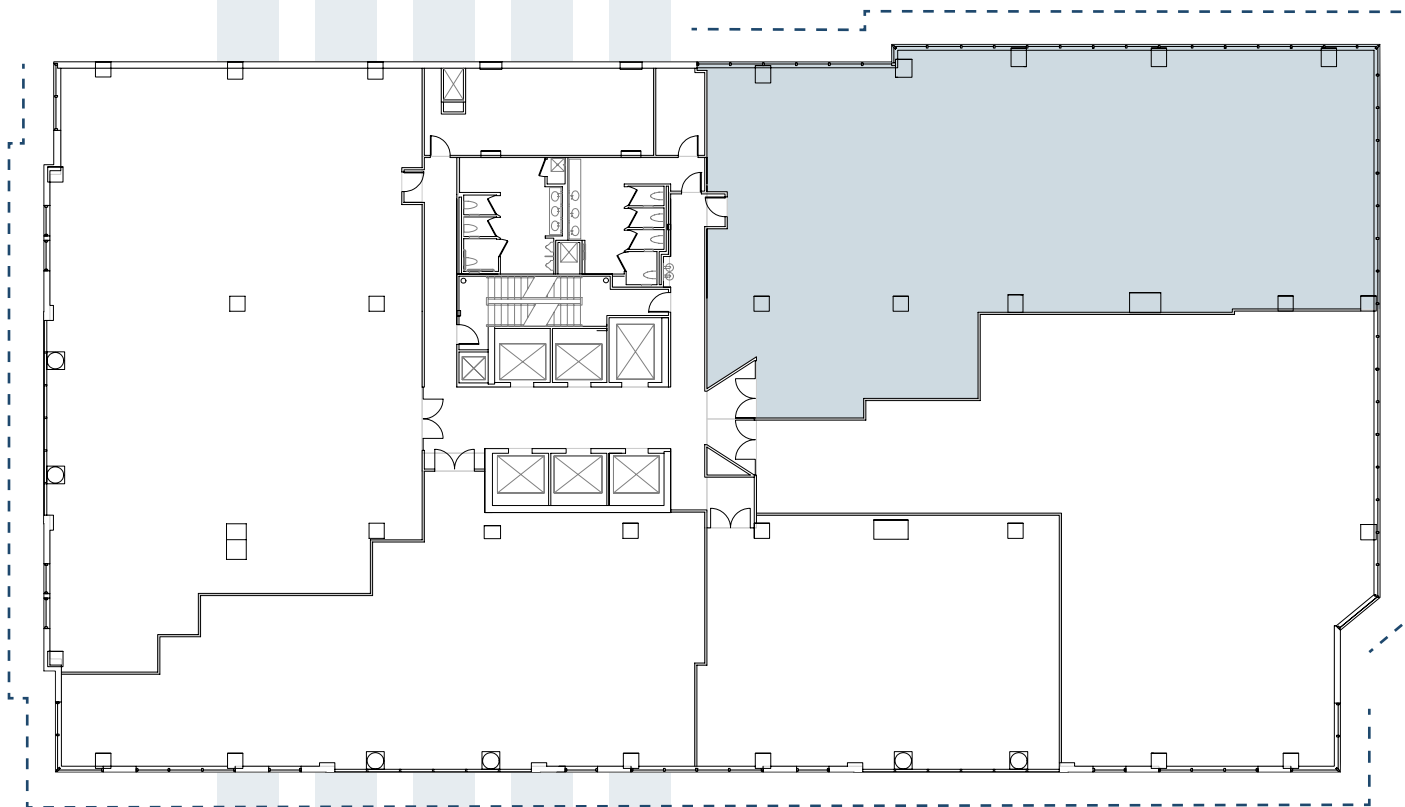
VIEW 360° TOUR



5TH FLOOR / SUITE 550 / 5,700 RSF

Blocking Plan | Available June 1, 2026

15TH STREET
(MCPHERSON SQUARE)



EYE STREET

WINDOW LINE



5TH FLOOR / SUITE 550 / 5,700 RSF

As-Built Plan | Available June 1, 2026

15TH STREET
(MCPHERSON SQUARE)



EYE STREET

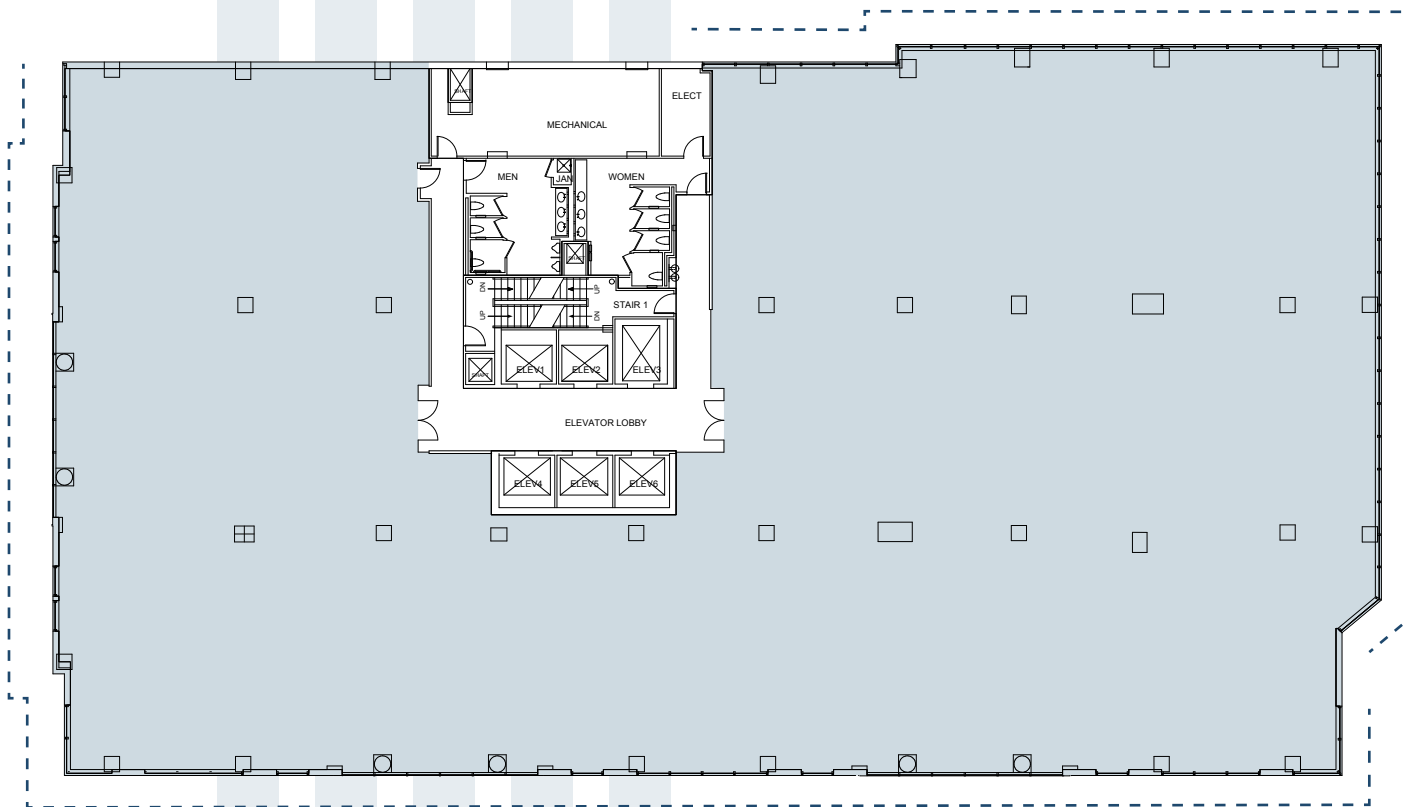
WINDOW LINE



4TH FLOOR / 22,959 RSF

Blocking Plan | Available June 1, 2026

15TH STREET
(MCPHERSON SQUARE)



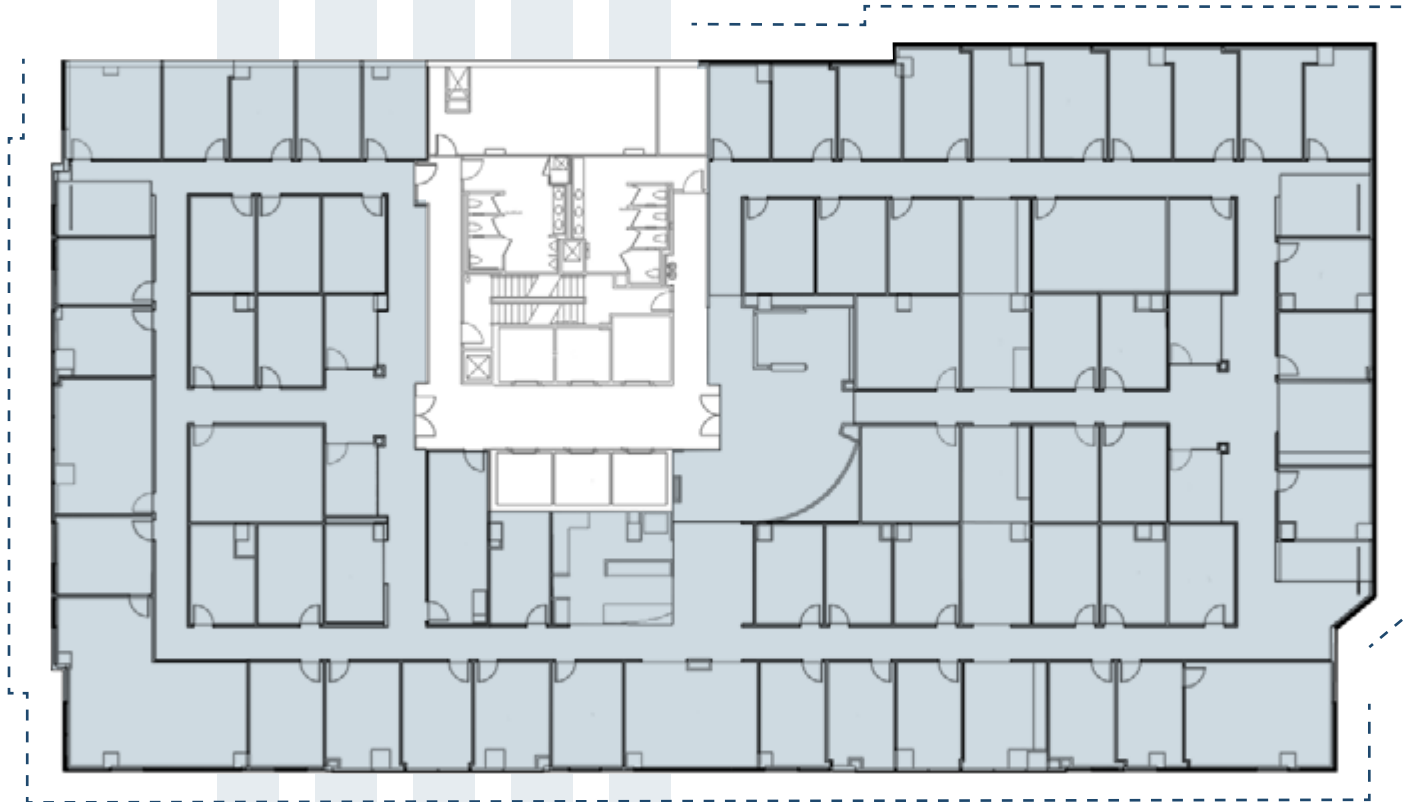
EYE STREET

WINDOW LINE

4TH FLOOR / 22,959 RSF

As-Built Plan | Available June 1, 2026

15TH STREET
(MCPHERSON SQUARE)



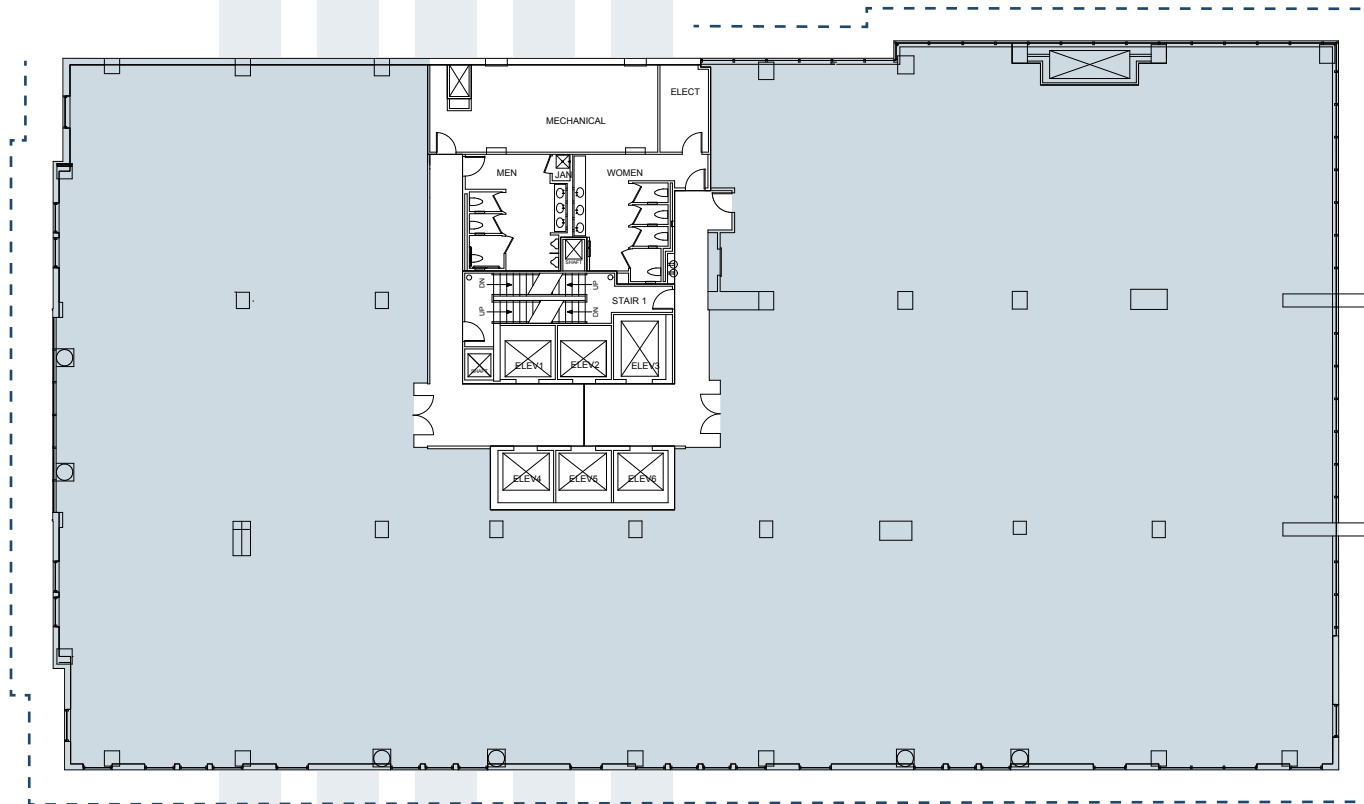
EYE STREET

WINDOW LINE

3RD FLOOR / 22,195 RSF

Blocking Plan | Available June 1, 2026

15TH STREET
(MCPHERSON SQUARE)



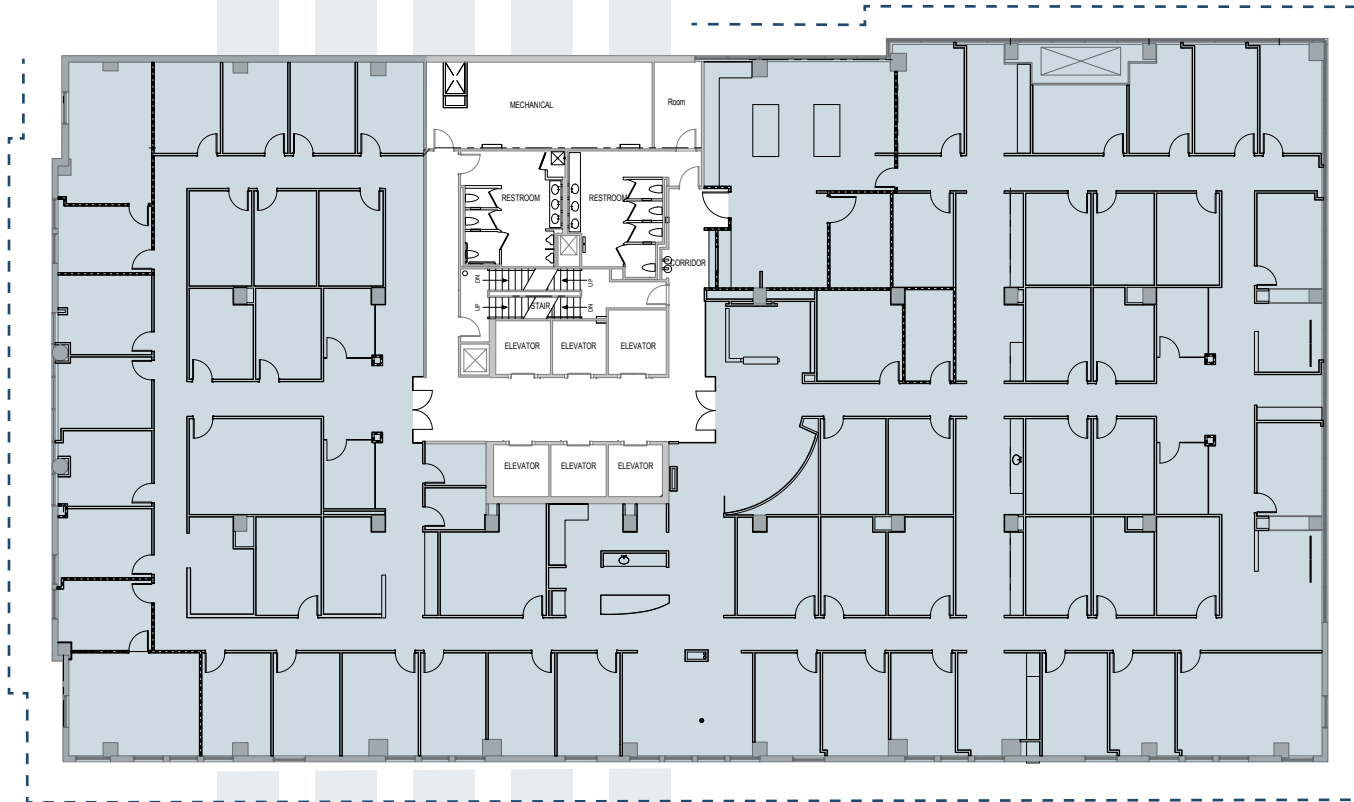
EYE STREET

WINDOW LINE

3RD FLOOR / 22,195 RSF

As-Built Plan | Available June 1, 2026

15TH STREET
(MCPHERSON SQUARE)



EYE STREET

WINDOW LINE



2001 K Street NW
Suite 200 North
Washington, DC, 20006
202.644.8700

ELI BARNES

202.644.8550
eli.barnes@avisonyoung.com

WILL STERN

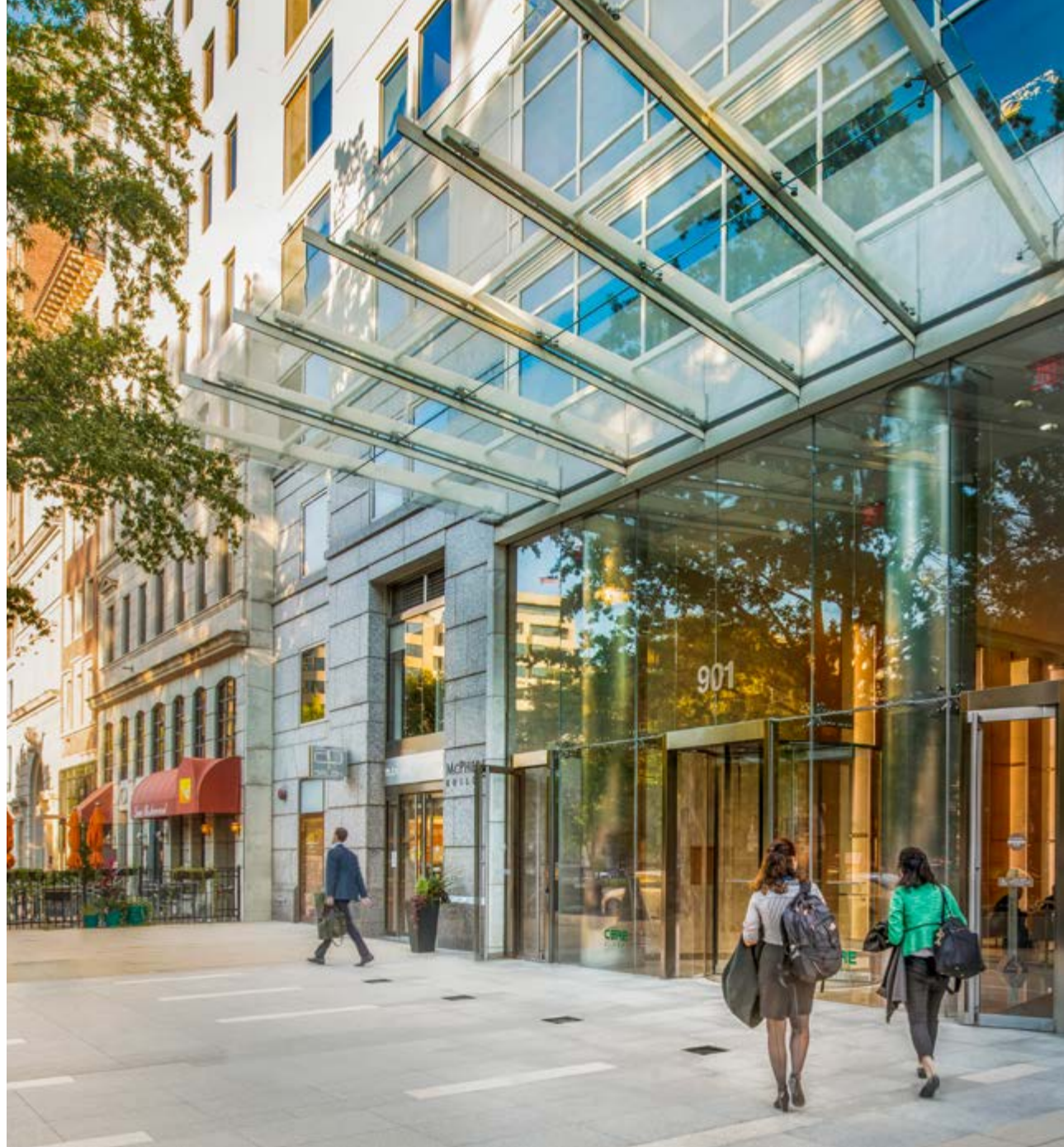
202.247.0830
will.stern@avisonyoung.com

LAURYN HARRIS

202.644.8680
laurn.harris@avisonyoung.com

MACY PARANA

202.644.8678
macy.parana@avisonyoung.com



© 2026. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.





MCPHERSON BUILDING

901 15TH STREET, NW

7TH FLOOR

SOUTHWESTERN VIEW DOWN EYE STREET & 15TH STREET



7TH FLOOR

WESTERN VIEW OVERLOOKING MCPHERSON PARK

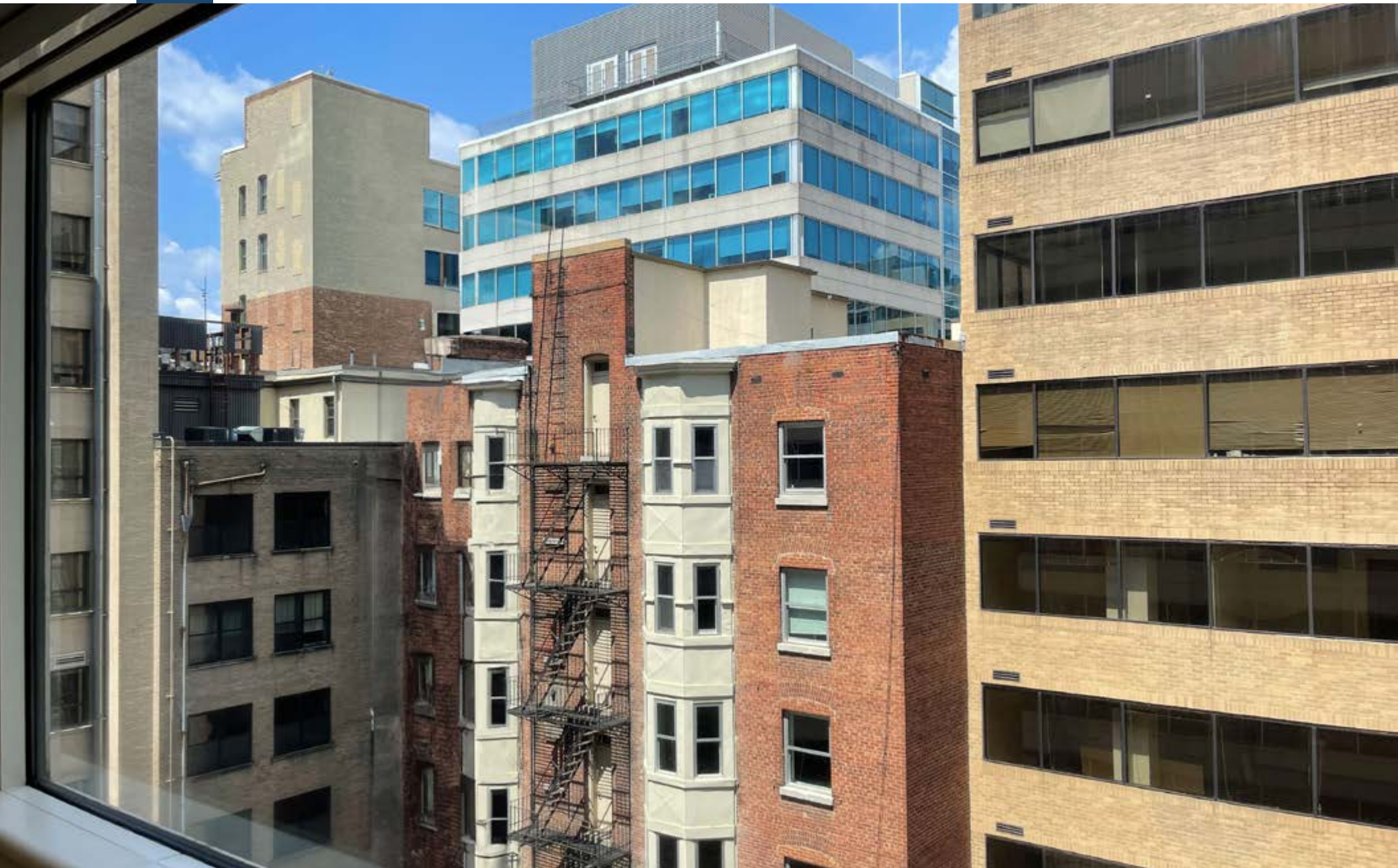


7TH FLOOR

EASTERN VIEW DOWN EYE STREET



7TH FLOOR
NORTHERN VIEWS



8TH FLOOR

SOUTHWESTERN VIEW DOWN EYE STREET & 15TH STREET



8TH FLOOR

WESTERN VIEW OVERLOOKING MCPHERSON PARK



8TH FLOOR

EASTERN VIEW DOWN EYE STREET



8TH FLOOR
NORTHERN VIEWS



11TH FLOOR
NORTHERN VIEWS

