



For Sublease

Available Immediately

11,015 RSF (4th Floor) – direct elevator exposure

Building Highlights:

- Lobby-level Conference Center w/state-of-the-art A/V – seating for 120
- Expansive Lobby Lounge in the Grand Atrium
- Newly delivered Tenant Lounge
- Direct Access to Warner Theatre
- Spa-quality Fitness Center
- Rooftop Terrace

Opportunity Highlights:

- Full frontage on 12th and E Streets, NW
- Available September/October 2026 through May 31, 2030
- Credit Sponsorship
- Newly renovated in 2023
- Plug-and-Play

**THE WARNER OFFICE
BUILDING - 1299 Pennsylvania
Avenue, NW**

Ken Patton

+1 202 719 6230

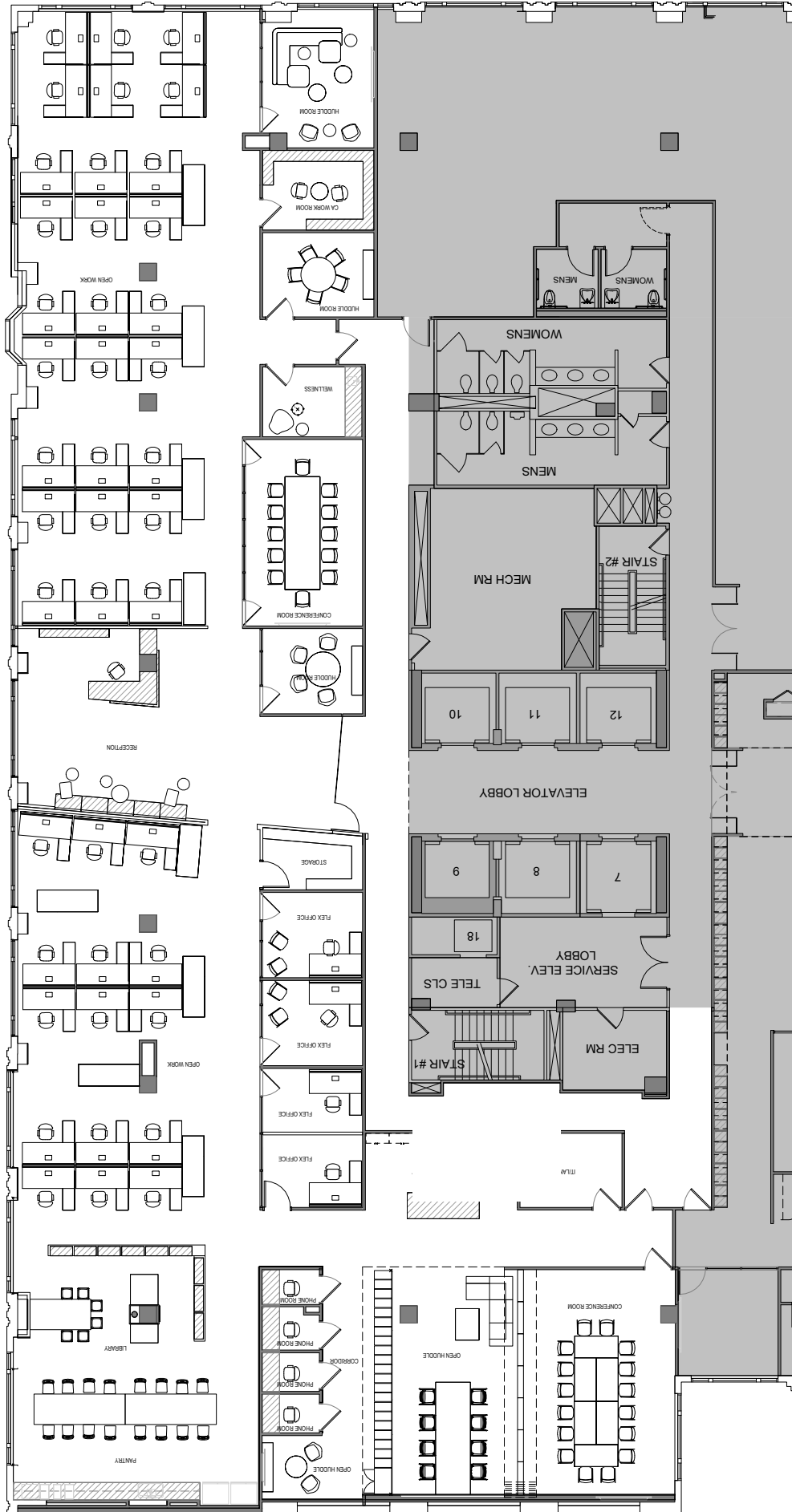
Ken.Patton@jll.com

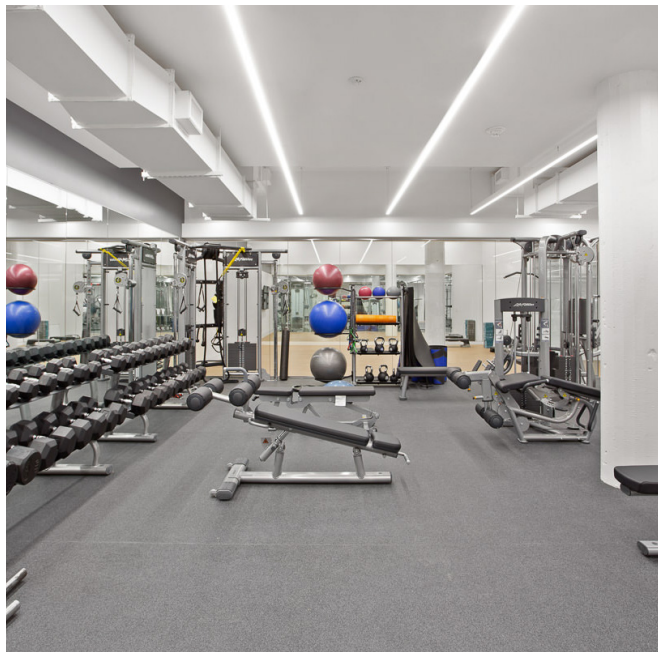
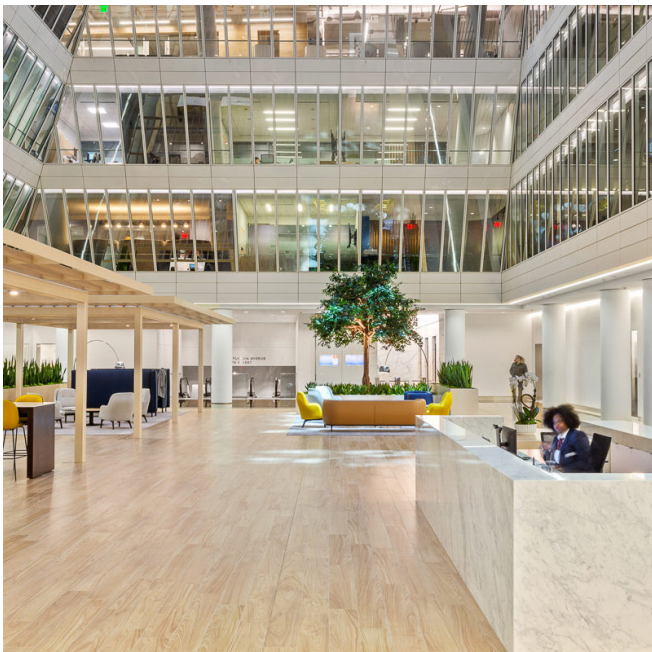
Tucker Farman

+1 202 719 6202

Tucker.Farman@jll.com







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