



1201

NEW
YORK
AVE

A PEMBROKE PROPERTY



Rethink
office
space.

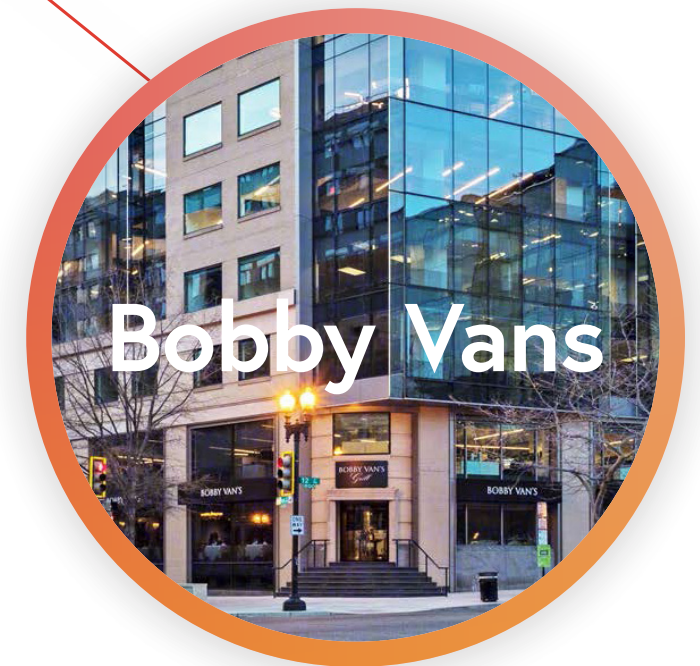
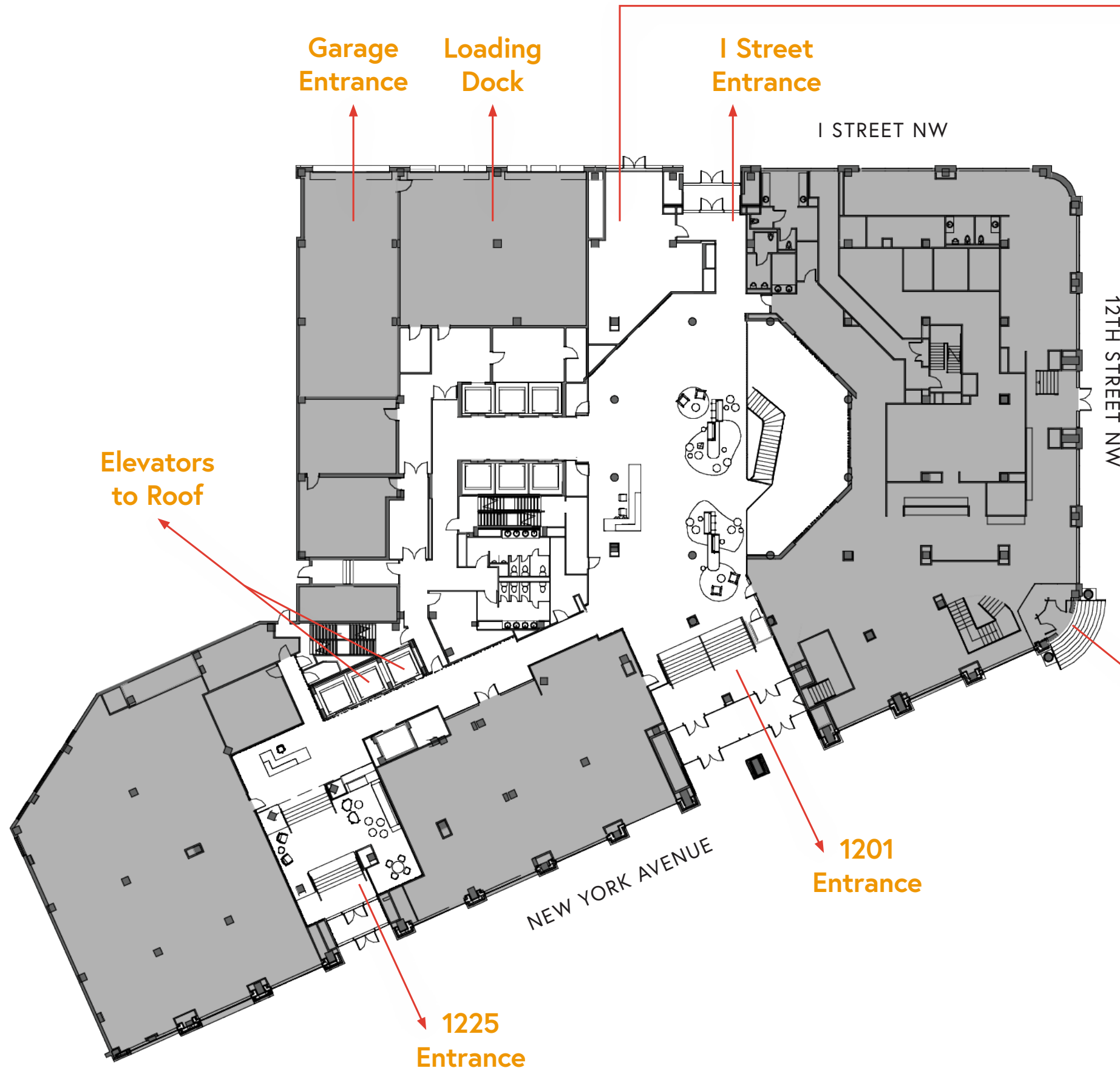
Adjacent to CityCenterDC

1201 New York Ave gives you instant access to CityCenterDC, the East End's thriving social hub and premium destination for luxury dining, shopping, and living.



Convenient Access

With three distinct entrances and garage parking for both cars and bikes, 1201 New York Ave makes life easier for you and facilitates connections.

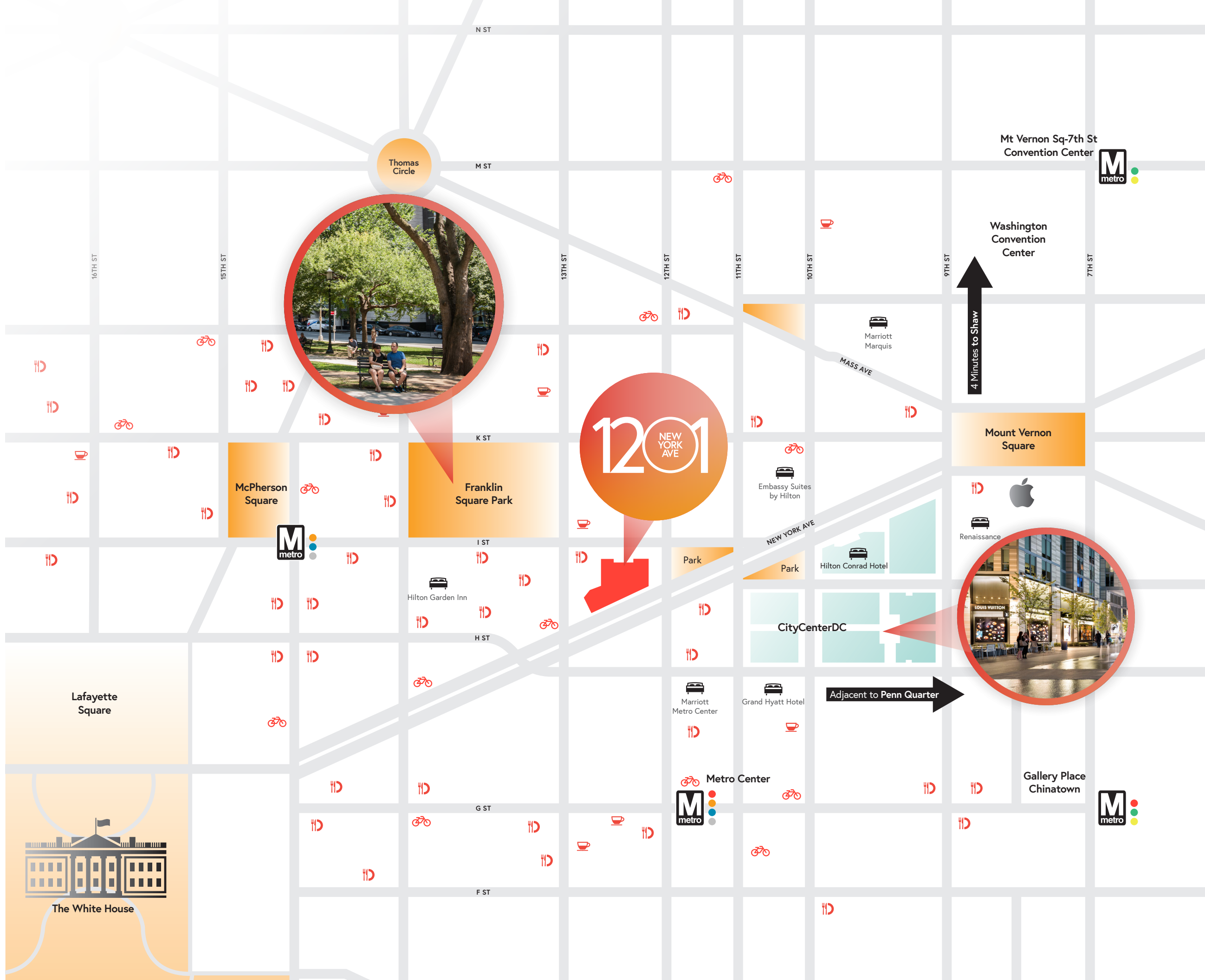


Perfectly Positioned in DC

Between the White House and the Convention Center, Metro Center and I-395, you can quickly connect with everywhere—and everyone—you want and need.

97  Walk Score

100  Transit Score



Welcoming collaboration
and interaction.



A whole new level of
flexible work space.

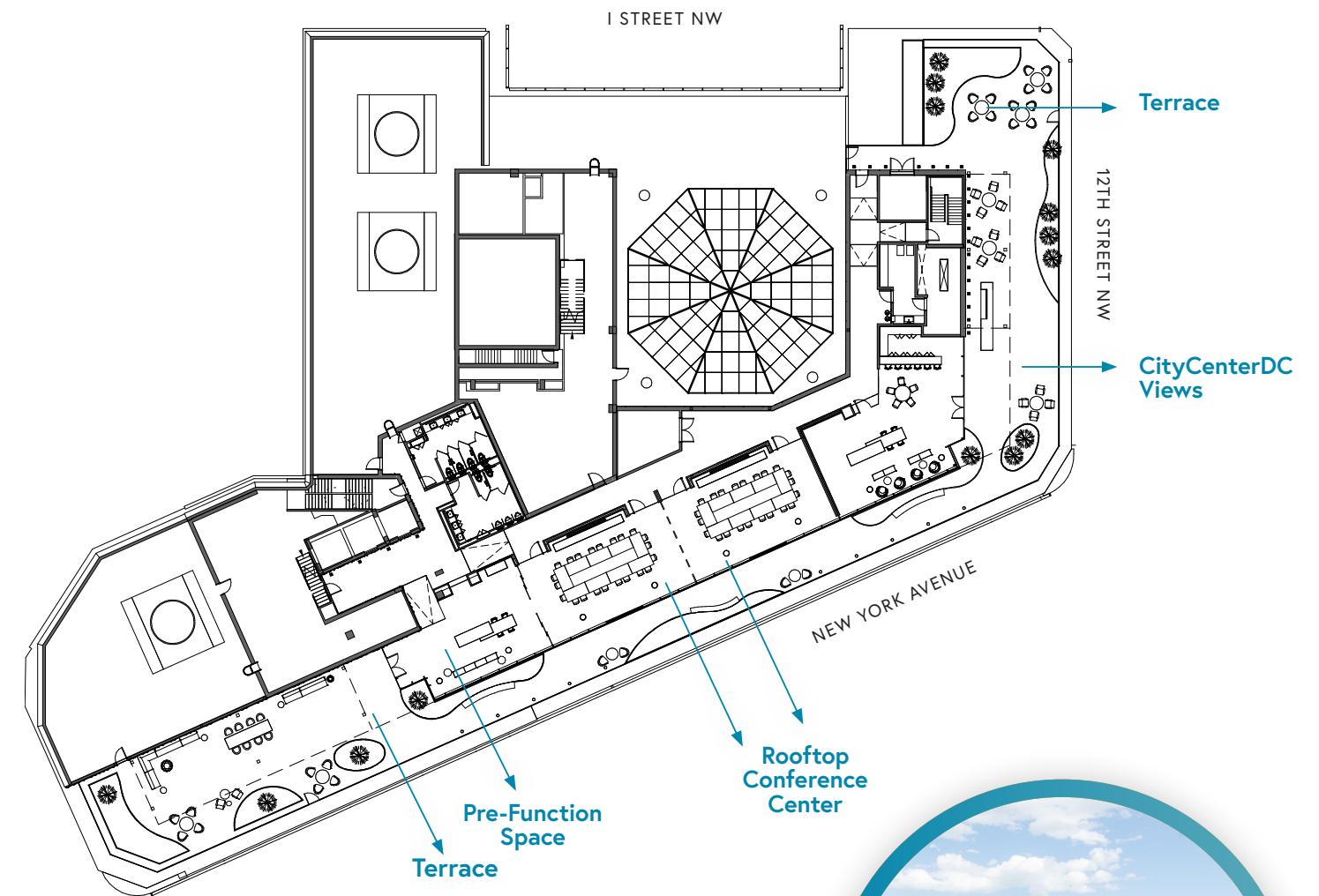


An extension of office spaces with a spectacular backdrop for meetings.

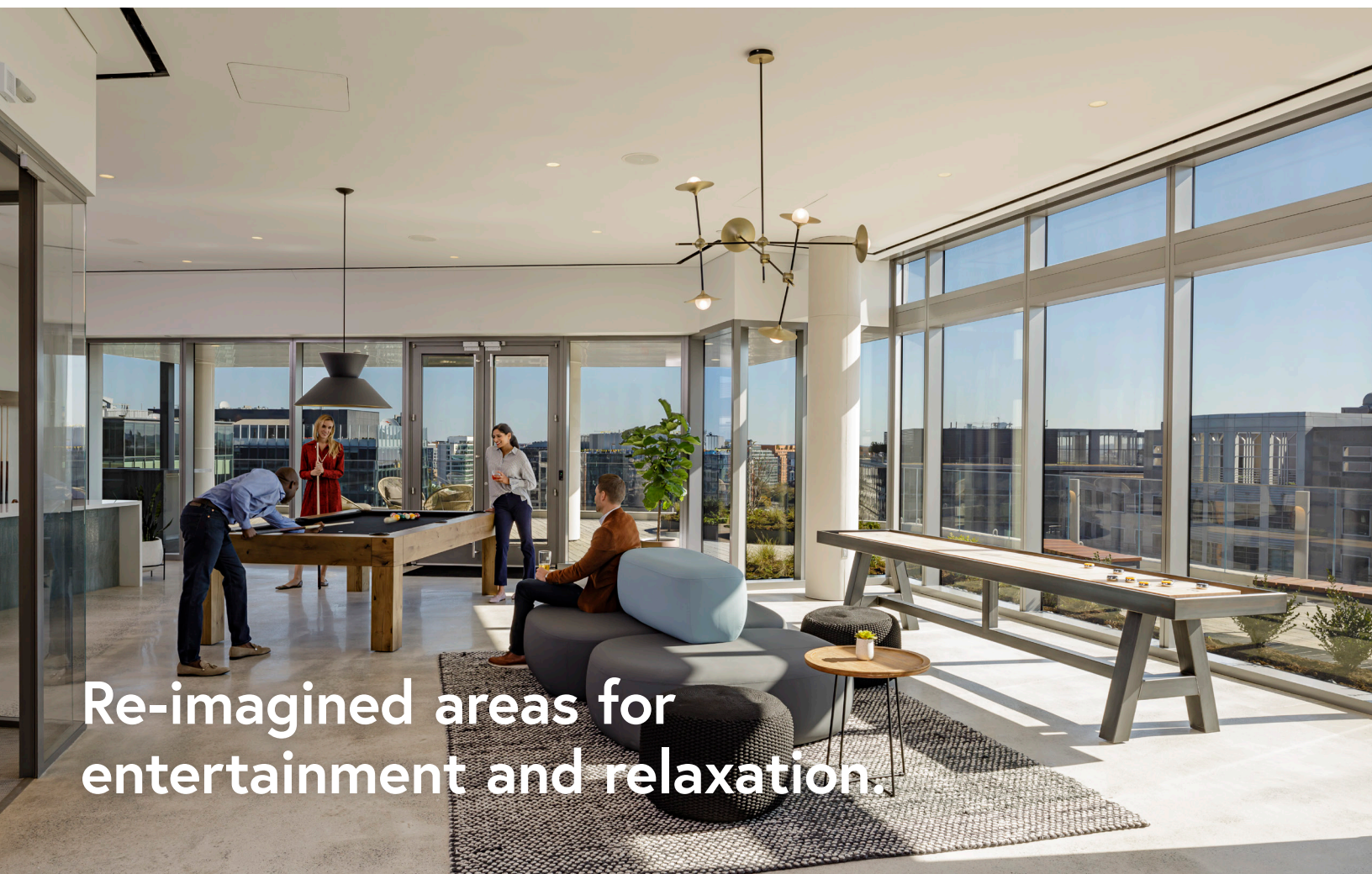


Top Experiences

Overlooking CityCenterDC, the rooftop's 15,000 sq ft of indoor and outdoor spaces are an exceptional meeting and entertainment venue serviced by two elevators.



Re-imagined areas for entertainment and relaxation.



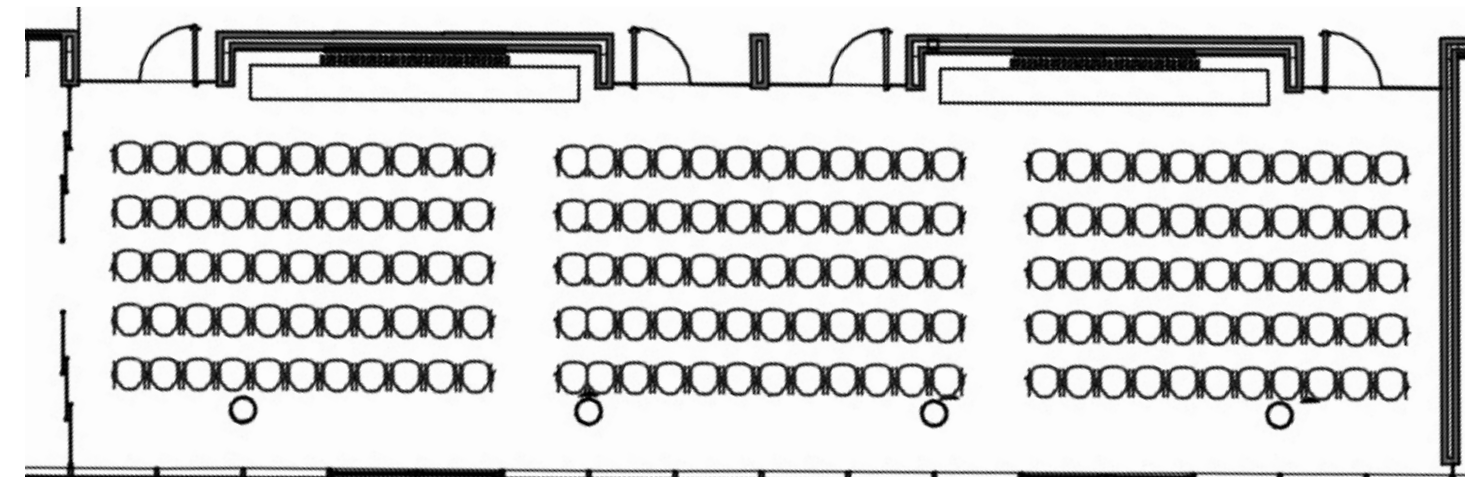
Multi-functional Capabilities

The 7,600 sq ft conference center can be divided with a Skyfold ceiling partition, allowing tenants to configure the space to accommodate various uses and capacities.



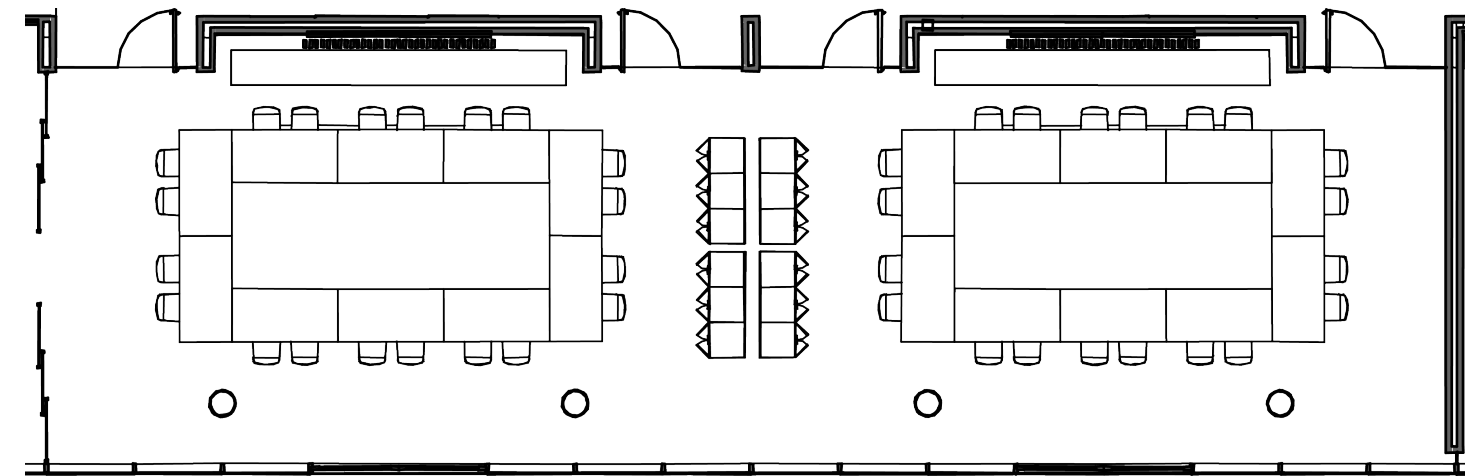
Presentation

Seat Count: 170



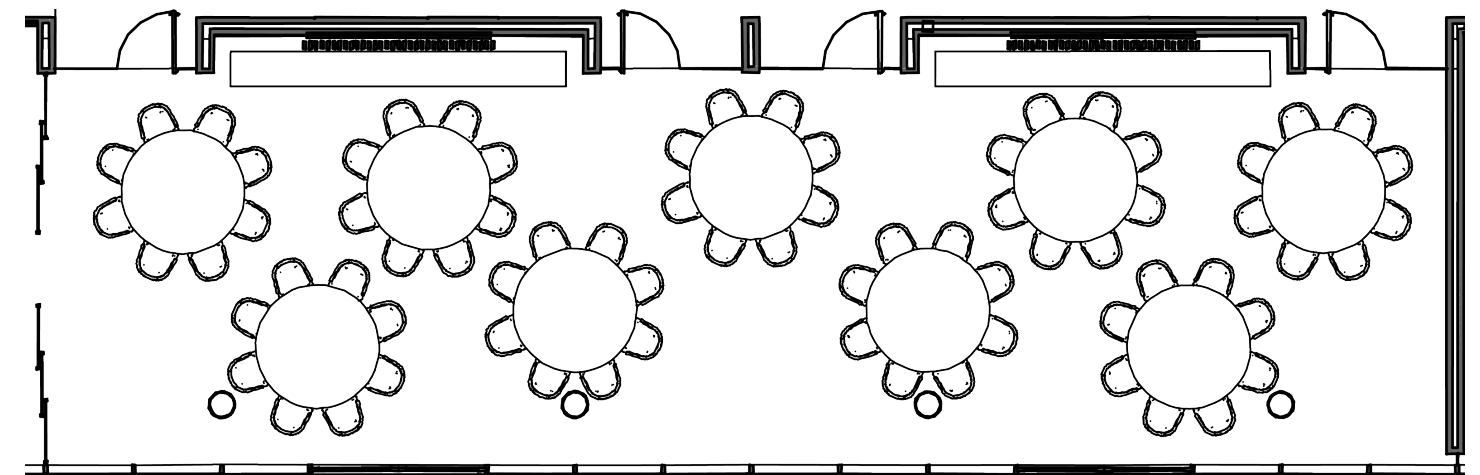
Conference

Seat Count: 40



Round Tables

Seat Count: 72



Re-shaping Workouts

The expansive space offers a wide variety of workout options and the latest in technology and exercise gear for the utmost in convenience.

Studio Space

Cardio & Strength Training

Locker Rooms



A 6,000 sq ft fitness center with WELLBEATS technology.



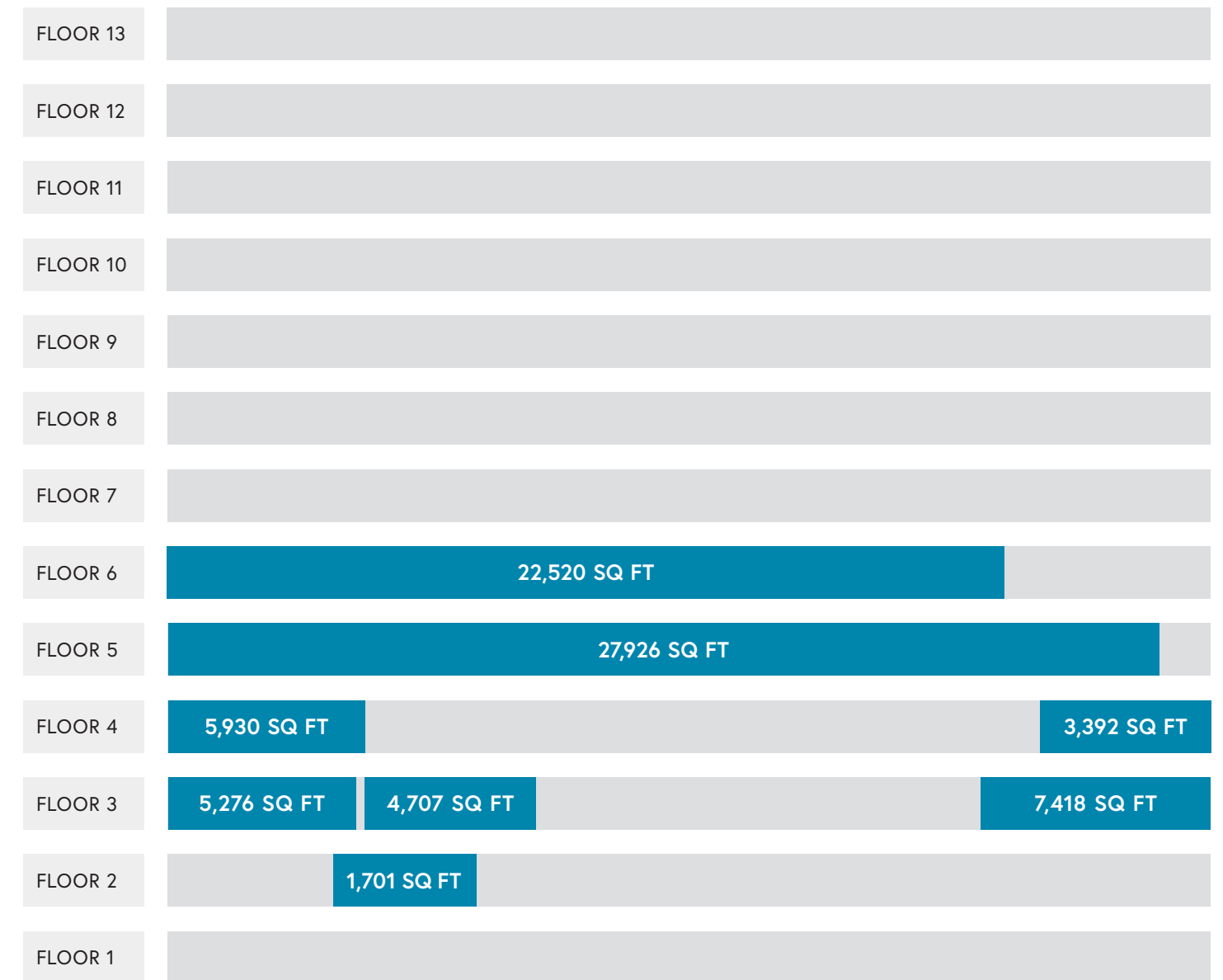
Re-envisioned Spaces



Unique floor plates with multiple cores and ample natural light allow for high-density use and easily adapt to your needs.

Stacking Plan

[View Building](#)



Available ■ Leased ■

Thoughtful Property

We don't believe one size fits all. We build lasting relationships that give us time to understand your challenges, and then develop answers that precisely match your needs.



20 Martin Place
Sydney

8.9M sq ft
under
management

We offer
first-rate property
management

Offices In Boston,
London, Munich,
Stockholm, Sydney,
Tokyo, San Francisco,
Washington, DC

Commonwealth Pier
Boston

Azabu Gardens
Tokyo

We combine
international and
local expertise

1801 Pennsylvania Ave
Washington, DC

100 California
San Francisco

Mästerhuset
Stockholm, Sweden

Infrastructure

1201 New York Ave meets and exceeds DC standards in almost every category.



Sustainability Practices

Pembroke is committed to creating and managing environmentally sustainable and healthy buildings that deliver the best outcomes for our tenants, investors, and our communities.

| FEATURE | 1201 NEW YORK AVE | INDUSTRY DC STANDARD |
|---------------------|---|--|
| COLUMN SPACING | 20' x 20' | = 20' x 20' |
| PARKING RATIO | 1/1,630 RSF | = 1/1,500 RSF |
| BIKE PARKING | 60 secured cage + 10 open cage | > 5-15 capacity unsecured racks |
| SLAB-TO-SLAB HEIGHT | 10' 6" on 1st Floor, 10' on 2nd Floor to Rooftop | = 10' |
| HVAC SYSTEM | Variable Air Volume (VAV): water-cooled package units + VAV terminal units Heat: electric resistant heat in perimeter terminal units | = Central chilled air system with floor-by-floor VAVs |
| CABLE/DATA | Comcast + Level 3 Communications + Zayo Group + Allied Telecom + NewConnect | > 2-3 main providers |
| ELEVATORS | 1201 Tower Garage to 13th Floor: 6 passenger elevators (including one freight) 1225 Tower 1st Floor to 13th Floor: 3 passenger elevators (including 2 elevators servicing the rooftop and one freight) + Garage to 1st Floor: 1 elevator | > 3-4 passenger cars |
| TYPICAL FLOOR LOAD | Minimum = 100 lbs/sq ft live load, 20 lbs/sq ft dead load | = 80 lbs/sq ft (100 lbs/sq ft live load, 20 lbs/sq ft dead load) |
| ELECTRICAL CAPACITY | 5 watts/sq ft for tenant use average | = High Voltage: 1.1 watt/sq ft Low Voltage: 4-6 watt/sq ft tenant use |
| GENERATOR | 1 for 1201, 1 for 1225 | > 1 life safety generator |
| REDUNDANCY | Physically diverse telecommunications risers and fixed wireless internet services provide tenants with the most reliable connectivity possible | > Single telecommunications riser and underground-only internet options |

Contact

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CBRE



PEMBROKE

