

A photograph of a modern glass skyscraper, 1201 New York Ave, under a blue sky with wispy clouds. The building's glass facade reflects the sky and surrounding environment. In the foreground, there are green trees and a low concrete wall. A large white '1201' is superimposed over the building, with the words 'NEW YORK AVE' in white capital letters inside the zero.

1201

NEW
YORK
AVE

A PEMBROKE PROPERTY



Rethink
office
space.



Welcoming collaboration
and interaction.



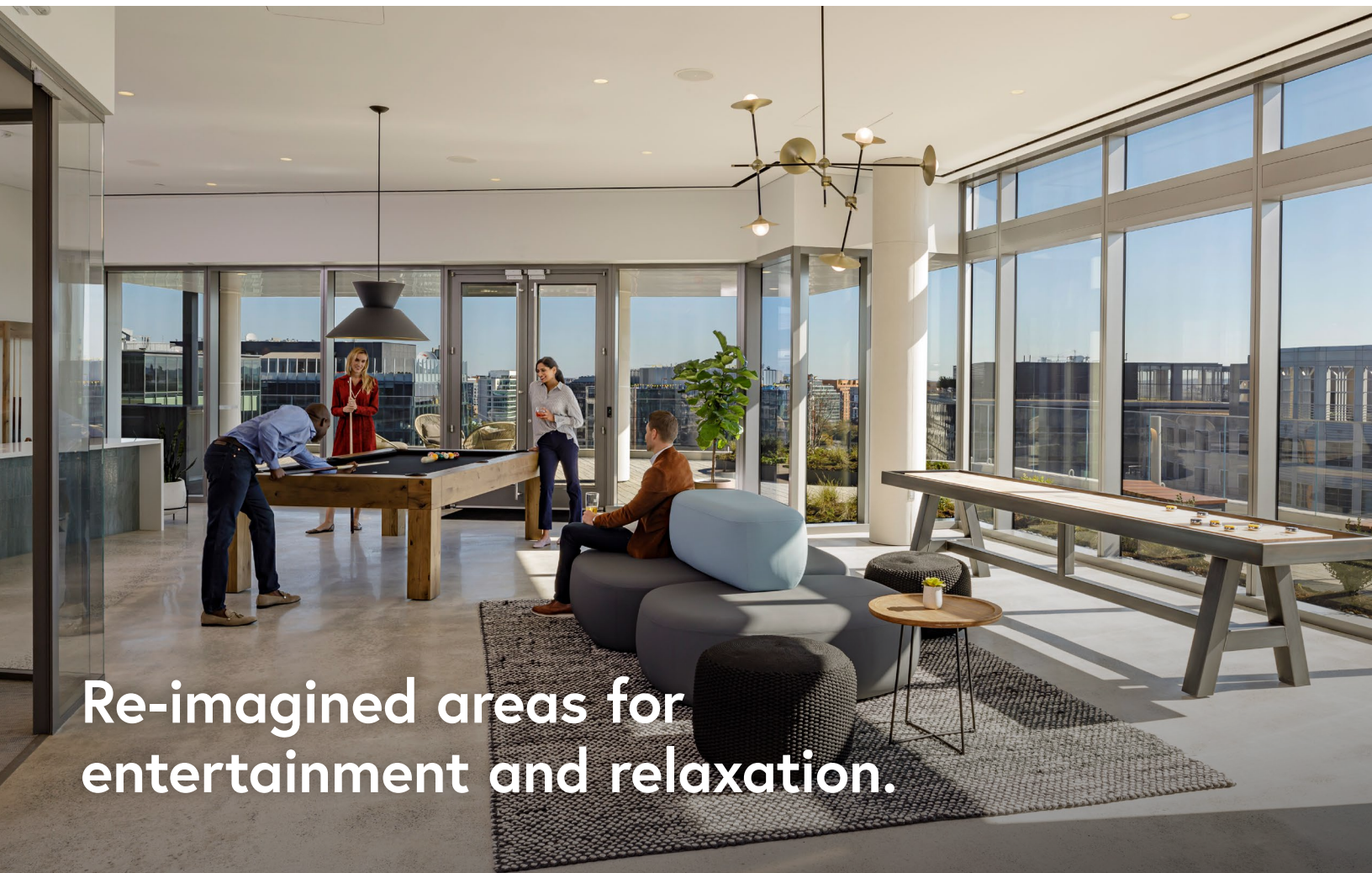
A whole new level of
flexible work space.



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

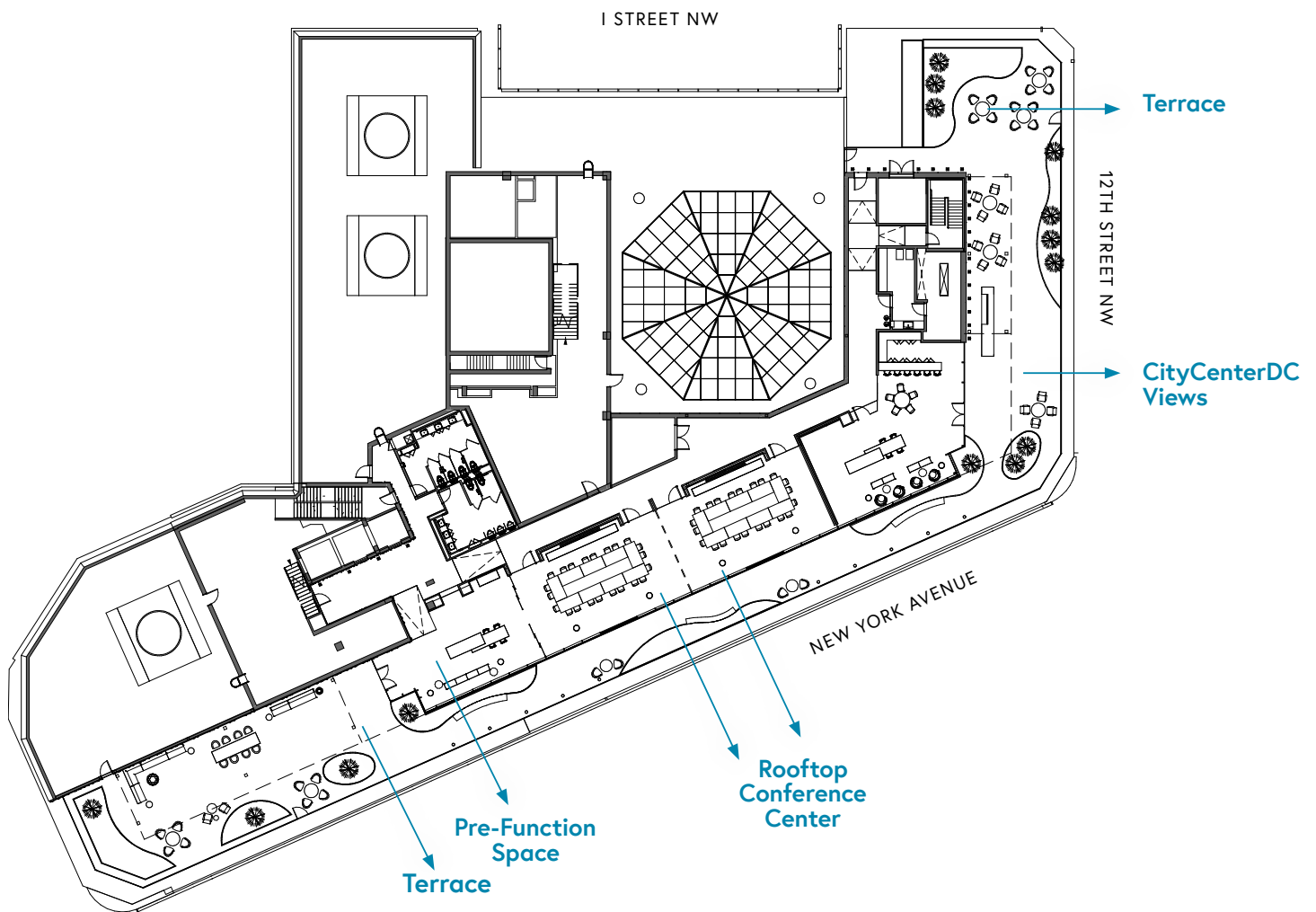


Re-imagined areas for
entertainment and relaxation.



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.



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.

Re-shaping Workouts

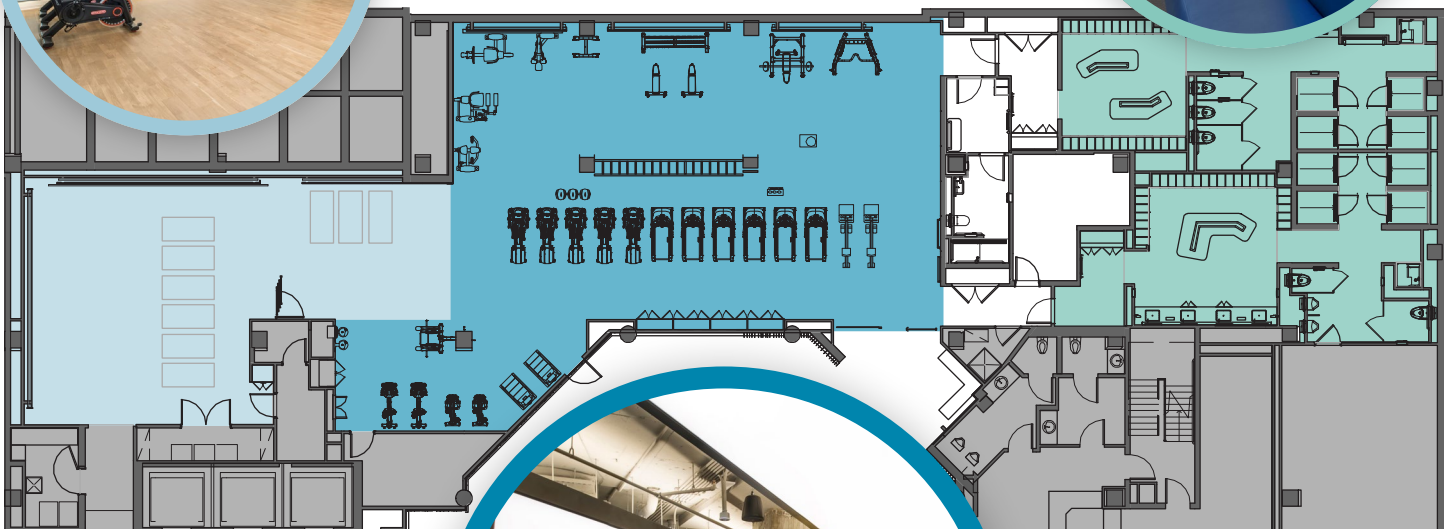
The expansive space offers a wide variety of workout options and the latest in technology and exercise gear for the utmost in convenience.



Locker Rooms



Studio Space



Cardio & Strength Training

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



Culture & Community

More than a workplace, activated spaces fostering genuine connections and memorable moments, are at the heart of our identity.














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.

Infrastructure

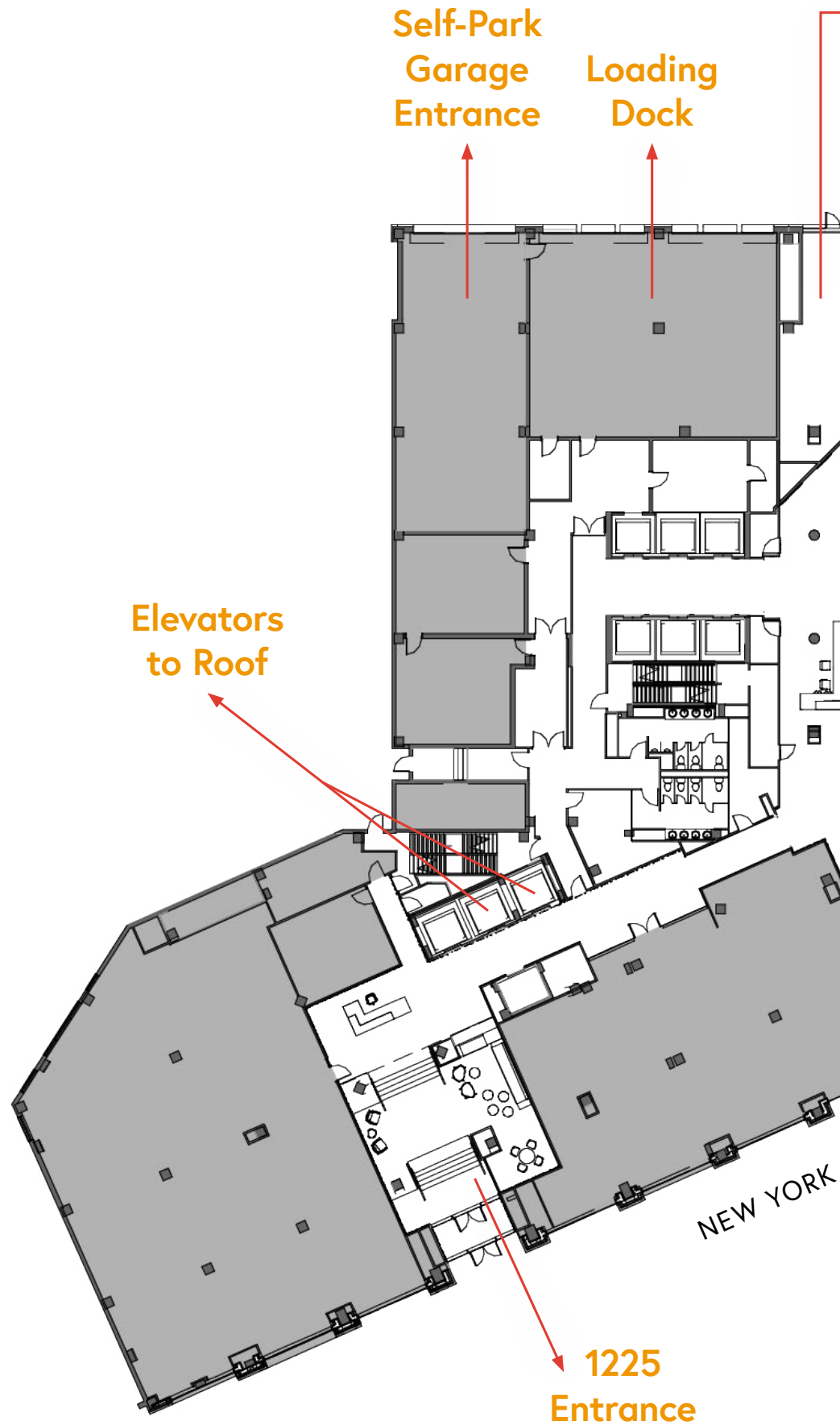
1201 New York Ave meets and exceeds DC standards in almost every category.

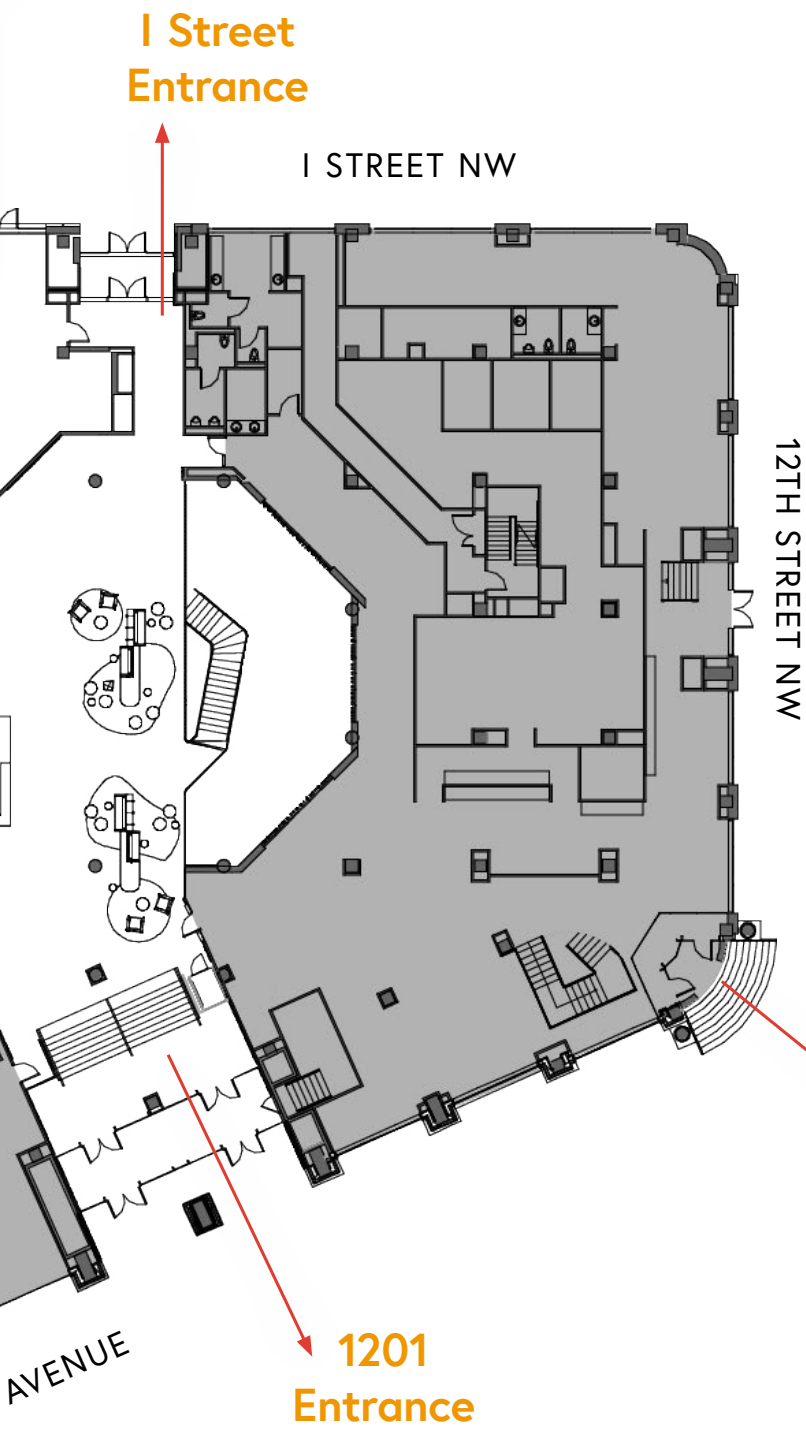


| FEATURE | 1201 NEW YORK AVE | INDUSTRY DC STANDARD |
|---|---|--|
|  COLUMN SPACING | 20' x 20' | = 20' x 20' |
|  PARKING RATIO | 1/1,630 RSF | = 1/1,500 RSF |
|  BIKE PARKING | 60 secured cage + 10 open cage | > 5-15 capacity unsecured racks |
|  SLAB-TO-SLAB HEIGHT | 10' 6" on 1st Floor, 10' on 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 |

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.





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.



Palmer Alley



Slipstream



CityCenter Plaza

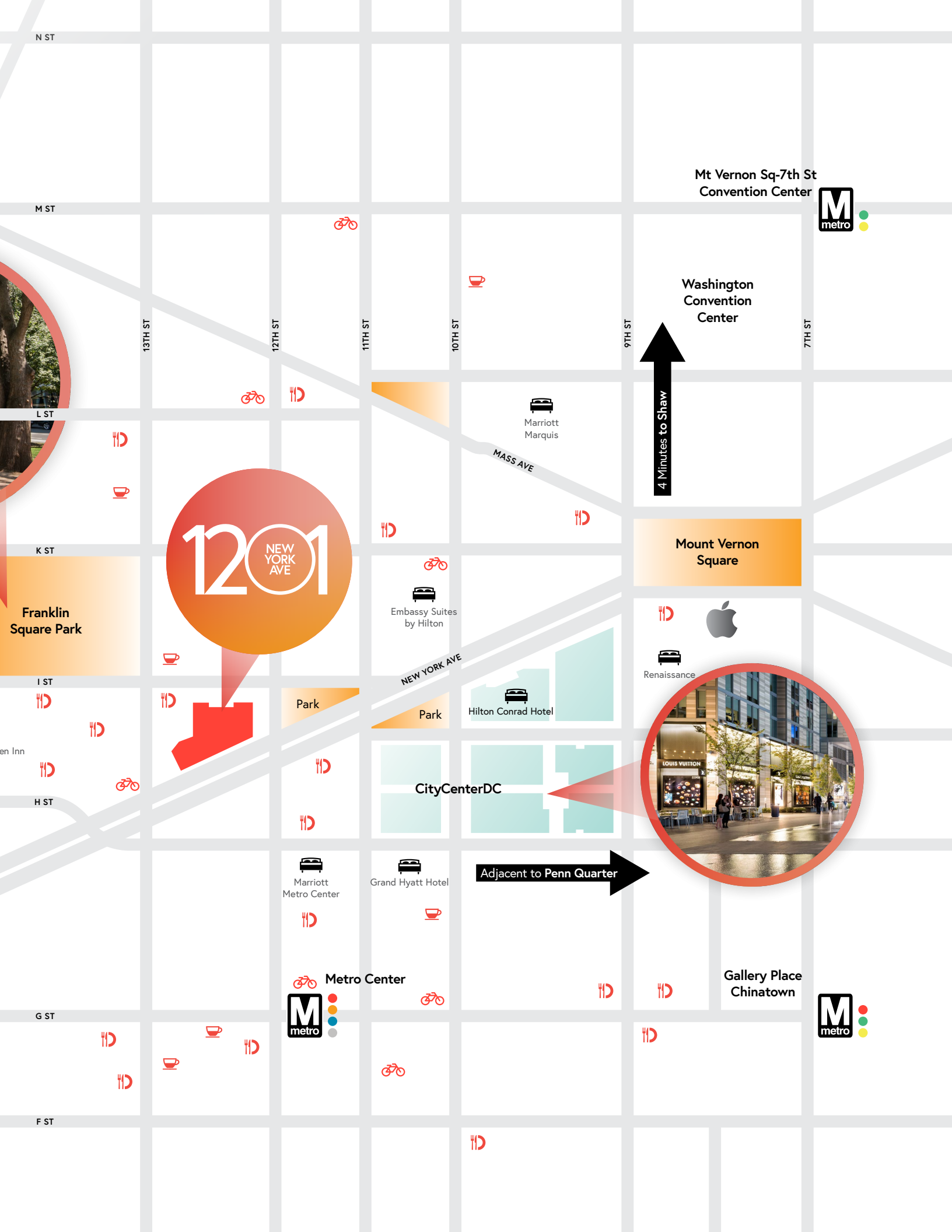
Perfectly Positioned in DC

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





N ST

M ST

L ST

K ST

I ST

H ST

G ST

F ST

13TH ST

12TH ST

11TH ST

10TH ST

9TH ST

7TH ST

Mt Vernon Sq-7th St
Convention Center



Washington
Convention
Center

4 Minutes to Shaw

Marriott
Marquis

MASS AVE

Mount Vernon
Square



Renaissance



Hilton Conrad Hotel

CityCenterDC

Adjacent to Penn Quarter

Marriott
Metro Center

Grand Hyatt Hotel

Metro Center



Gallery Place
Chinatown



Thoughtful Property

We're dedicated to delivering excellence through in-person quality of service that meets our occupiers' specific needs, enriches their workplaces, and helps them attract the best talent.



PEMBROKE

1201



20 Martin Place
Sydney

More than
25 years of
experience and
an international
focus



1801 Pennsylvania Ave
Washington, DC



100 California
San Francisco

Global
expertise
with local
knowledge



Commonwealth Pier
Boston

Our 9.4M sq
ft portfolio is
differentiated by
buildings that create
signature experiences
in outstanding
locations.



Mästerhuset
Stockholm, Sweden



Azabu Gardens
Tokyo

A thoughtful
approach
to creating
sustainable
properties.

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