

M A R K E T

S Q U A R E



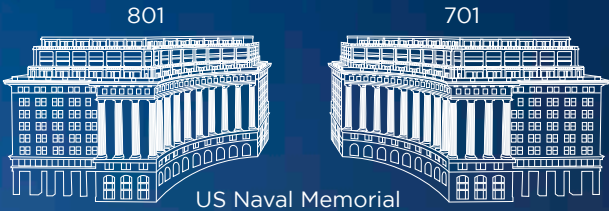
**ICONIC.** CLASSIC. TIMELESS. PRESTIGIOUS. PREMIER ADDRESS. UNPARALLELED VIEWS.



# MARKET SQUARE

## WASHINGTON DC'S PREMIER TROPHY PROPERTY

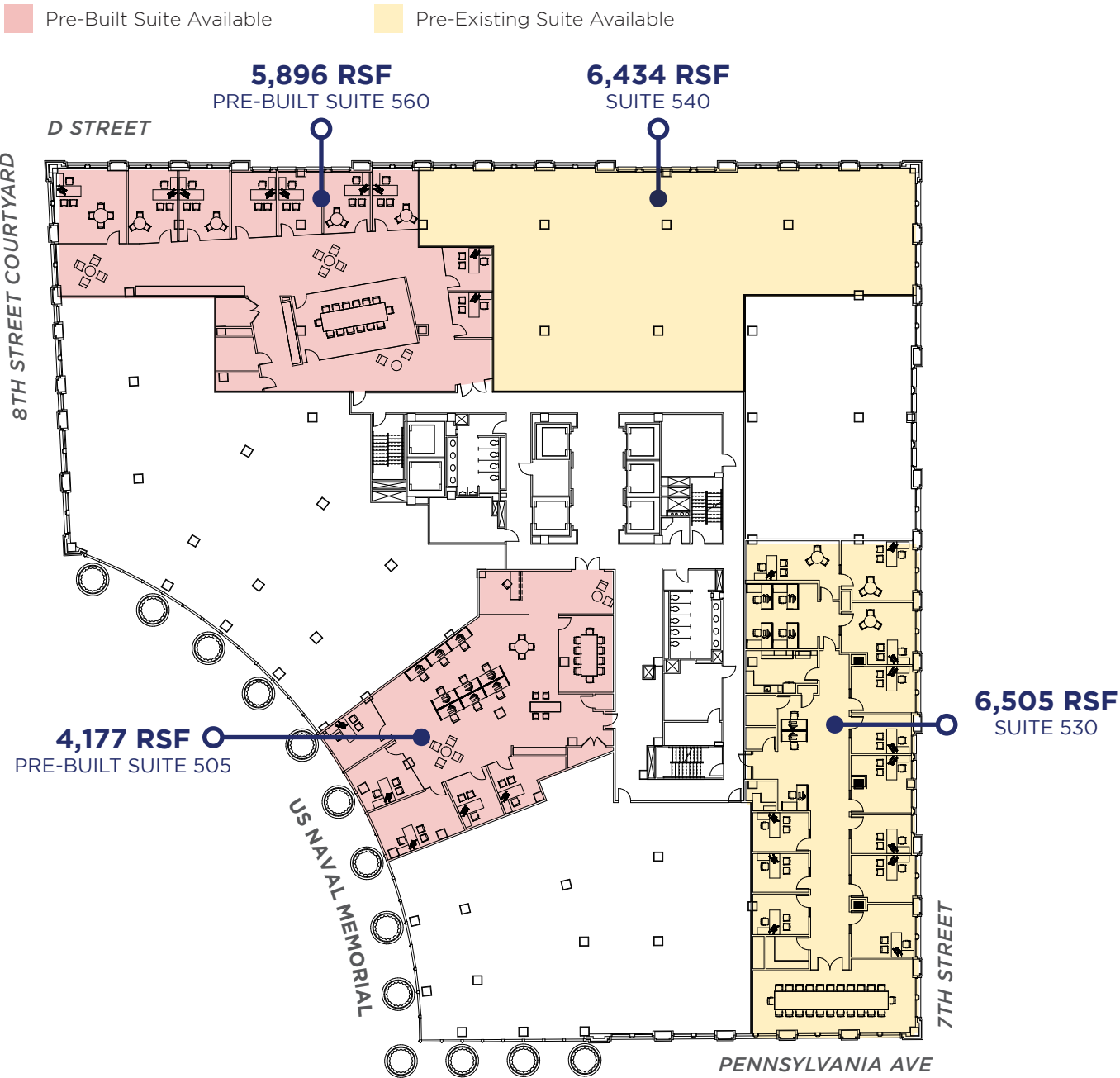
These distinctive buildings are situated along Pennsylvania Avenue, majestically curving around the U.S. Navy Memorial. The property aesthetic features a combination of classic grandeur married with contemporary details and state-of-the-art amenities. Market Square boasts incredible views of iconic landmarks such as the historic National Archives Building, U.S. Capitol Building, Washington Monument and Smithsonian Institute.



Pennsylvania Avenue







5TH FLOOR PLAN

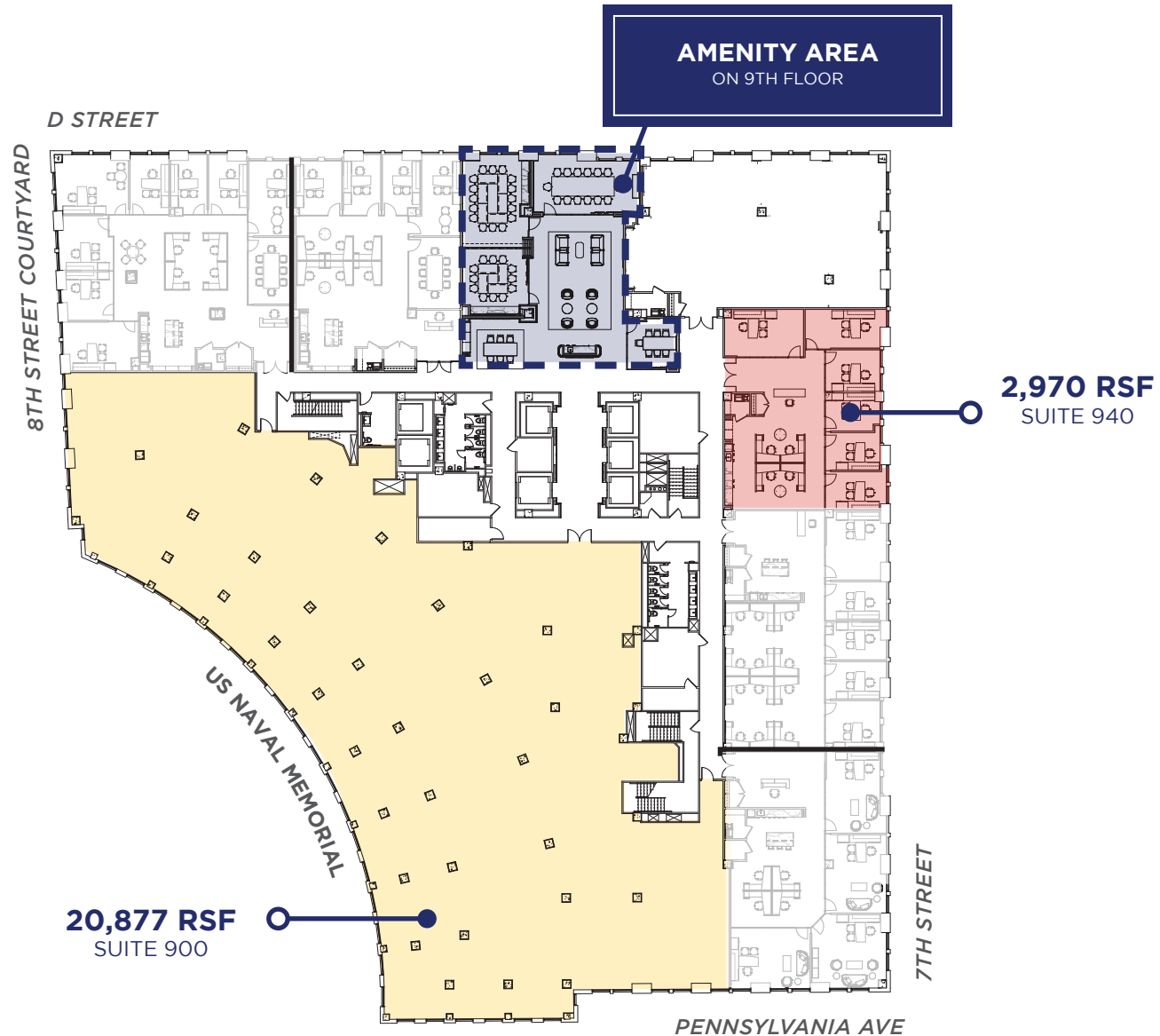
701 Pennsylvania Avenue | 4,177 RSF - 12,330 RSF



8TH FLOOR PLAN

701 Pennsylvania Avenue | 7,065 RSF

Pre-Built Suite Available      Pre-Existing Suite Available



9TH FLOOR PLAN  
701 Pennsylvania Avenue | 20,877 RSF



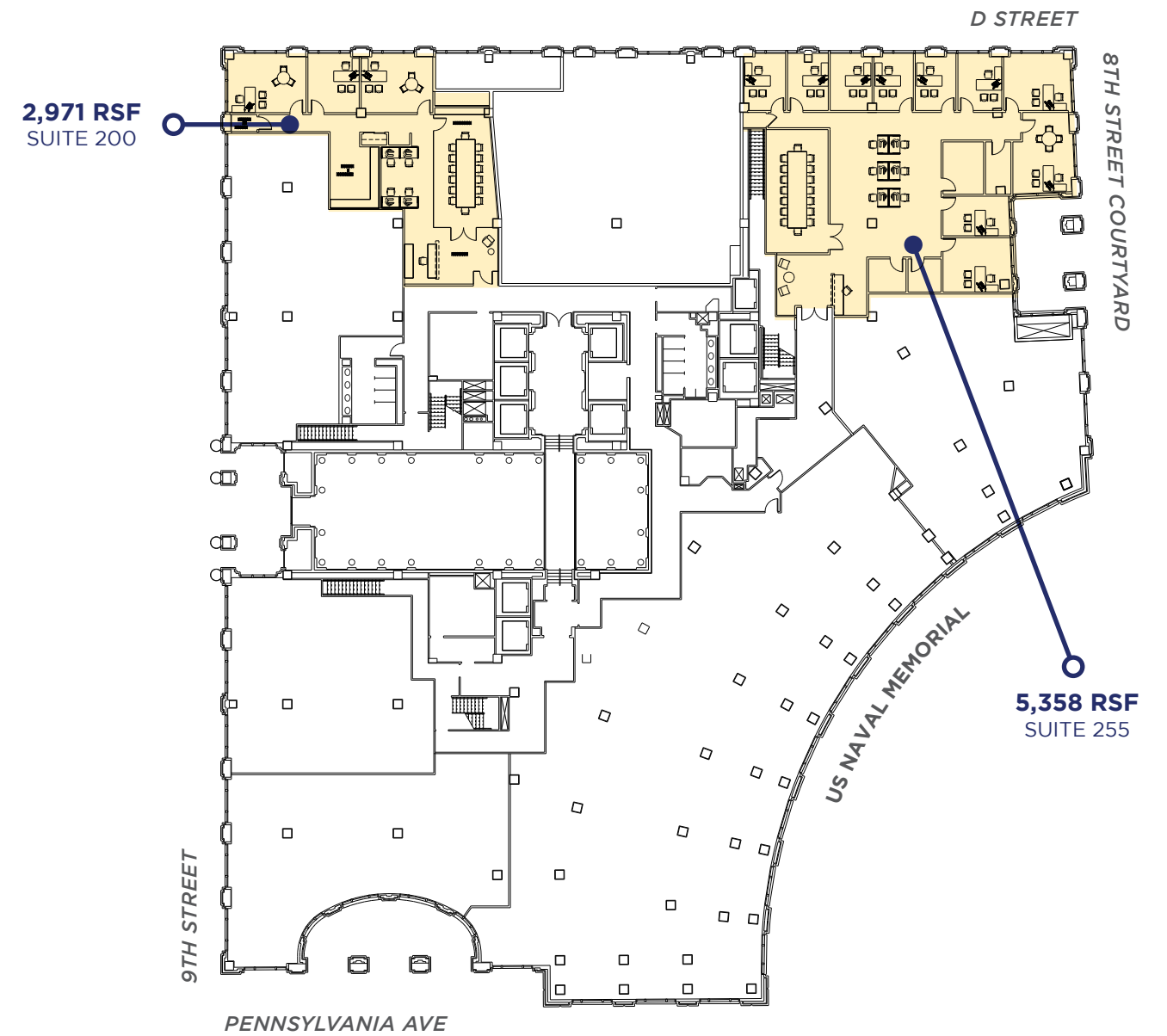
REPRESENTATIVE IMAGES OF PRE-BUILT FINISHES





Pre-Built Suite Available

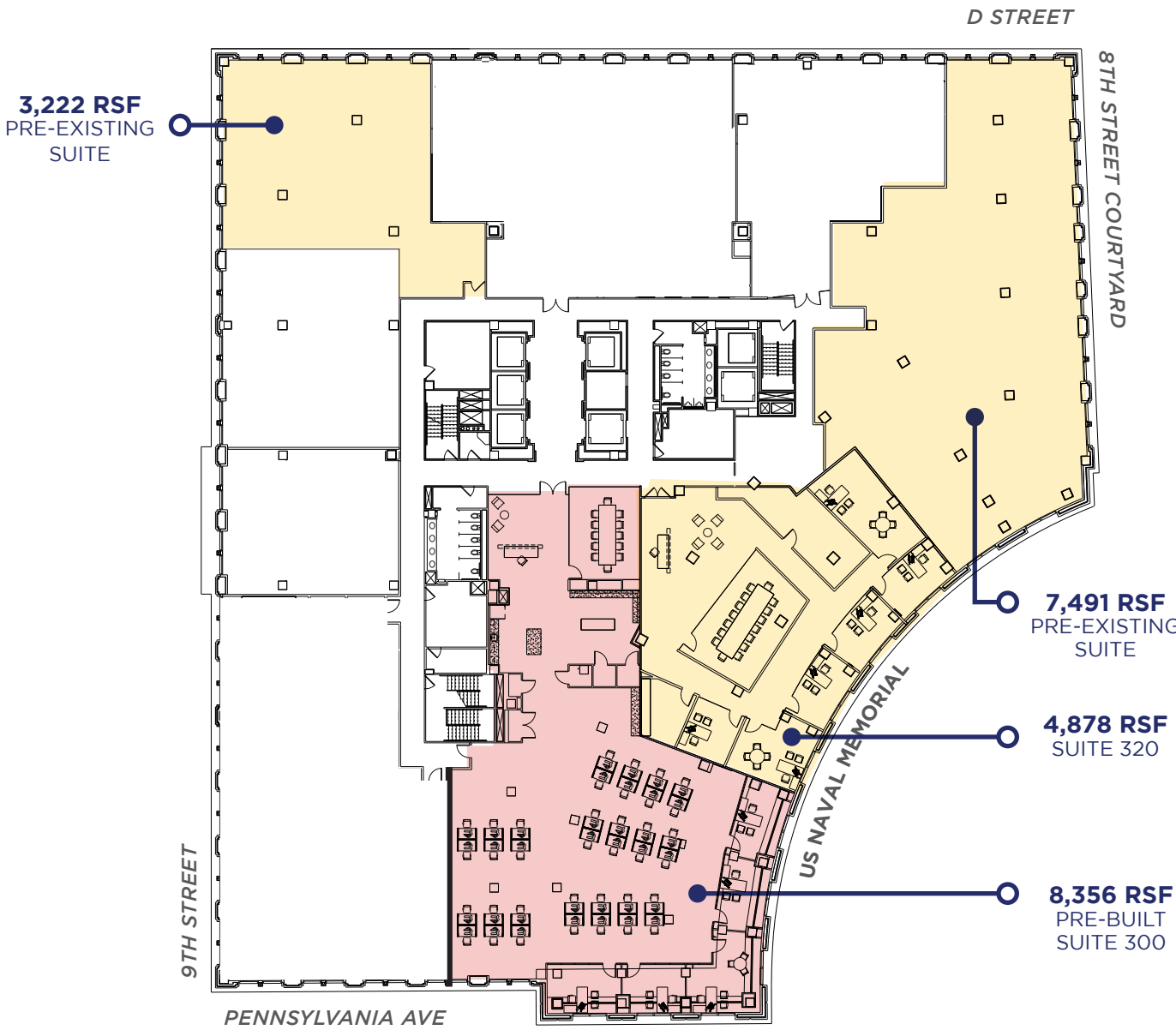
Pre-Existing Suite Available



## 2ND FLOOR PLAN

801 Pennsylvania Avenue | 2,971 RSF | 5,358 RSF

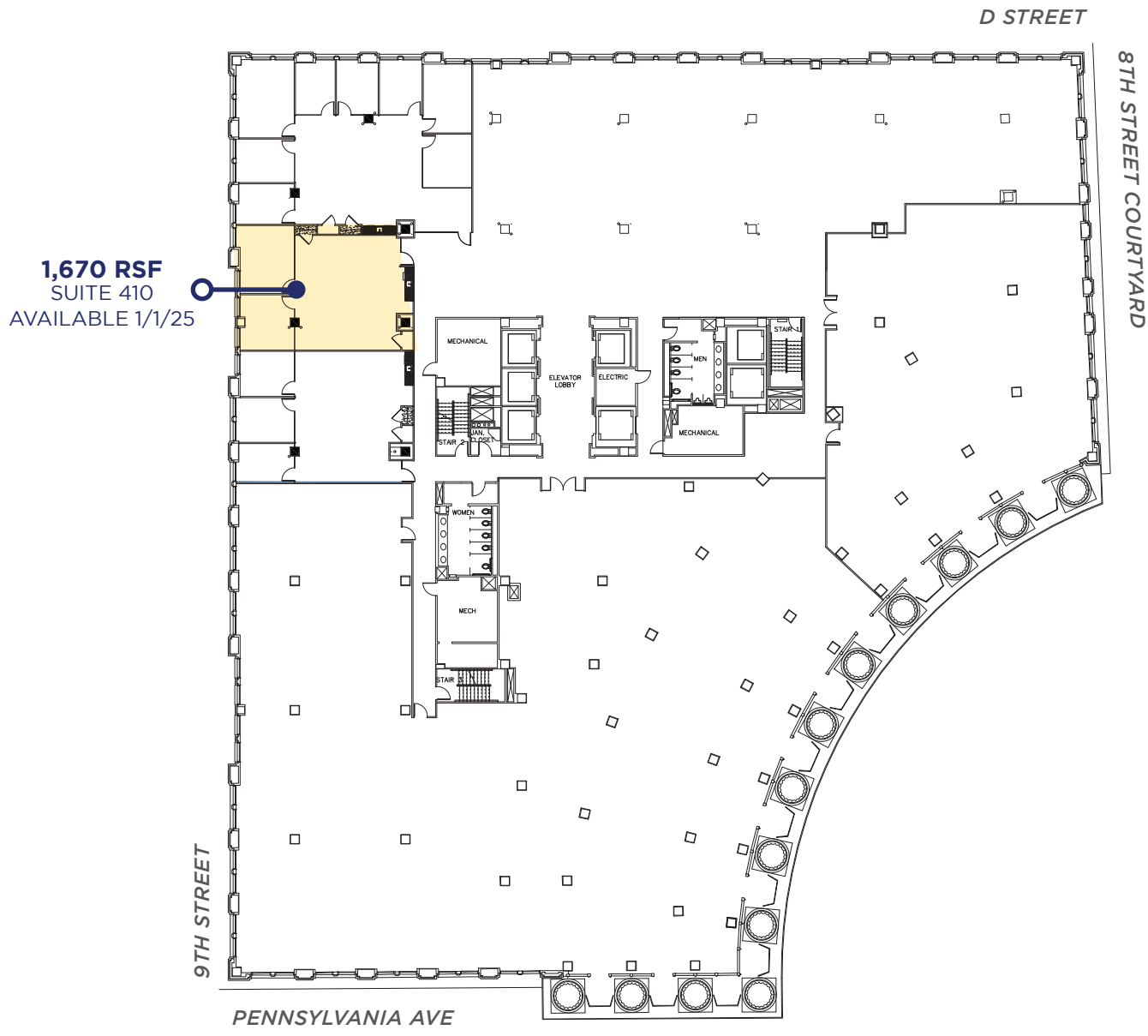
Pre-Built Suite Available      Pre-Existing Suite Available



### 3RD FLOOR PLAN

801 Pennsylvania Avenue | 3,222 RSF - 20,725 RSF

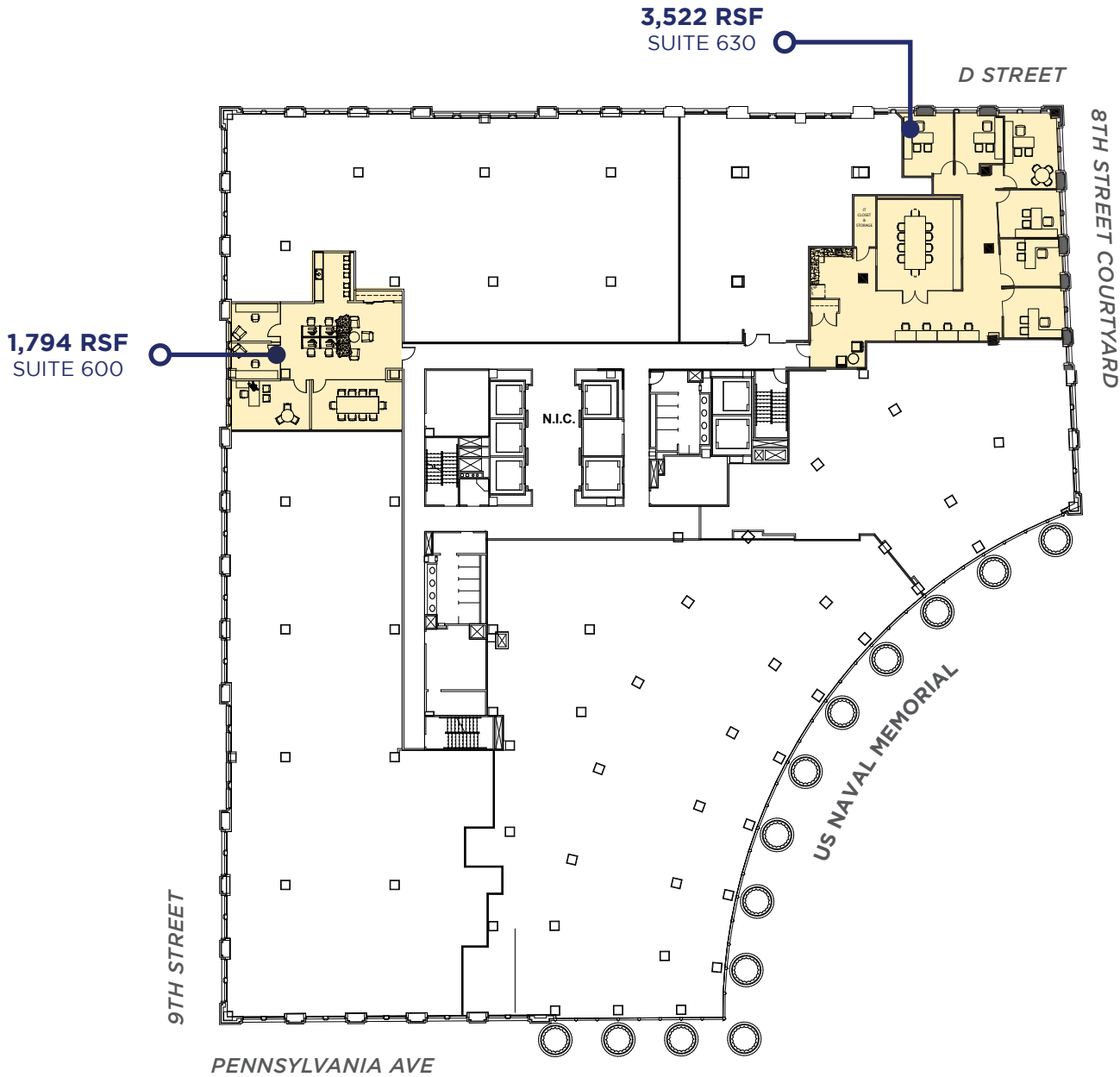
Pre-Built Suite Available      Pre-Existing Suite Available



### 4TH FLOOR PLAN

801 Pennsylvania Avenue | 1,670 RSF

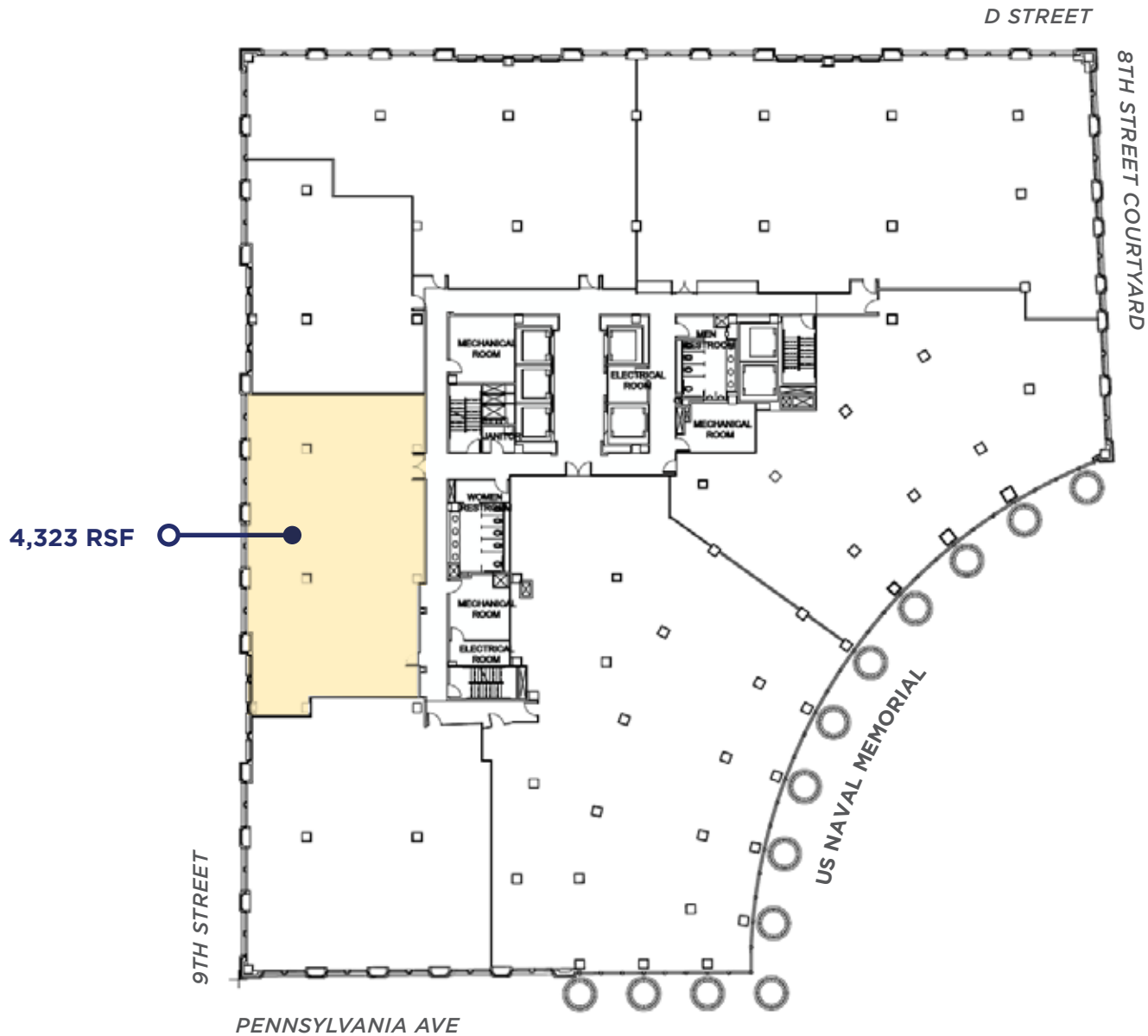
Pre-Built Suite Available      Pre-Existing Suite Available



### 6TH FLOOR PLAN

801 Pennsylvania Avenue | 1,794 RSF

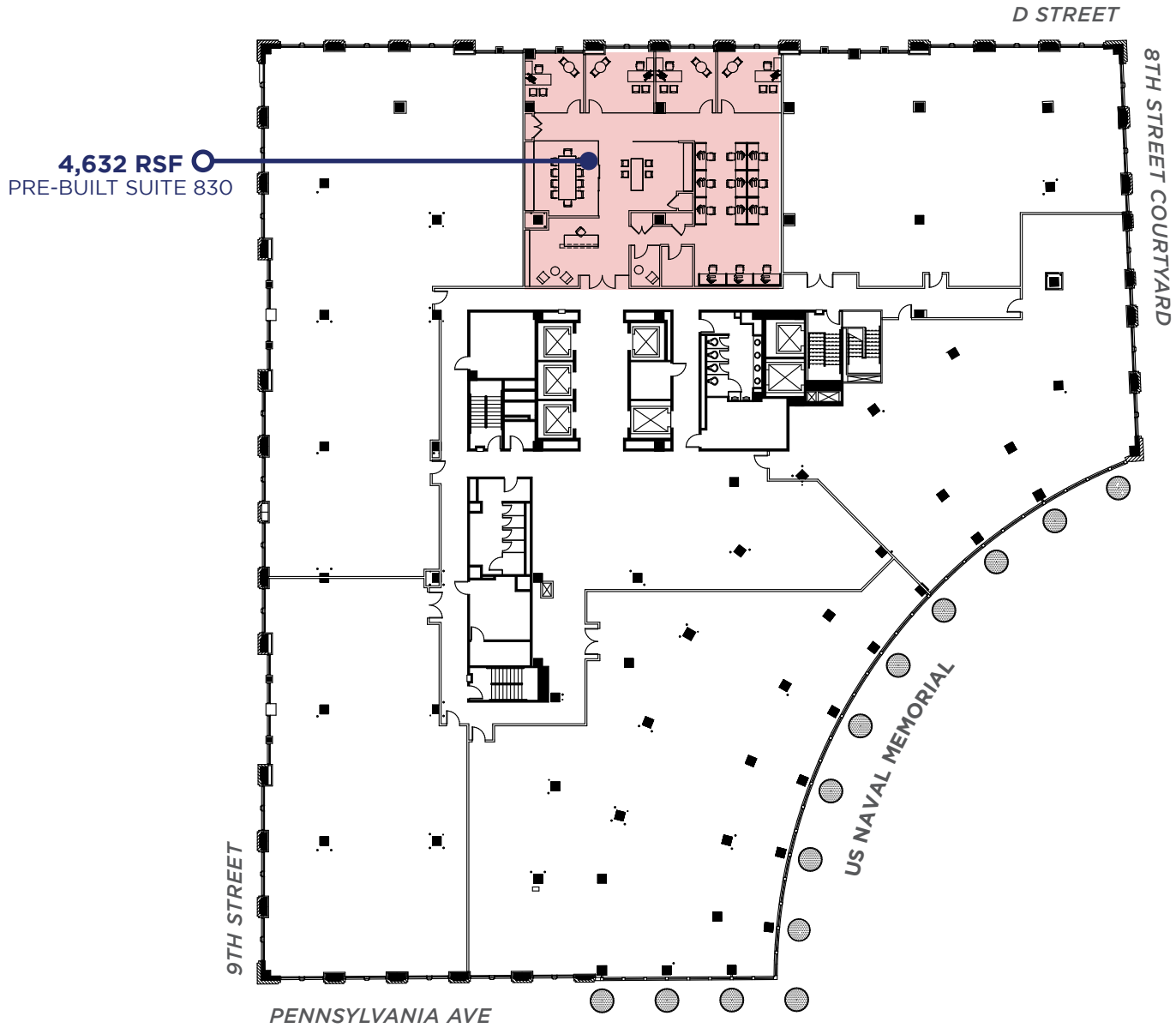
Pre-Built Suite Available      Pre-Existing Suite Available



### 7TH FLOOR PLAN

801 Pennsylvania Avenue | 4,323 RSF

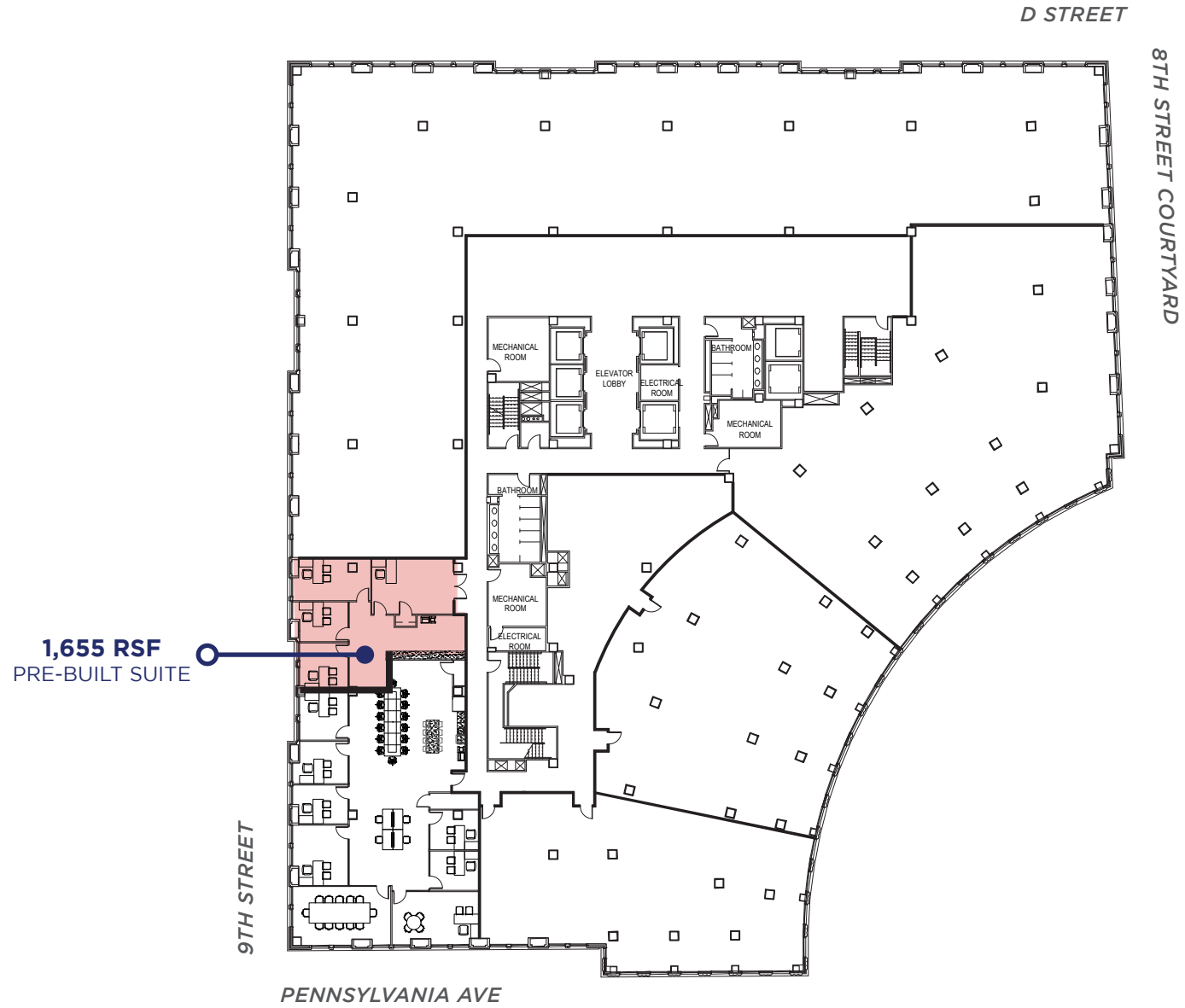
Pre-Built Suite Available   Pre-Existing Suite Available



### 8TH FLOOR PLAN

801 Pennsylvania Avenue | 4,632 RSF

Pre-Built Suite Available   Pre-Existing Suite Available



### 9TH FLOOR PLAN

801 Pennsylvania Avenue | 1,655 RSF



# CLASSIC GRANDEUR

LOBBY WITH HISTORIC ELEGANCE &  
CONTEMPORARY LIGHTING SOLUTION



# ICONIC VIEWS

OF HISTORIC LANDMARKS SUCH AS THE US CAPITOL  
BUILDING, WASHINGTON MONUMENT, NATIONAL  
ARCHIVES BUILDING & SMITHSONIAN INSTITUTION





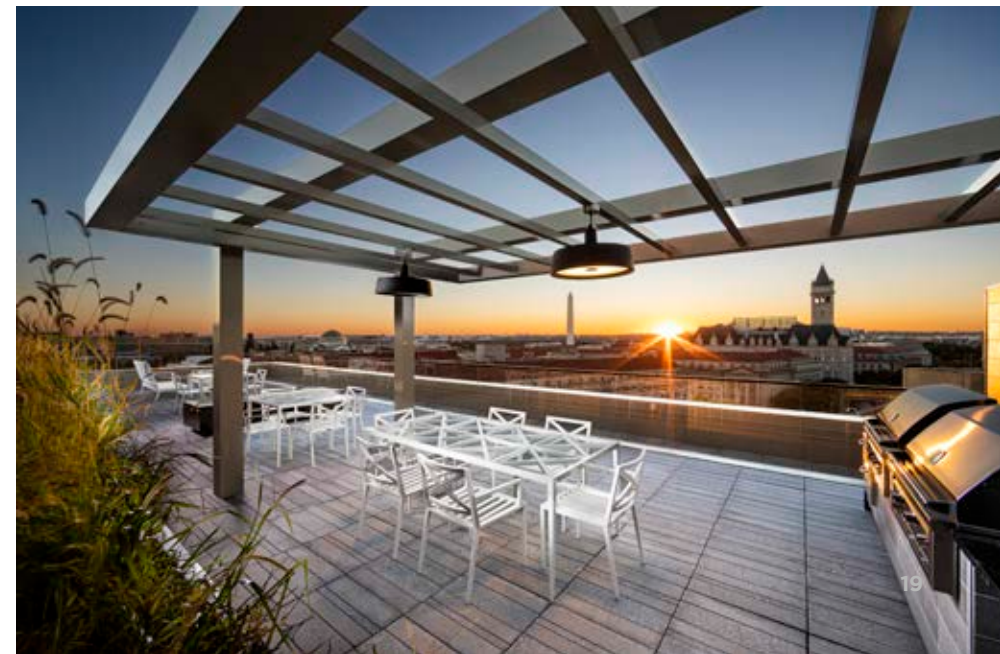
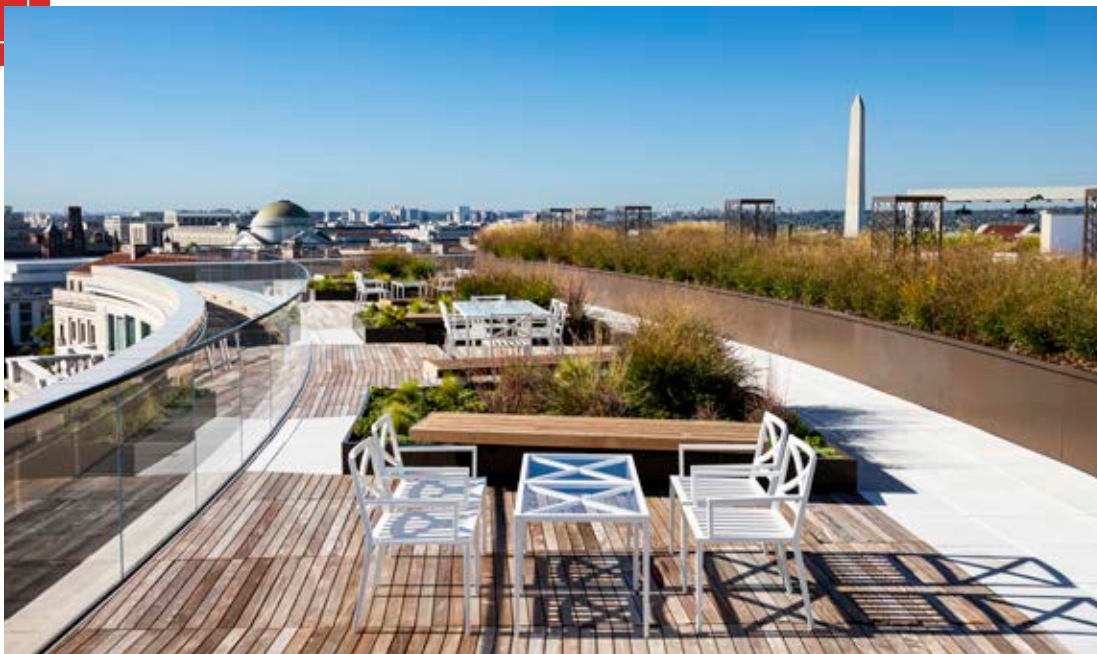
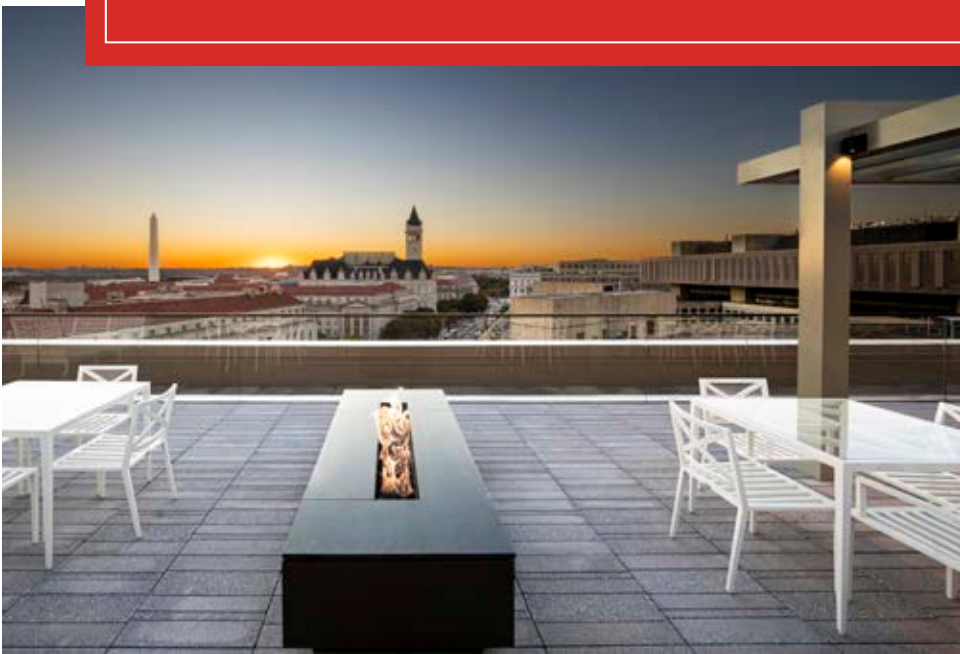
# TROPHY ROOFTOP

WITH VIEWS OVERLOOKING PENNSYLVANIA AVENUE

- Stunning views of the US Capitol, Washington Monument, Archives Museum, & Pennsylvania Avenue
- 9,000 SF at 801 Pennsylvania Avenue delivered in 2020
- Outdoor kitchen
- Pergola cover
- Seating for over 55 guests
- Shared by office tenants at 701 & 801 Pennsylvania Avenue



SCAN FOR VIRTUAL  
TOUR OF BUILDING  
AMENITIES





# FITNESS & WELLNESS CENTER

**SPA-QUALITY LOCKER ROOMS & SEPARATE WORKOUT AREAS**



SCAN FOR VIRTUAL  
TOUR OF BUILDING  
AMENITIES

- Spa-quality lockers and showers
- Private personal training services
- Towel service
- Direct elevator access on concourse level
- Separate workout areas:
  - Quick stretch zone
  - Free weight gym
  - Cardio area
  - Studio space



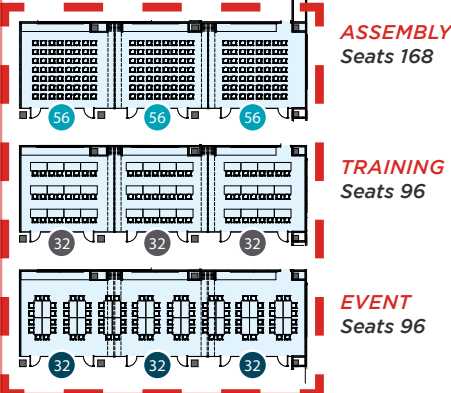


# PREMIER CONFERENCE

NEWLY RENOVATED WITH FLEXIBLE LAYOUT



FLEXIBLE CONFERENCE  
ROOM CONFIGURATIONS:



SCAN FOR VIRTUAL  
TOUR OF BUILDING  
AMENITIES



3 BREAKOUT AREA



2 LOUNGE



1 PANTRY





### BE IN GOOD COMPANY

Join industry-leading innovators and business elite who call Market Square home

### MARKET SQUARE BUILDING SPECIFICATIONS

Curved windows, clean architectural lines, and a bright, well-lit atmosphere enhance the already appealing in-house amenities and office set-up.

Additional property features include:

- 40,000 SF typical floorplates
- Dramatic lobby entrance featuring 24-hour security and concierge service
- Newly renovated fitness center featuring a studio-style cycling room and deluxe locker rooms
- Newly delivered conferencing facility with executive locker rooms
- Newly delivered rooftop terrace with expansive views of Washington, DC
- On-site access to the metro (green and yellow lines) and close proximity to red line
- Underground Parking (1:1,200 SF)
- LEED-EBOM Gold & Energy Star-Rated
- Prime access to DC's illustrious Penn Quarter with dining and entertainment options, district museums and walking distance to the National Mall









MARKET

SQUARE

[www.MarketSquare-DC.com](http://www.MarketSquare-DC.com)

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