

2000 Penn

◆ WESTERN MARKET ◆



DISCOVER ELEVATED WORKSPACE EFFICIENCY

Located in the heart of the Central Business District, Western Market delivers 402,090 square feet of premier Class A office and retail space—where prime location meets enhanced functionality. This 10-story asset underwent a transformative renovation in 2022, introducing a suite of tenant-focused amenities including a private penthouse terrace and lounge,

a state-of-the-art conference facility, and a fully equipped fitness center with views of Pennsylvania Avenue. Additional enhancements to the lobby, elevators, and common areas—alongside direct access to the dynamic food hall on the ground floor—create a seamless, productivity-driven workplace experience with unparalleled convenience.

Where smart space meets seamless productivity



THE HEART OF FOGGY BOTTOM'S CULINARY HUB

Western Market places tenants in the heart of one of D.C.'s most vibrant and connected neighborhoods. With direct access to a dynamic food hall and a range of nearby dining and retail options, everything from breakfast to lunch to dinner is just steps away. Located by the Foggy Bottom-GWU Metro, Western Market offers unmatched convenience, lifestyle, and connectivity.



ANDY'S PIZZA

Your favorite neighborhood pizzeria serving stone-deck oven-fired pizza and great drinks, beers, cocktails, and wines.



ROAMING ROOSTER

A local favorite known for its crispy, flavorful fried chicken sandwiches made with fresh, hormone-free ingredients.



MAMAN

A charming café and bakery offering French-inspired dishes, artisanal pastries, and signature coffee in a cozy, inviting setting.



CAPO DELI

An Italian-American deli serving stacked sandwiches, house-made pastas, and classic deli fare with a nostalgic twist.

ALITIKO

AREPAS ONE
arepas • cachapas • lequeños • +

TIGER SUGAR
老虎堂黑糖專壳

BULLFROG
Bagels

CAPTAIN
COOKIE!

DUKE'S
GROCERY

GREENHEART

ROAMING
ROOSTER

Capo
DELI

ONKEI

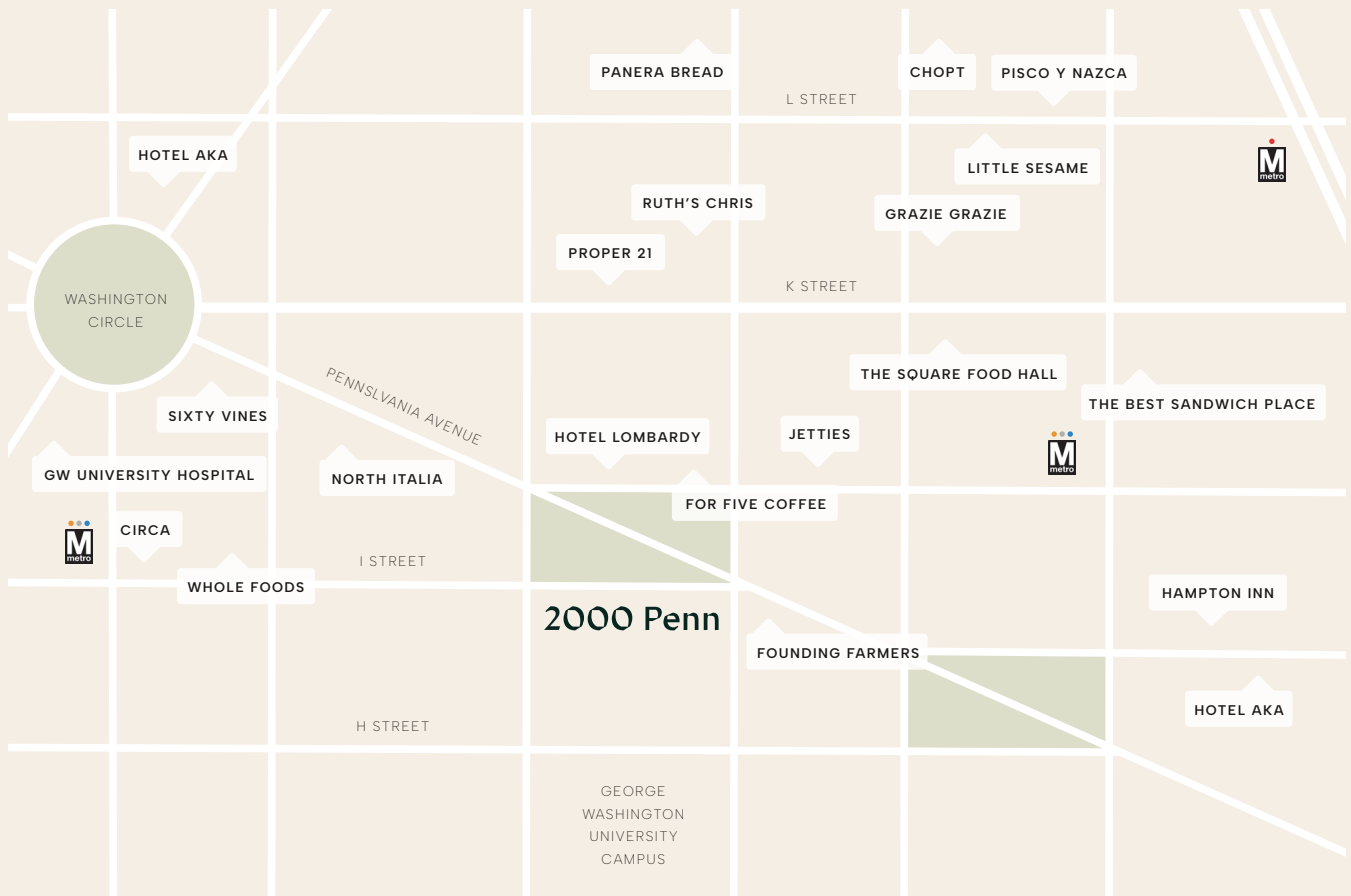
Falafel
inc.
Eat for Good

ban
doo
la BOWL

MASON'S
FAMOUS
Lobster Rolls

Andy's PIZZA

MANA
COFFEE. BAKERY. KITCHEN



2000  PENN

Townhall



A SCALABLE AND DYNAMIC APPROACH TO SPEC SUITES

Western Market's innovative townhall concept transforms the traditional office building into a vertical neighborhood. The design creates a cohesive community where businesses can scale, collaborate, and thrive together while providing fully built-out, ready-to-go offices that meet today's business needs.

The office as a vertical neighborhood

COMMUNITY & COLLABORATION

A vibrant shared pantry and lounge, along with abundant conference spaces, foster organic networking, mentorship, and cross-tenant collaboration.

FLEXIBLE, MODERN WORKSPACES

Fully built-out spec suites feature adaptable layouts, private offices, and high-end industrial-modern finishes—designed to support businesses of all sizes.

AMENITY-RICH ENVIRONMENTS

Each Townhall floor features flexible collaboration and conference spaces, along with plug-and-play lounge areas and a shared pantry stocked with cold brew and beer on tap.

WELLNESS & EFFICIENCY

On-site fitness center, wellness rooms, and shared amenities support work-life balance, reduce overhead, and maximize employee satisfaction.



From food hall lunches to terrace chats – experience convenience and community

AMENITIES BEYOND THE DESK

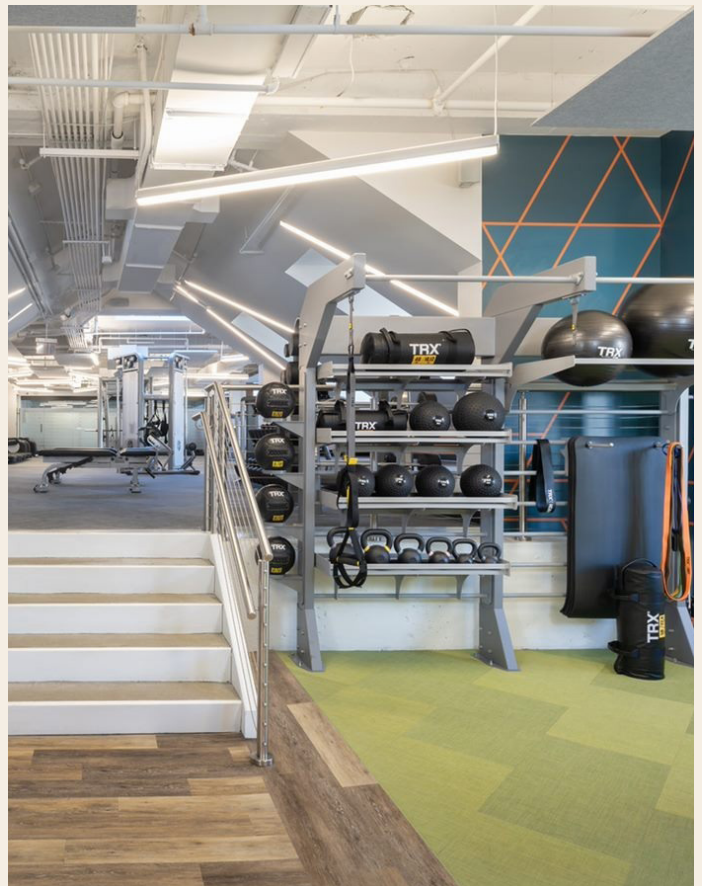
THE HEART OF IT ALL

Western Market's food hall serves as a lively, ground-floor hub bringing convenience, energy, and connection to the workday.



FITNESS WITH A VIEW

A fully equipped fitness center and wellness rooms support balance, productivity, and views of Pennsylvania Avenue.





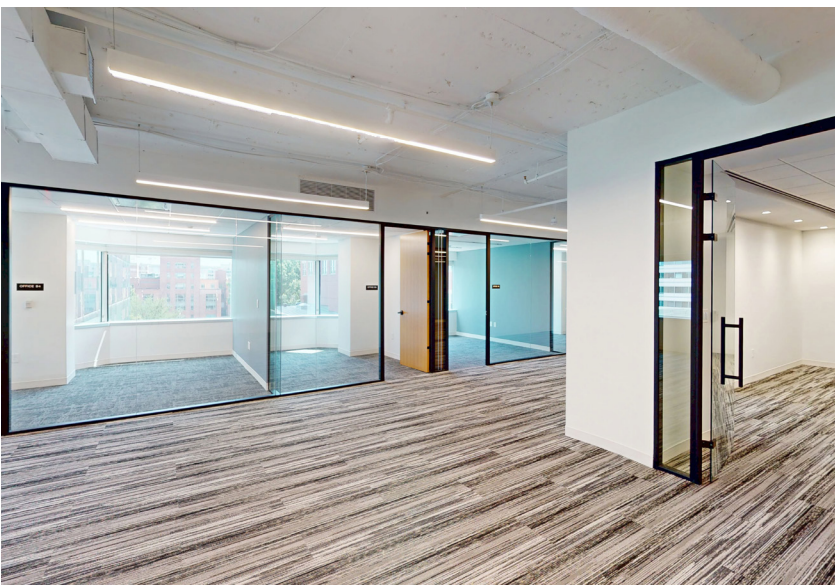
SPACES THAT SPARK CONNECTION

From shared conference rooms to open lounges and stocked pantries, communal areas throughout the building are built to encourage collaboration, comfort, and convenience.



SPACE TO STEP AWAY

A thoughtfully designed terrace offers an inviting setting for informal meetings, coffee breaks, or a change of pace during the workday.



TAKE A VIRTUAL TOUR

Click or scan below to explore a plug-and-play spec suite on the 5th floor with access to Townhall and building-wide amenities.



Expert partners aligned to deliver lasting value

WESTBROOK PARTNERS

Westbrook Partners, founded in April 1994, is a privately-owned, fully integrated global real estate investment firm with offices in New York, Boston, Washington, DC, Palm Beach, San Francisco, Los Angeles, London, Munich, Paris and Tokyo. Westbrook's professionals are responsible for acquisition, value enhancement, financial accounting, legal, tax, and risk management. Westbrook's experience includes the operation and

management of office, multi-family residential, hotel, retail, industrial and single-family residential development properties. Westbrook's investment equity is currently committed by a broad, stable base of the highest-quality institutional investors, which include public and private pension funds, endowments, foundations, and financial institutions.

MRP REALTY

Founded in 2005, MRP Realty is a real estate operating company focused on opportunistic and value-add investment in the northeastern United States, with offices in Washington, D.C., Maryland, Virginia, Pennsylvania, and New York City. MRP provides to its institutional capital partners a full array of real estate services including: acquisition/disposition, development/construction management,

property management, asset management and financial reporting services. Since the company's inception, MRP has deployed nearly \$4.1 billion in total capitalization, with another \$2+ billion of active residential, office, mixed-use, and industrial projects underway. MRP's combined development assets total more than 28 million square feet, with an additional 9+ million square feet under management.

STREAM

Stream Realty Partners is a national commercial real estate firm offering an integrated platform of leasing, investment and development services. This includes tenant and landlord representation, Legendary CX property management, capital markets, investment management and sales, construction, construction management, national program management, workplace

strategies, strategic marketing, and dedicated research. The company is headquartered in Dallas with operations in core markets coast to coast. Since 1996, Stream has grown to more than 1,550 professionals and now completes annual transactions valued at more than \$8.9 billion in office, industrial, retail, healthcare, land, and data center properties.

ROOTED IN HISTORY, FOCUSED ON THE FUTURE

Western Market draws its name from one of D.C.'s original public marketplaces, which stood on this site for over a century. Established in the early 1800s and rebuilt in 1891, the original Western Market served as a vital commercial and social hub for the Foggy Bottom neighborhood before its closure in 1961. Today, 2000 Penn honors that legacy—merging historic character with modern design to create a destination where tradition and innovation meet.



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