

# Office Sublease Available

601 Pennsylvania Avenue - South Building  
Washington, DC 20004

## Overview

### 55,543 SF Available on the 4th & 5th Floors

- **Rate:** Withheld
- **Availability:** Immediately
- **Term:** Through June 30, 2036

#### Space Features:

- 26,042 SF on the 4th floor of the building
- 29,501 SF on the 5th floor of the building
- Plug & Play Opportunity
- Office Intensive Suite Ready for Occupancy
- Furniture Available
- Pennsylvania Avenue Frontage

#### Building Amenities:

- Close Proximity to the U.S. Capitol, Penn Quarter & Union Station
- 1 block to Metro
- Main Lobby and Shared Fitness Center Recently Renovated
- High-End Shared Conference Center and Tenant Lounge Available in Building
- Capital Grill in Building



## For More Information

**Samuel Buckner**

(240) 605-1371

sbuckner@tta-re.com

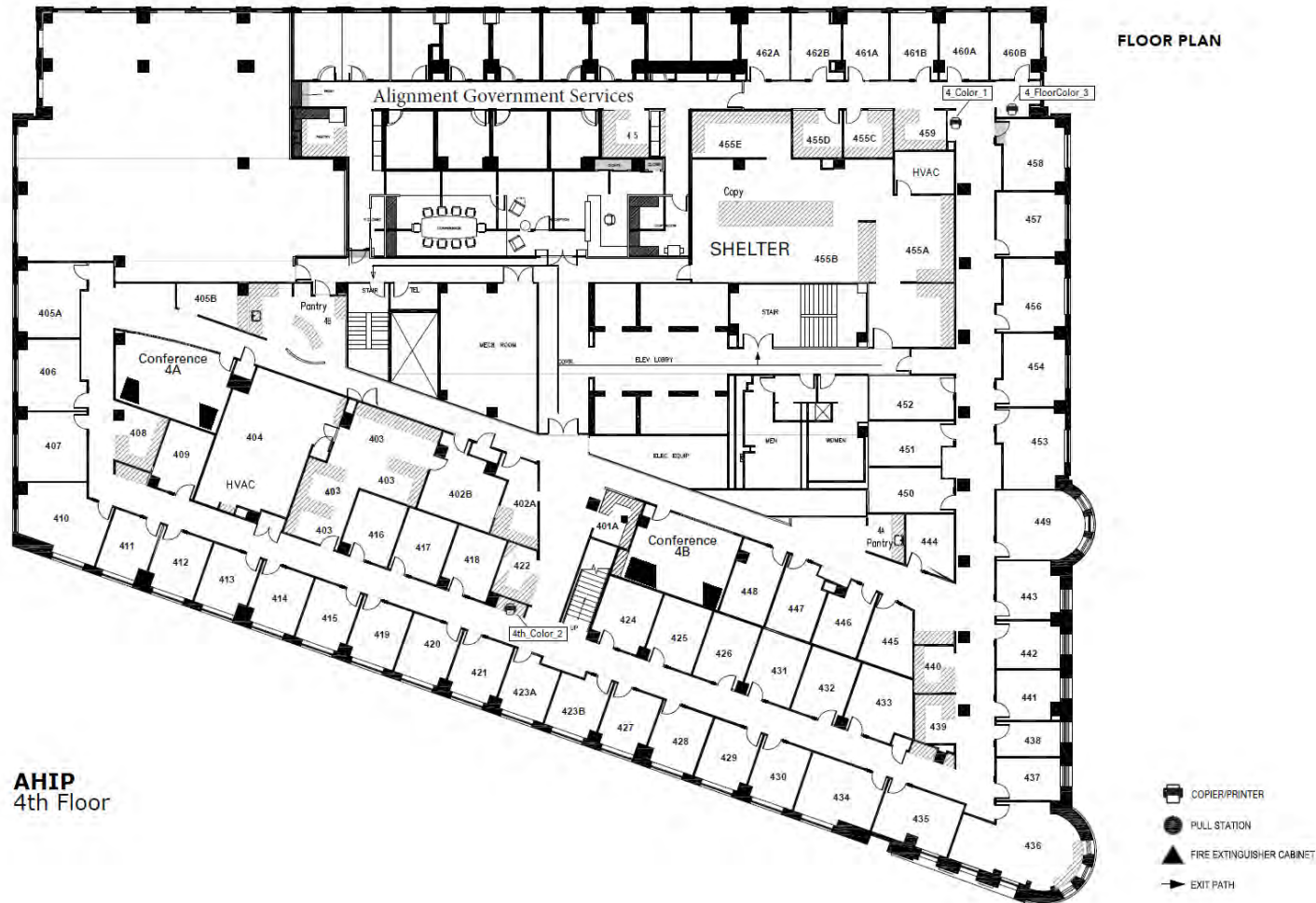
thetenantagency

4800 Montgomery Lane, 11th Floor | Bethesda, MD 20814  
(301) 754-6166 | thetenantagency.com

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4<sup>th</sup> Floor = 26,042 SF



**AHIP**  
4th Floor

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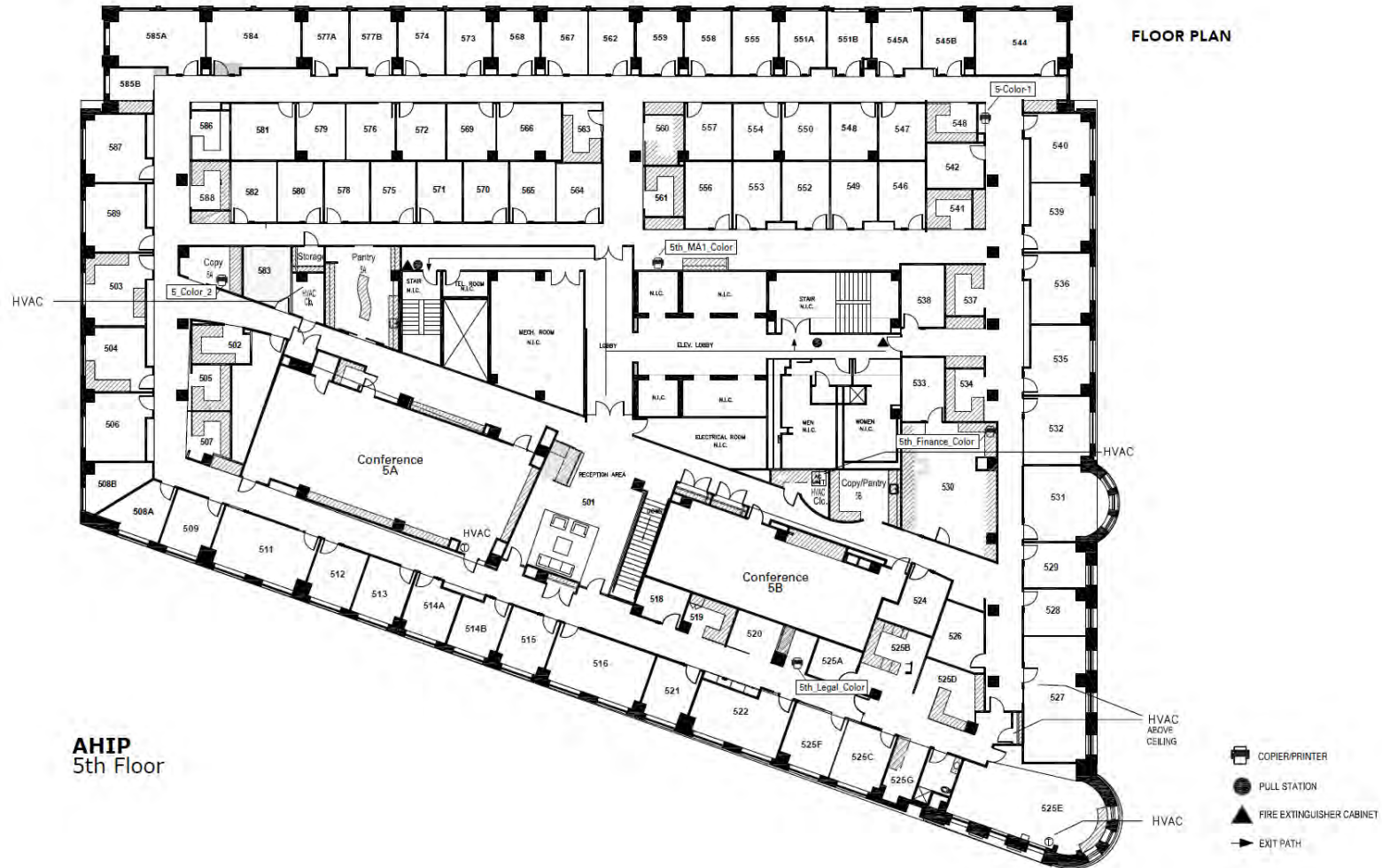
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5<sup>th</sup> Floor = 29,501 SF



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