

THE
WARNER
PENNSYLVANIA AVENUE

**21ST CENTURY HOSPITALITY
MEETS HISTORIC GRANDEUR**

IN THE CORE OF
WASHINGTON, D.C.



THE
WARNER
PENNSYLVANIA AVENUE

W E L C O M E T O

THE
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We believe in creating thriving communities. Our culture of hospitality, tenant-centered services and on-site tenant engagement have created a building-wide community that regularly convenes in our various shared spaces.

The Warner allows innovators to create, collaborate and contribute to the future of our world. Come join us!



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WORLD-CLASS PARTNERS IN THE NATION'S CAPITAL

CBRE Investment Management wants to partner with you to provide efficient office space and unprecedented amenities at our premiere property in Washington, D.C.—The Warner.

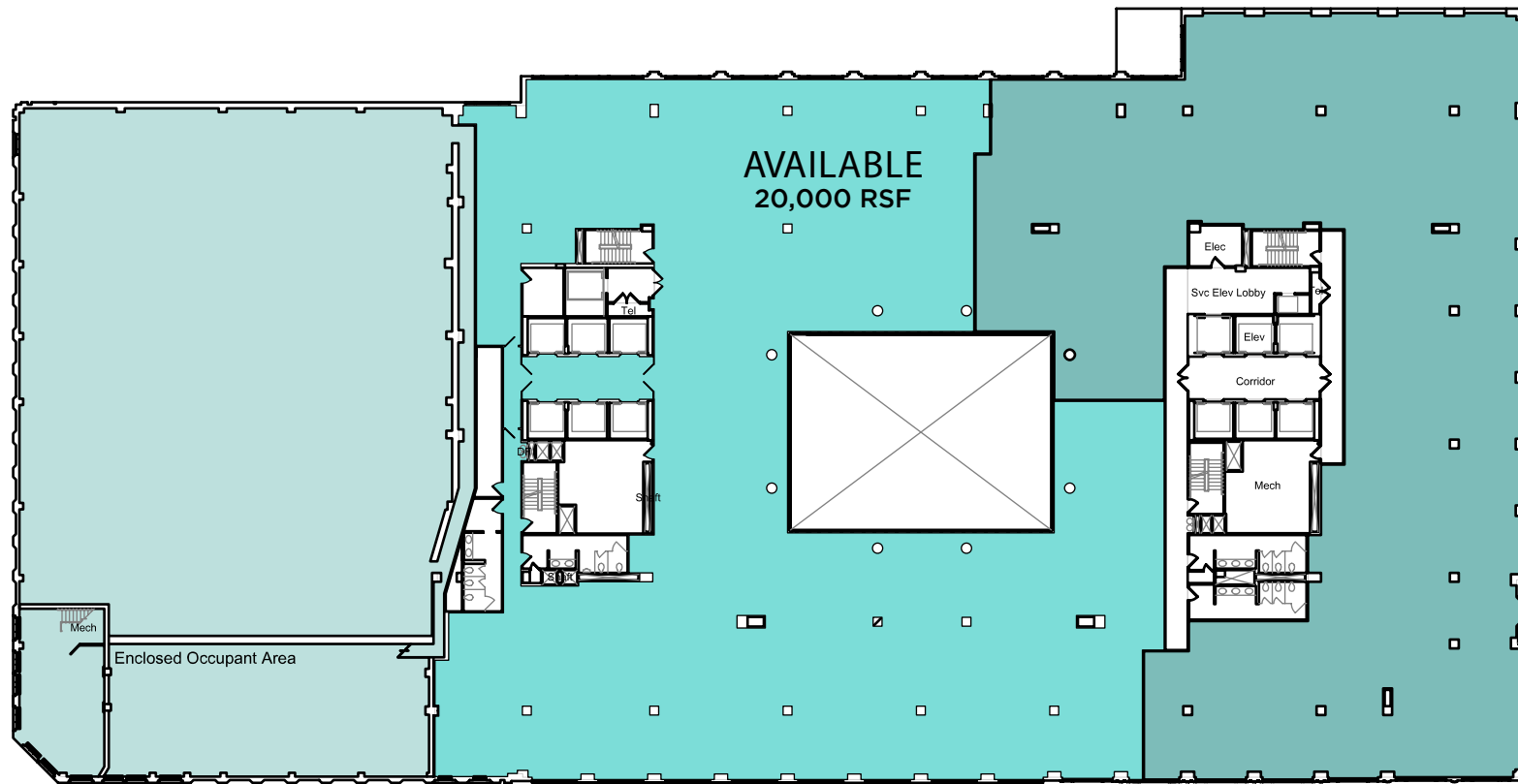
THE WARNER FOSTERS INNOVATION

- Collaborative Spaces
- Industry-Defining Services
- Engaging Events
- Reciprocal Network

FLOOR PLAN

FLOOR 5 | 20,000 RSF

4 5 6 7



L A I D O U T F O R S U C C E S S



- Direct Elevator Exposure
- Views of Old Post Office Tower over E Street



INNOVATIVE SPACES THROUGHOUT THE WARNER



↑ **A&B CENTER AND LOUNGE**



→
WARNER THEATRE



↑ **GRAND ATRIUM LOBBY
AT THE WARNER**

ABOVE & BEYOND FOR YOUR MISSION

A&B is a progressive workplace concept that brings people together to create, connect and thrive.

Adaptable spaces, collaborative work environments, unique experiences and concierge services will extend your office and expand its center of gravity, helping you attract, retain and delight the very best entrepreneurs and their teams.

Plus, our nationwide network of A&B properties and their amenities are available for your use whenever you're on the road.

Zoe is our on site work place experience coordinator role is at the forefront of delivering a positive, world class office experience as a cultural ambassador, community advocate and service leader. As part of a "front-of-house" team, Zoe is the customer service provider for meeting and events. Some of her duties include, execution of events in the amenity spaces and help with marketing events, tenant engagement and managing our mobile app.



LEARN MORE ABOUT A&B 





CBRE building management staff continue to make efforts to improve the tenant work-life balance. Building events such as the rooftop meet and greet and the Cinco de Mayo event were great opportunities to meet the staff and relax, mingle and enjoy snacks and refreshments with fellow tenants.

– Mark E., HP

ENHANCED SPACES. COMFORTABLE PLACES.

In addition to the private atrium, balconies and rooftop terrace, The Warner offers a variety of warm and welcoming environments for networking and collaborating with other building tenants from diverse industries.

ATRIUM LOBBY

A&B CENTER

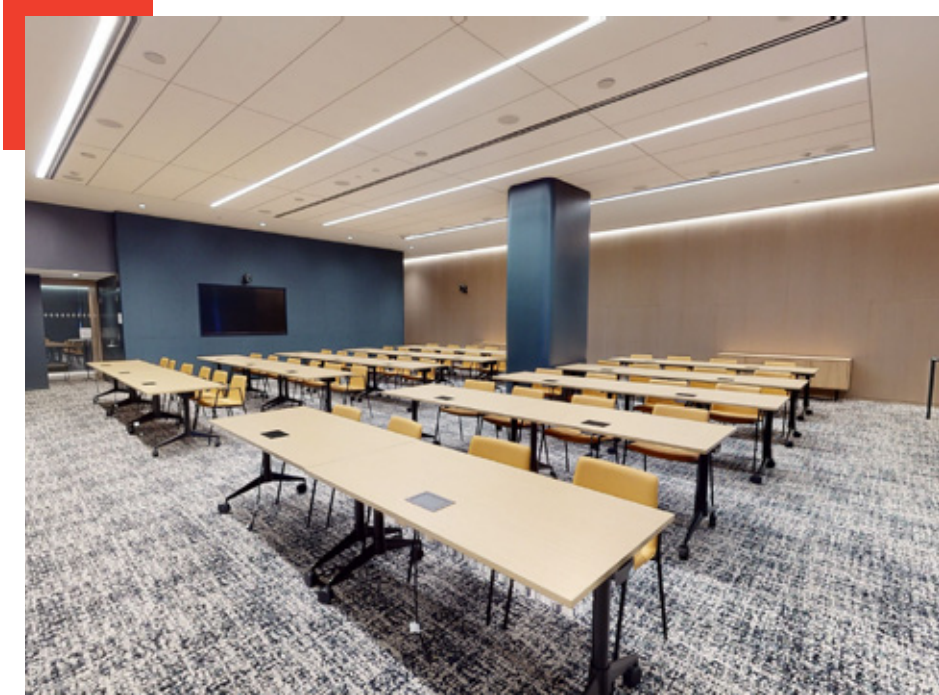
A&B LOUNGE

A&B FIT



STATE OF THE ART CONFERENCE CENTER

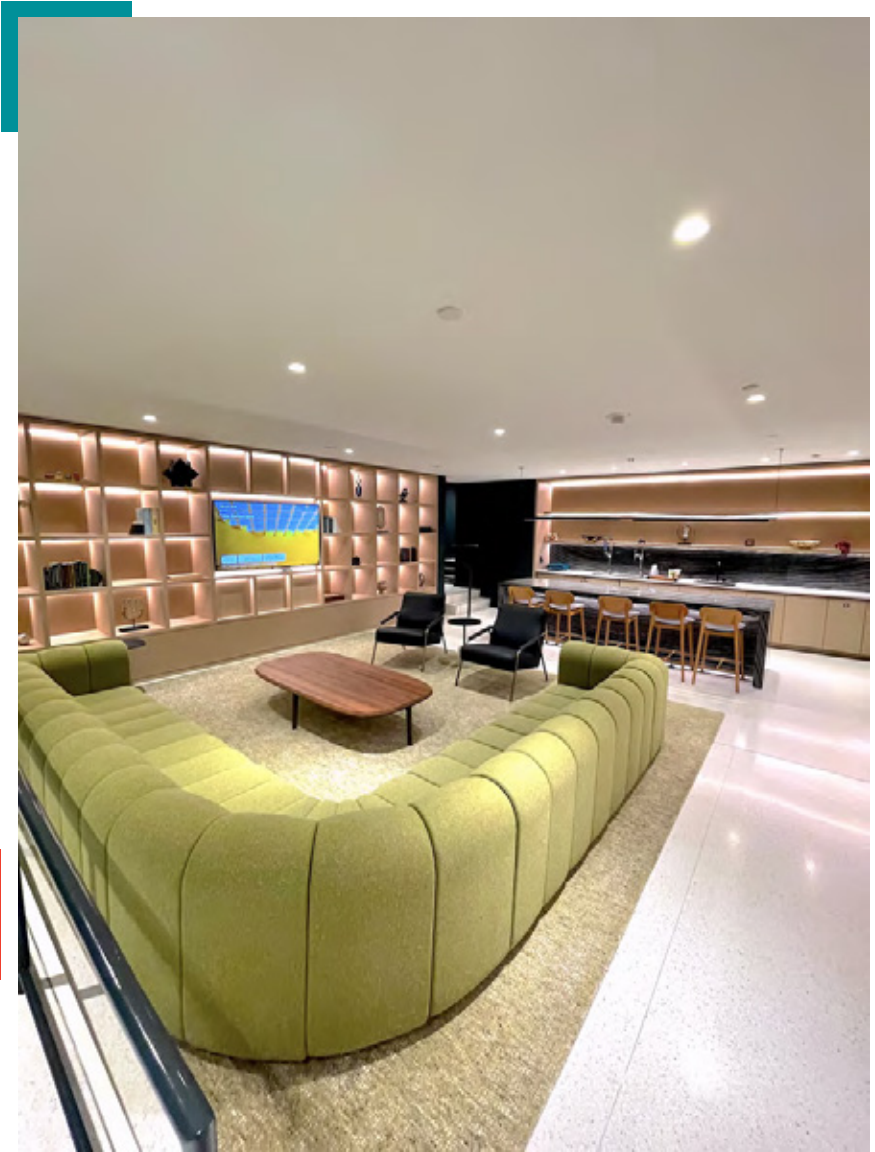
VIEW THE MATTERPORT



SEATS UP TO 120

NEW TENANT LOUNGE

YOUR EXPECTATIONS, EXCEEDED.



YOUR KEY TO A BETTER WORKLIFE

The Warner mobile app is an easy-to-use mobile app and experience platform that connects tenants to their work environments, A&B amenities and collaborative communities at The Warner.

It's like a free building concierge in your pocket.

- Book a workout at A&B Fit
- Place service requests and work orders
- Receive building news and announcements
- Access world-class concierge services



ENABLING HUMAN CONNECTIONS

Organized and hosted by the A&B Manager, The Warner hosts various philanthropic endeavors to help support neighboring communities and to promote diversity and inclusion in our great city.



“

“I love the atmosphere throughout the accessible areas of the building. Beautiful surroundings, clean, it is a joy to work in this building.”
- The One Campaign (Yvonne Brown)

FITNESS FOCUSED ON YOUR WELLBEING

Our new fitness center is a game-changer! With state-of-the-art equipment, A&B Fit at The Warner makes it easy for you to relax and rejuvenate before getting down to business or heading out for the day.



VIEW FITNESS CENTER



PLUS...

- Spa-quality showers
- Locker facilities
- Towel service

NATIONWIDE ACCESS TO A&B PROPERTIES

As a tenant of The Warner, you have exclusive access to A&B spaces, amenities and services at any A&B workplace community in our nationwide network of top-tier properties.



CULTURAL ICON

TENANT PERKS:

- Early access to performance tickets
- Picturesque space available for events



HISTORICAL LEGACY

1924

• Opens as the Earle Theatre, attracting thousands of visitors per night

1940s

• Renamed the Warner Theatre for its owner, The Warner Brothers, & begins screening films

1970s

• Re-energized as a venue for plays & concerts, including a secret show by the Rolling Stones

1990s

• Completes extensive renovations & reopens with a gala featuring Frank Sinatra

1993

• New office component is developed by award-winning Pei Cobb Freed & Partners

2018

• CBRE Investment Management acquires the historic Warner Building

2019

• CBRE Investment Management completes modern building renovations & launches Above & Beyond office tenant service platform at The Warner



LANDMARK LOCATION

SITTING ATOP METRO CENTER, THE WARNER BOASTS A PRIME **PENNSYLVANIA AVENUE ADDRESS** WITH **PANORAMIC** VIEWS OF FREEDOM PLAZA, THE MONUMENTS, AND THE D.C. SKYLINE.



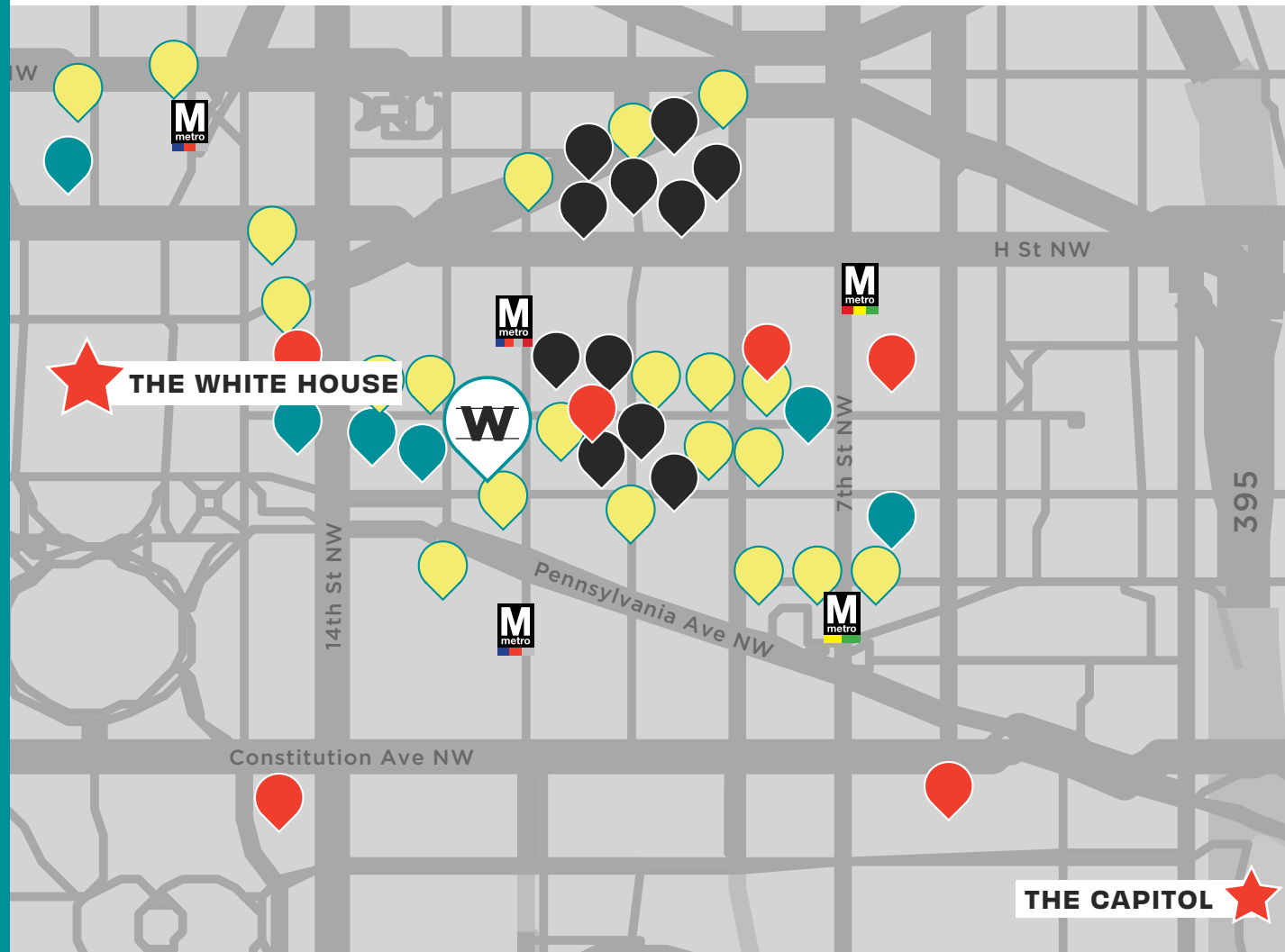
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POSITIONED

between the White House and the Capitol in the heart of downtown D.C., The Warner is where businesses thrive with easy access to all that the District has to offer.

Minutes from the White House & Capitol

- **100** TRANSIT SCORE
- **86** WALK SCORE
- **85** BIKE SCORE



STANDOUT DINING



NOTABLE HOTELS



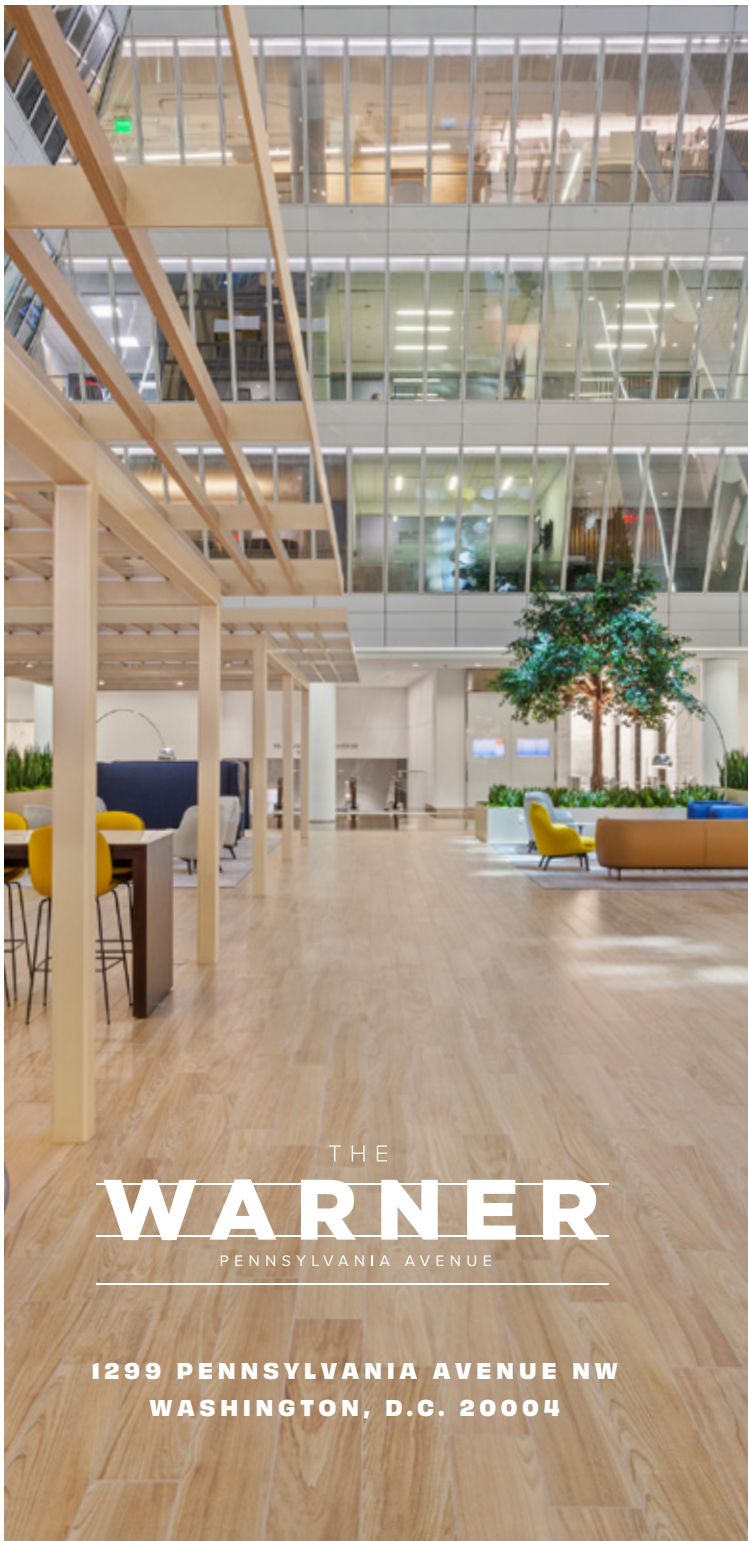
PROMINENT DESTINATIONS



RELEVANT RETAIL

SHOPPING DINING ENTERTAINING





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**1299 PENNSYLVANIA AVENUE NW
WASHINGTON, D.C. 20004**

WARNERBUILDING.COM
ABOVEANDBEYONDFORBUSINESS.COM

RANDY HARRELL

Vice Chairman
(202) 494-5220
randy.harrell@cbre.com

CARROLL CAVANAGH

Senior Vice President
(202) 615-0050
carroll.cavanagh@cbre.com

LARA NEALON

First Vice President
(703) 346-9849
lara.nealon@cbre.com

KEVIN HOWARD

Executive Vice President
(202) 669-0757
kevin.howard@cbre.com

JOE COLEMAN

Senior Vice President
(301) 641-1525
joe.coleman@cbre.com

CBRE **A&B™**

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