

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
WARNER
PENNSYLVANIA AVENUE

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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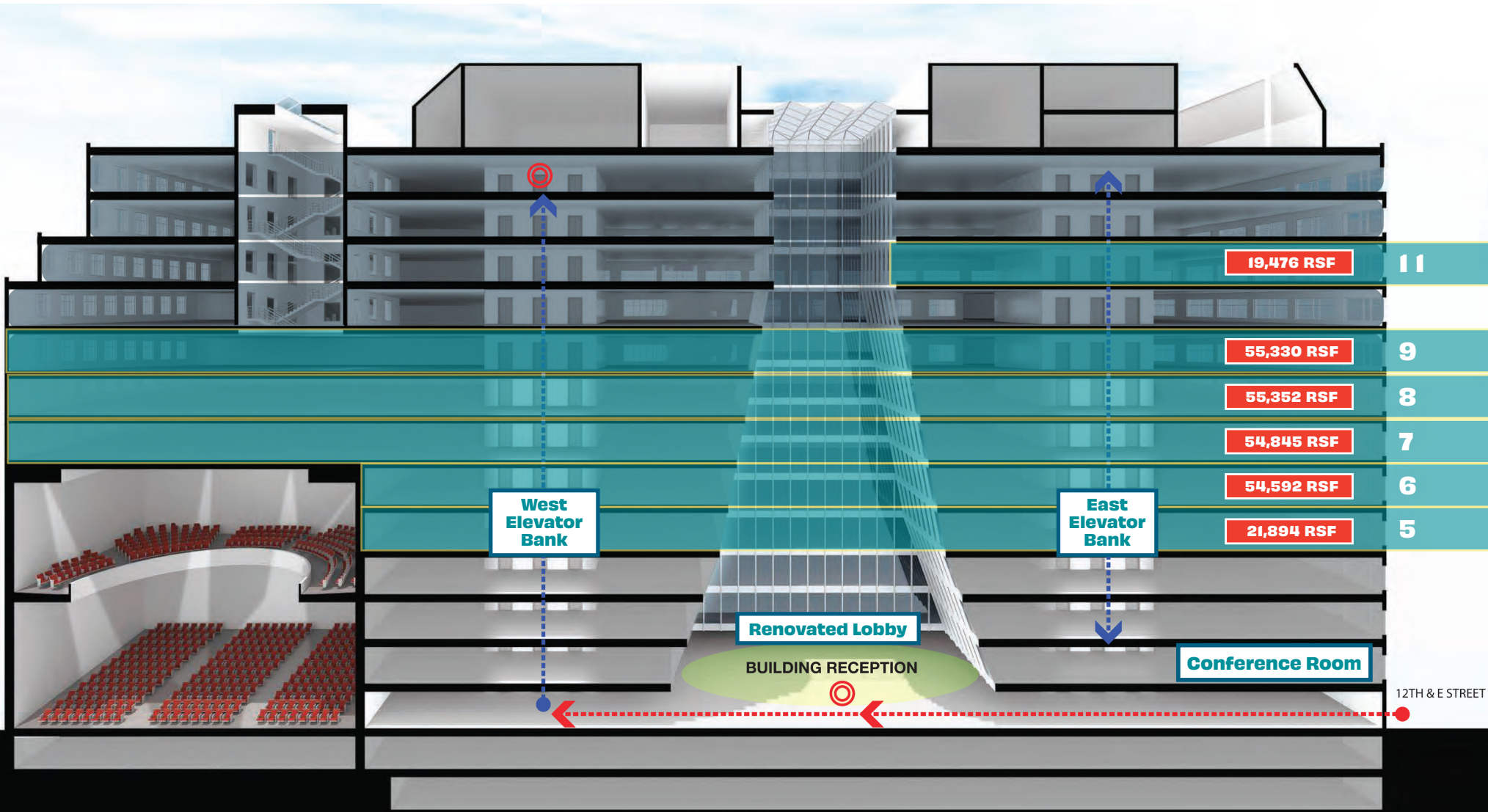
WORLD-CLASS PARTNERS IN THE NATION'S CAPITAL

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

OPPORTUNITY



FLOOR 5

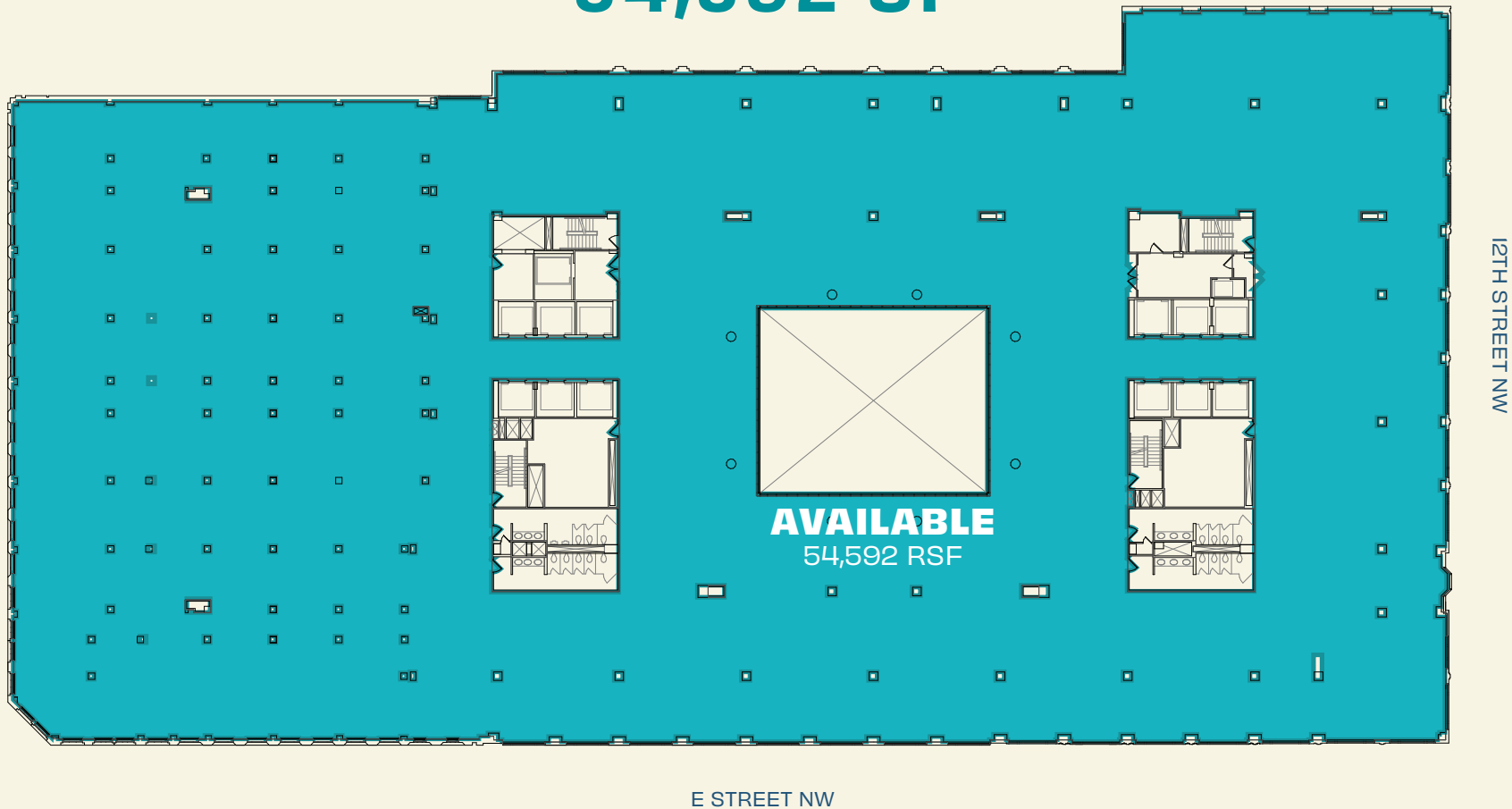
21,894 SF



DIRECT ELEVATOR EXPOSURE
VIEWS OF OLD POST OFFICE TOWER OVER 12TH AND E STREET

FLOOR 6

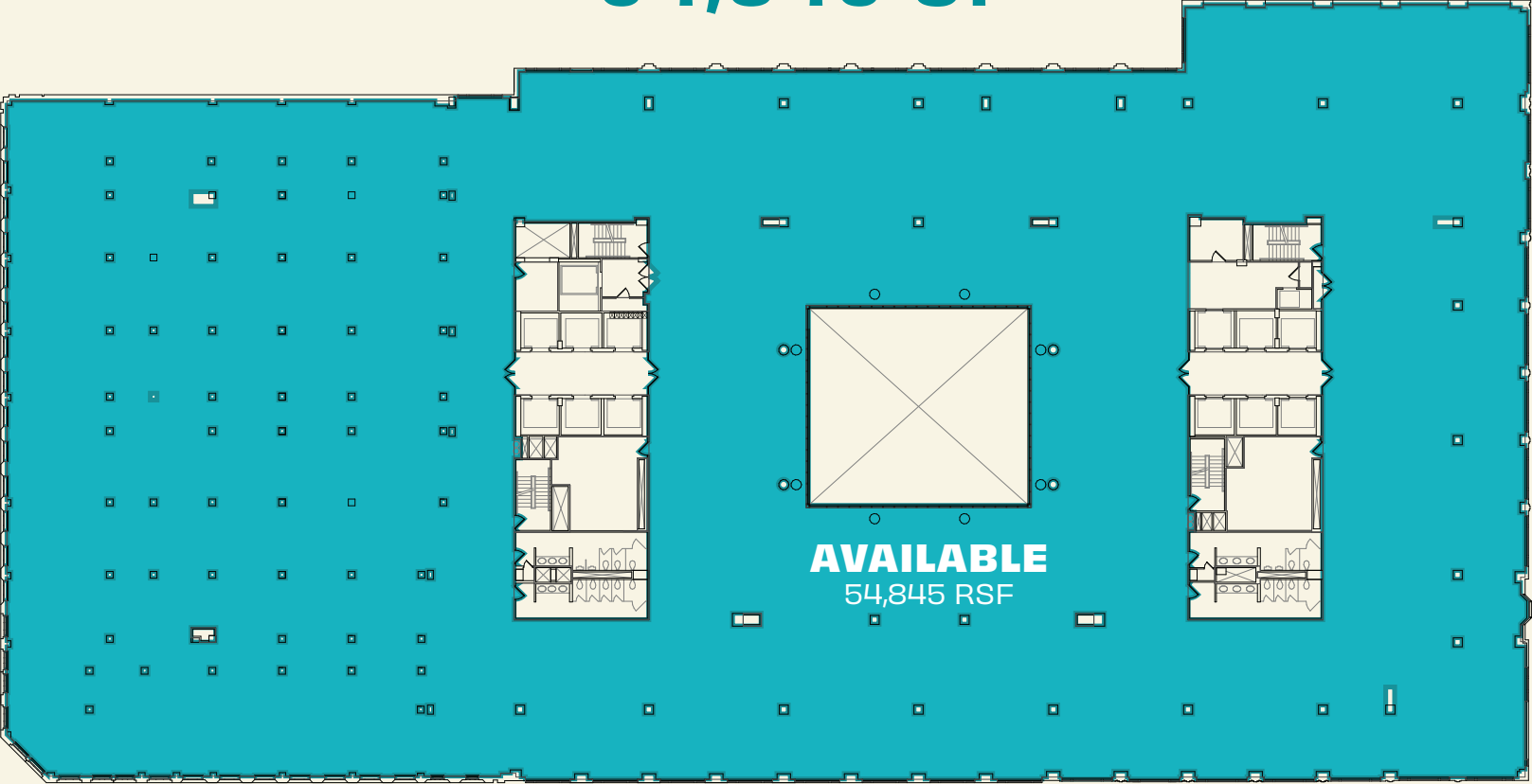
54,592 SF



DIRECT ELEVATOR EXPOSURE
VIEWS OF OLD POST OFFICE TOWER OVER 12TH AND E STREET

FLOOR 7

54,845 SF



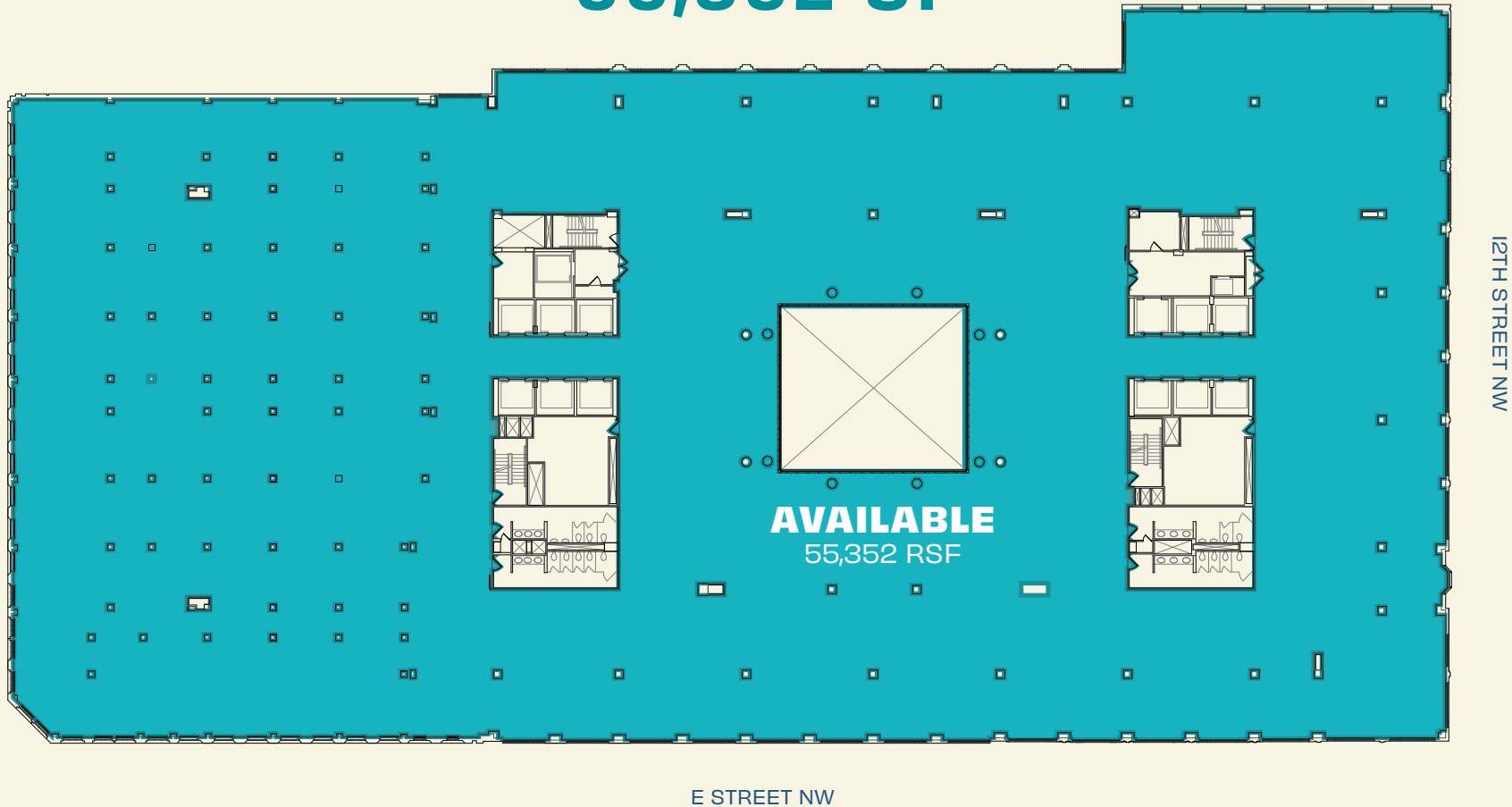
E STREET NW

12TH STREET NW

**DIRECT ELEVATOR EXPOSURE
VIEWS OF OLD POST OFFICE TOWER OVER 12TH AND E STREET**

FLOOR 8

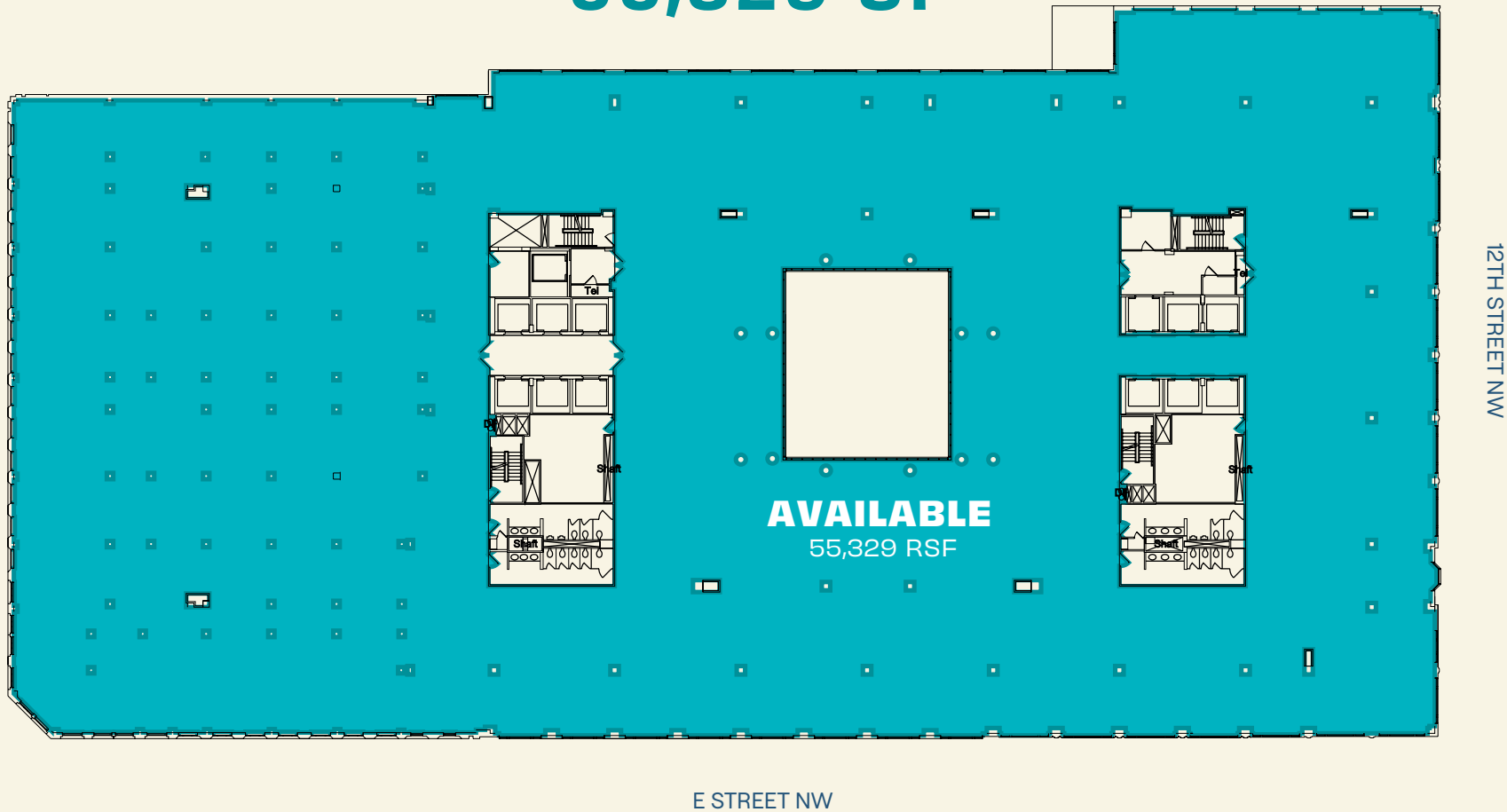
55,352 SF



DIRECT ELEVATOR EXPOSURE
VIEWS OF OLD POST OFFICE TOWER OVER 12TH AND E STREET

FLOOR 9

55,329 SF



DIRECT ELEVATOR EXPOSURE
VIEWS OF OLD POST OFFICE TOWER OVER 12TH AND E STREET

FLOOR 11

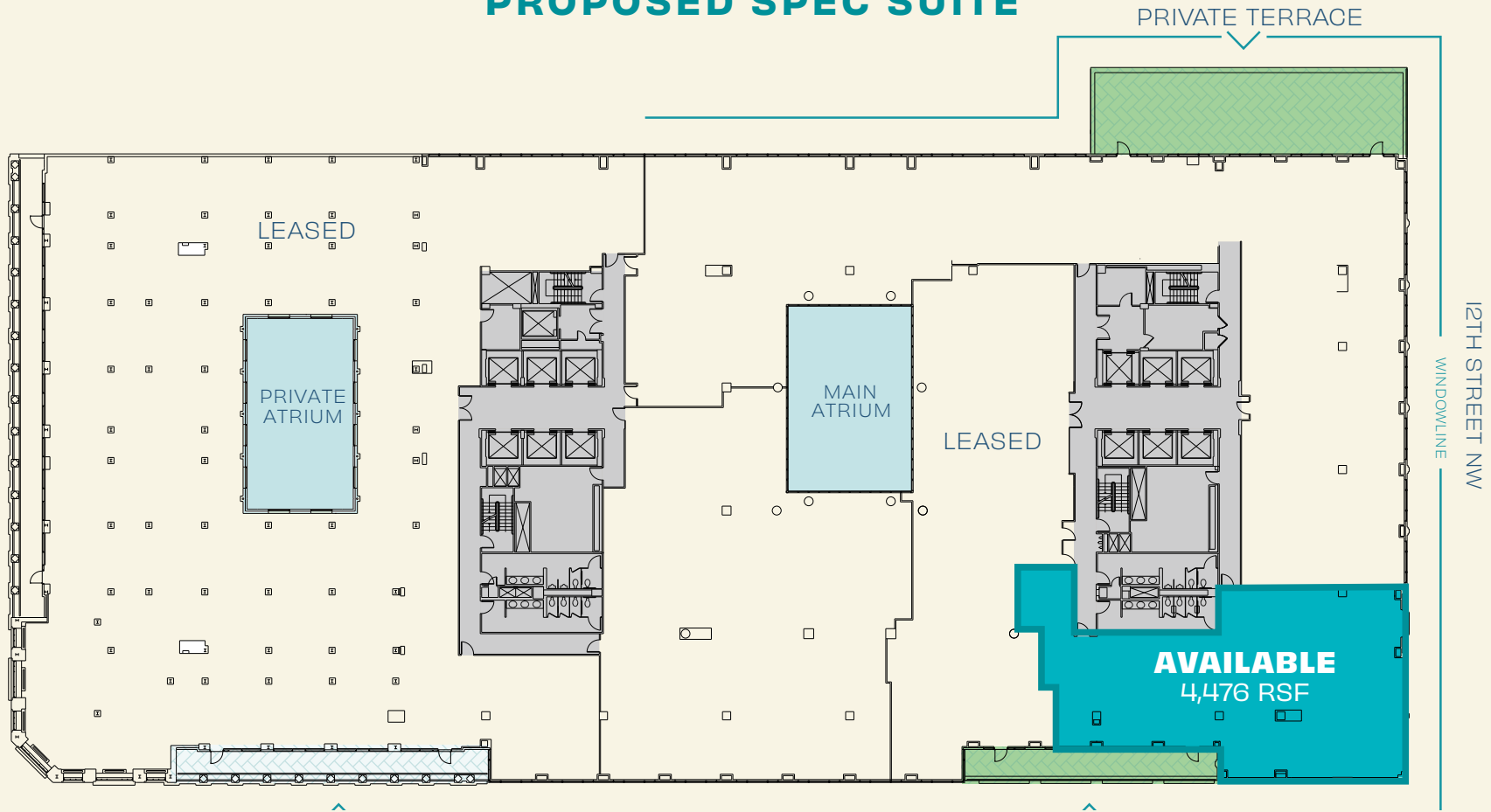
PROPOSED SPEC SUITE



**DIRECT ELEVATOR EXPOSURE
VIEWS OF OLD POST OFFICE TOWER OVER 12TH AND E STREET
PROPOSED SPEC SUITE**

FLOOR 11

PROPOSED SPEC SUITE



**DIRECT ELEVATOR EXPOSURE
VIEWS OF OLD POST OFFICE TOWER OVER 12TH AND E STREET
PROPOSED SPEC SUITE W/ SHARED TERRACE**

INNOVATIVE SPACES THROUGHOUT THE WARNER



↑ **WARNER CENTER
AND LOUNGE**



→
WARNER THEATRE



↑ **GRAND ATRIUM LOBBY
AT THE WARNER**



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.

THE WARNER STATE OF THE ART ON THE AVENUE

“

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

ATRIUM LOBBY

WARNER CENTER

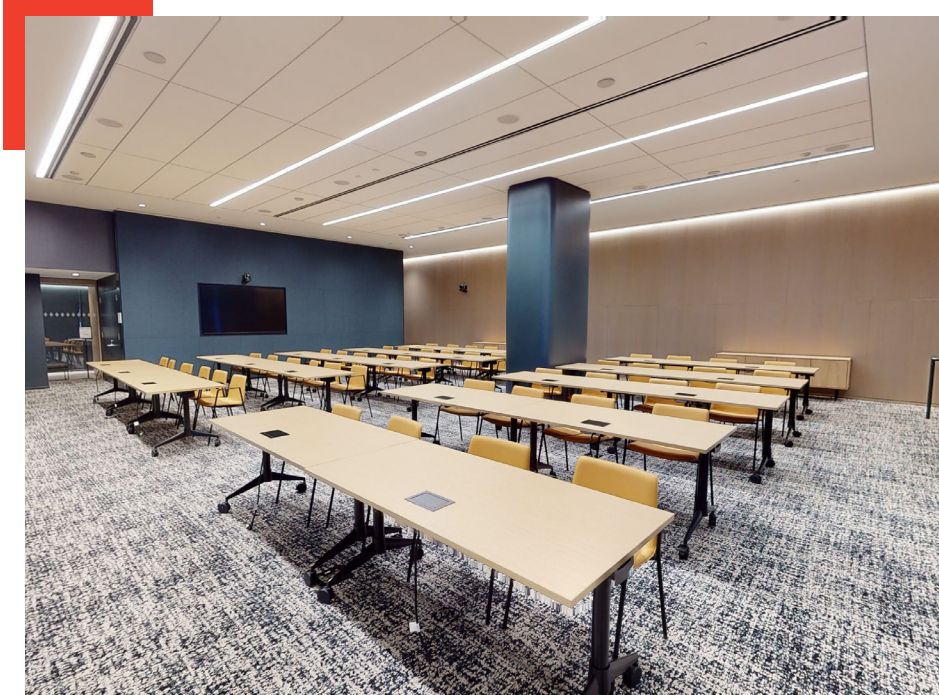
WARNER LOUNGE

WARNER FIT



STATE OF THE ART CONFERENCE CENTER

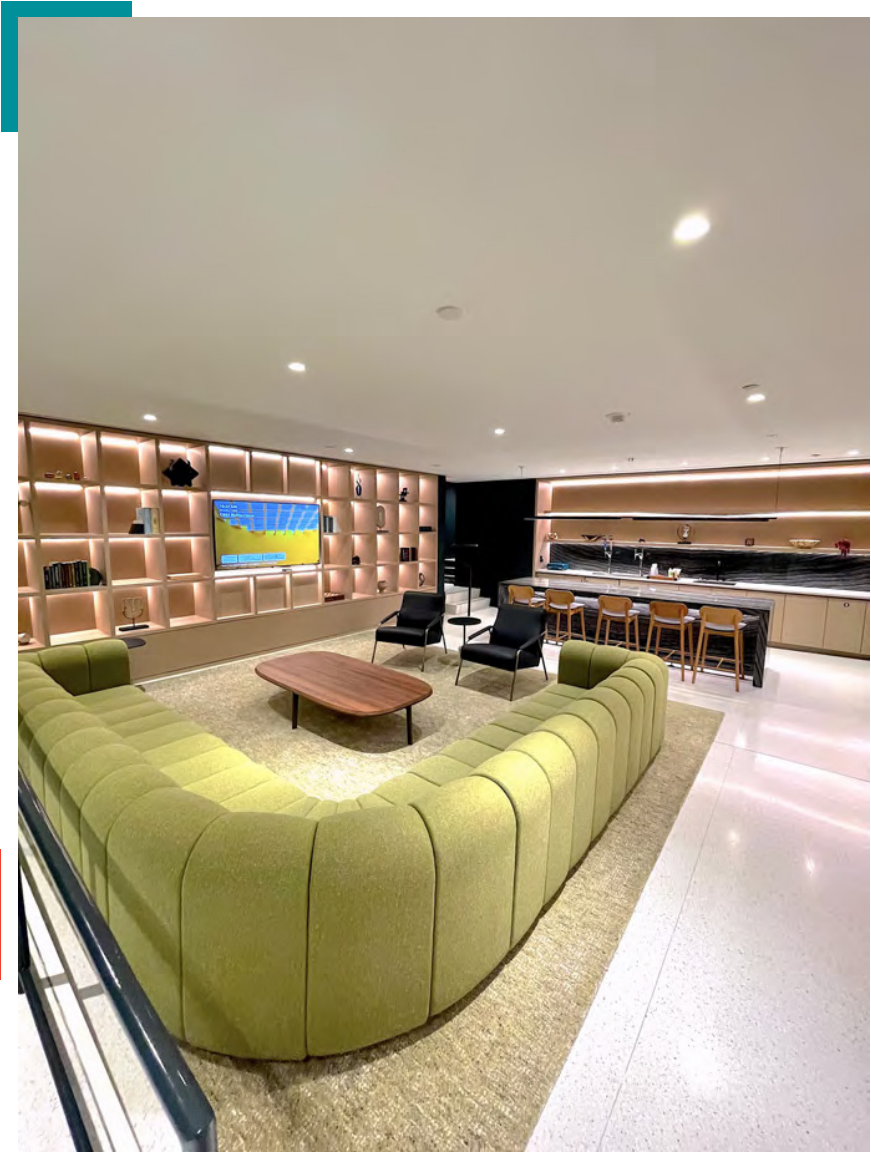
VIEW THE MATTERPORT



SEATS UP TO 120

NEW TENANT LOUNGE

YOUR EXPECTATIONS, EXCEEDED.



ENABLING HUMAN CONNECTIONS

The Warner hosts various philanthropic endeavors to help support neighboring communities and to promote diversity and inclusion in our great city.

“

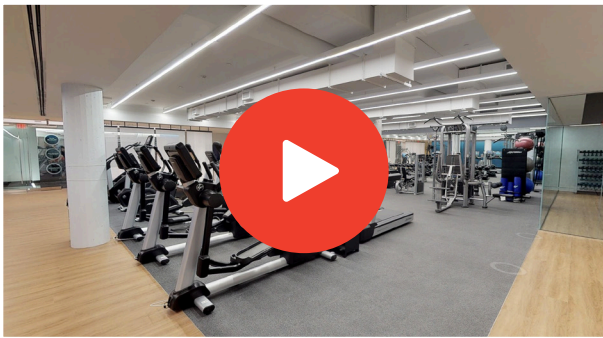
The new property management team is **fantastic**, and I like the fun activities they plan and I truly believe they want to connect with us.

- Angelique S., Sandy Spring Banka



FITNESS FOCUSED ON YOUR WELLBEING

Our new fitness center is a game-changer! With state-of-the-art equipment, Warner 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...

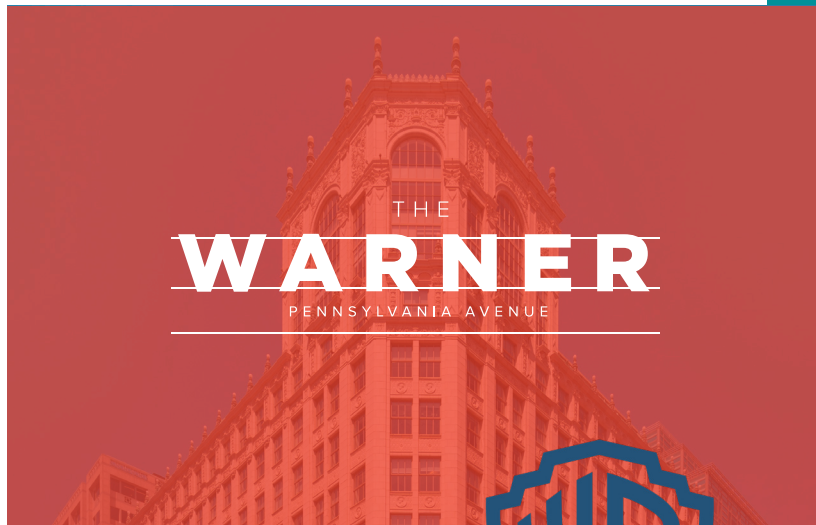
- Spa-quality showers
- Locker facilities
- Towel service



CULTURAL ICON

TENANT PERKS:

- Early access to performance tickets
- Picturesque space available for events
- Building-wide social programming



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



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.



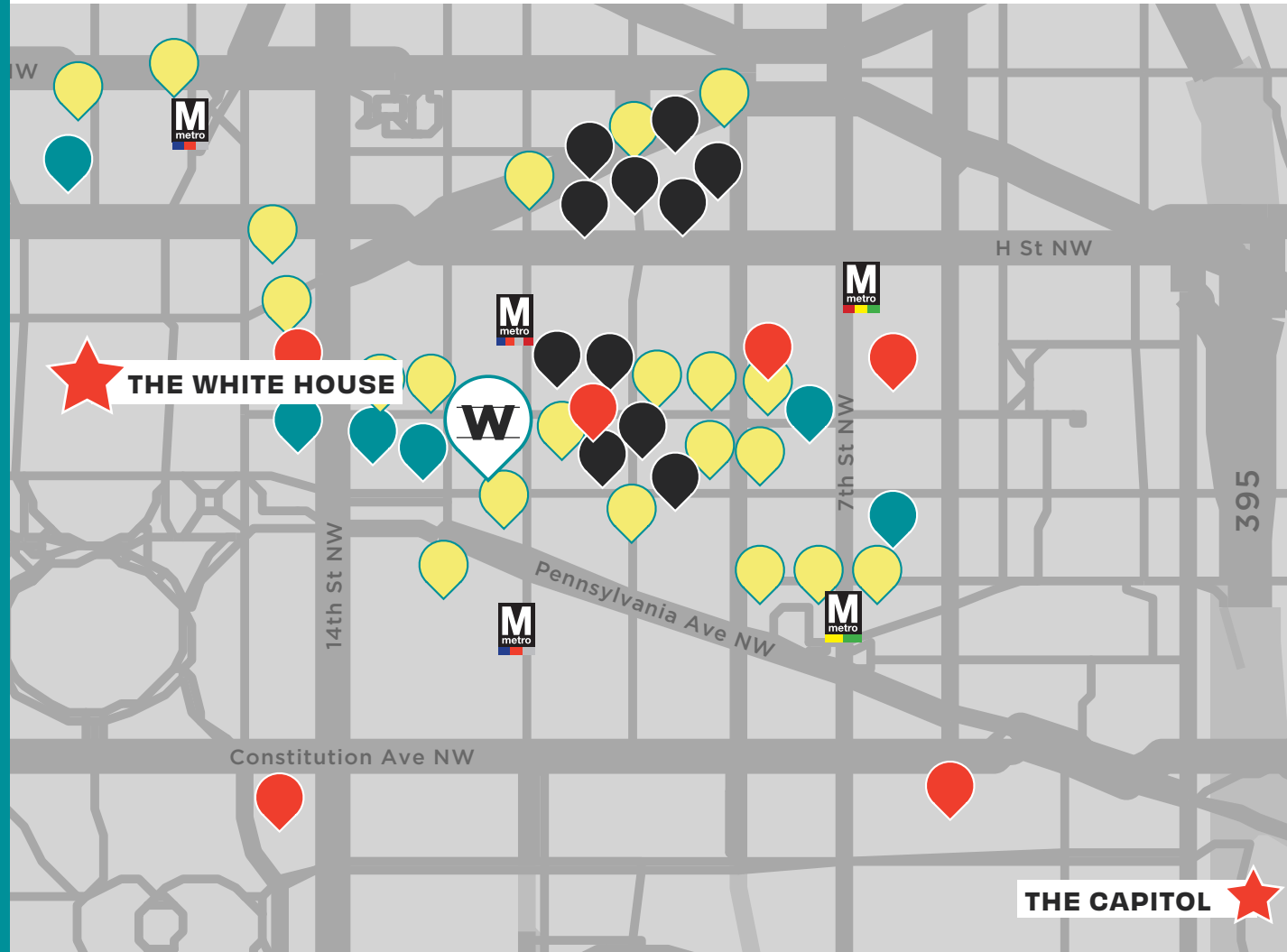
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POSITIONED

between the White House and the Capitol in the heart of downtown DC., 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





THE
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PENNSYLVANIA AVENUE

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

WARNERBUILDING.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

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