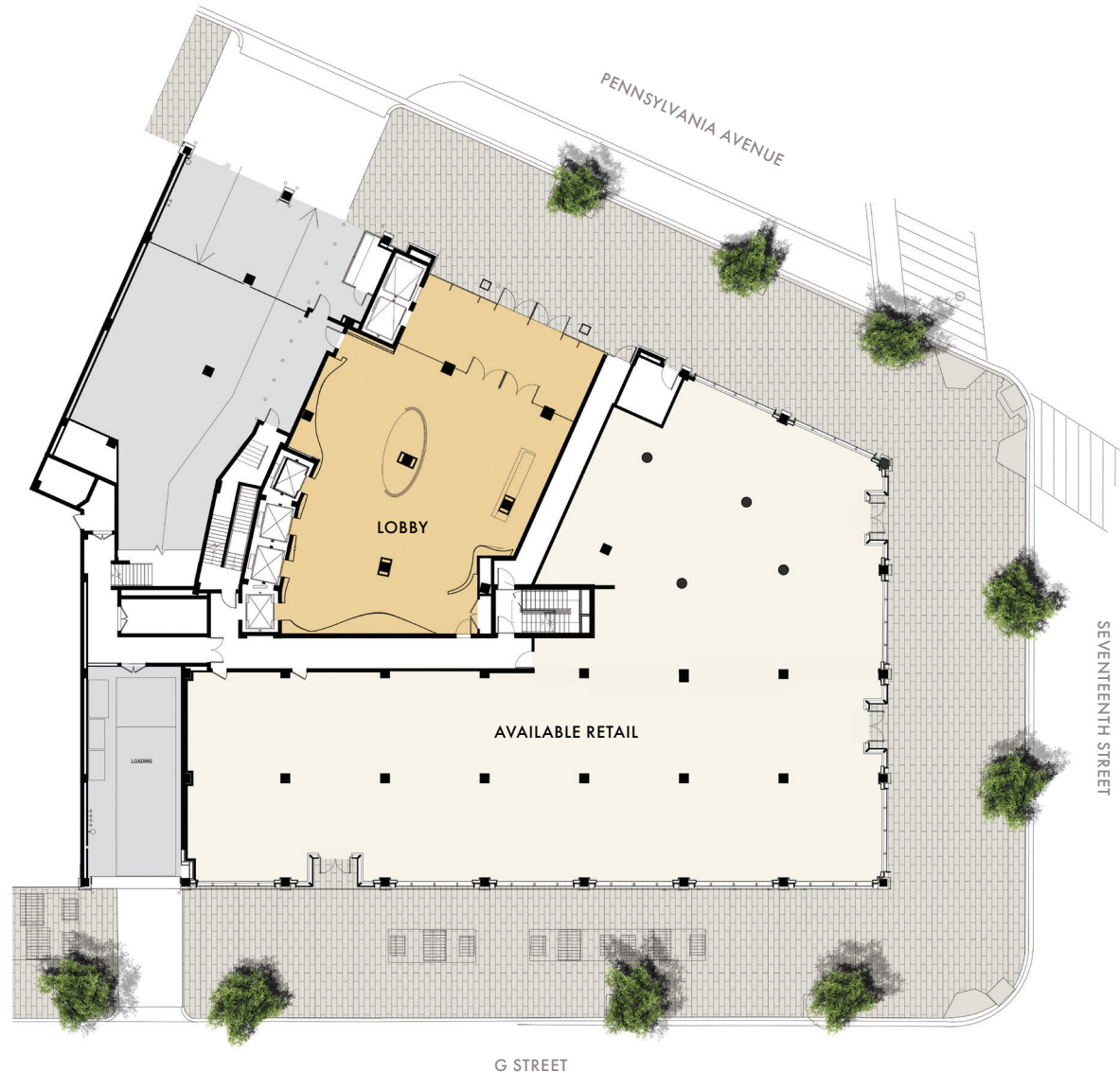




1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

SITE PLAN & GROUND FLOOR

- 10,493-square-foot retail opportunity
- High-profile retail space with prominent store frontage at the intersection of Seventeenth Street and Pennsylvania Avenue, NW
- 17' ceilings and existing 24" x 18" iron duct for kitchen fit out, making this a tremendous retail opportunity
- Contemporary lobby with dedicated shuttle elevators
- Across the street from the White House with access to Georgetown and the West End's dense residential and office population, and adjacent to the George Washington University campus





1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

PENTHOUSE LEVEL AMENITY SPACE

- 1,900-square-foot penthouse lounge and multi-purpose space
- 3,600-square-foot landscaped terrace
- Versatile indoor/outdoor space for relaxing, working remotely, and hosting corporate and social events

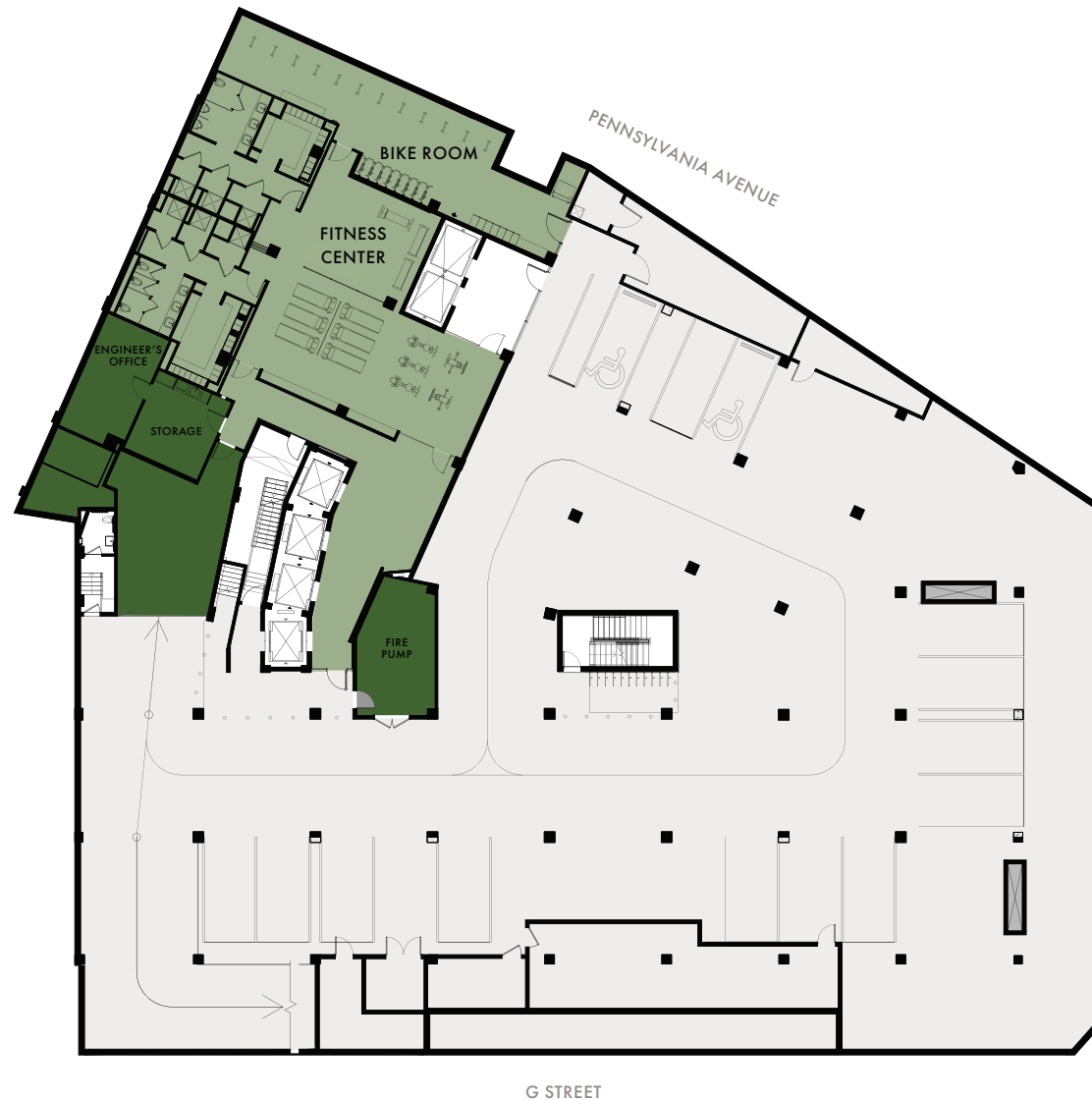




1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

CONCOURSE LEVEL AMENITY SPACE

- Expansive fitness center with spa-quality locker rooms
- Bike room with daily lockers
- Secure, on-site parking



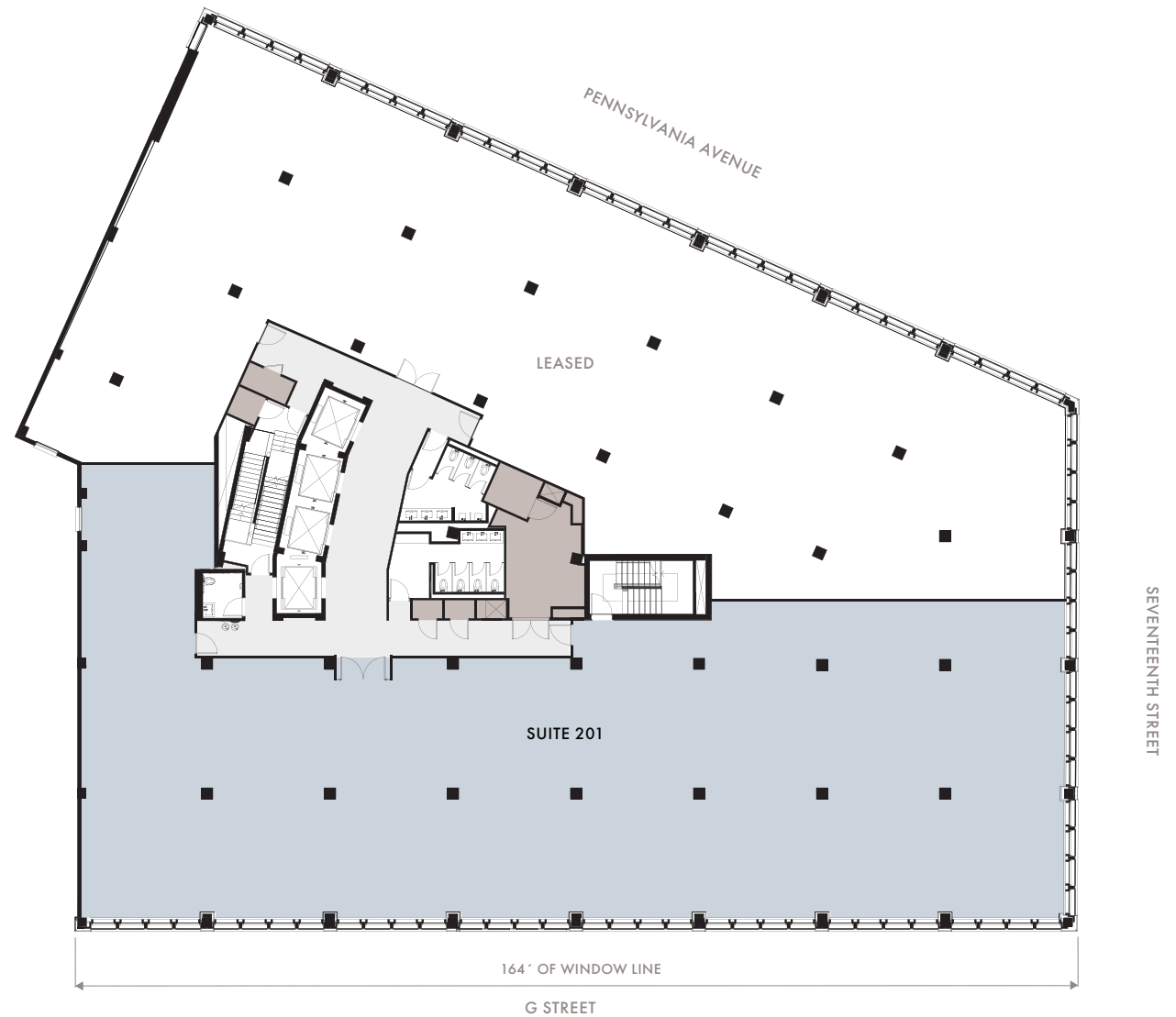


1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

SECOND FLOOR

SUITE 201

- 10,325 RSF available
- State-of-the-art mechanical, electrical, and plumbing systems
- Modern common corridor and restroom finishes

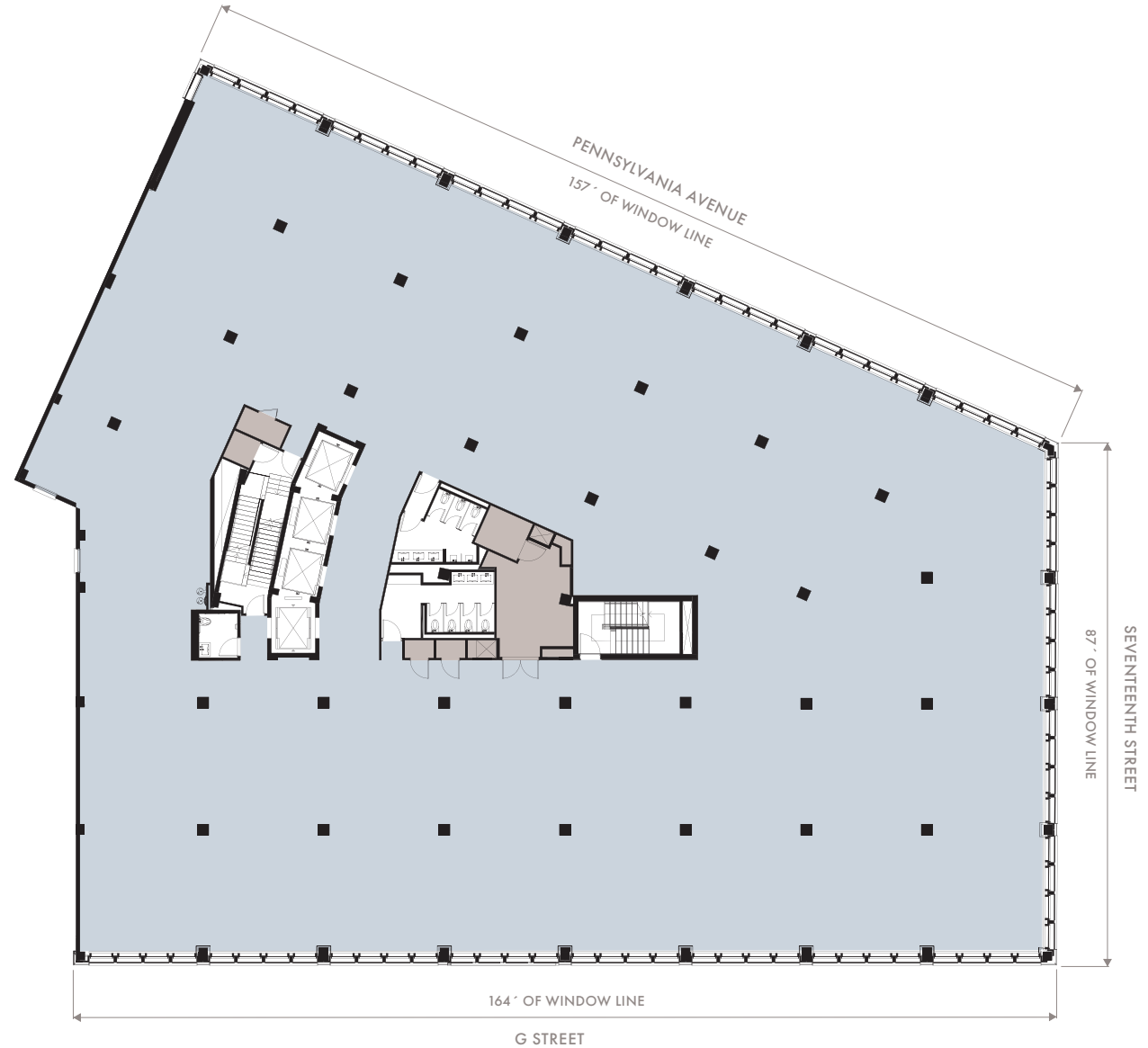




1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

THIRD FLOOR

- 20,115 RSF available
- Abundant natural light from over 400 feet of continuous linear glass on each floor
- Prime opportunity for multi-floor presence
- State-of-the-art mechanical, electrical, and plumbing systems
- Modern common corridor and restroom finishes

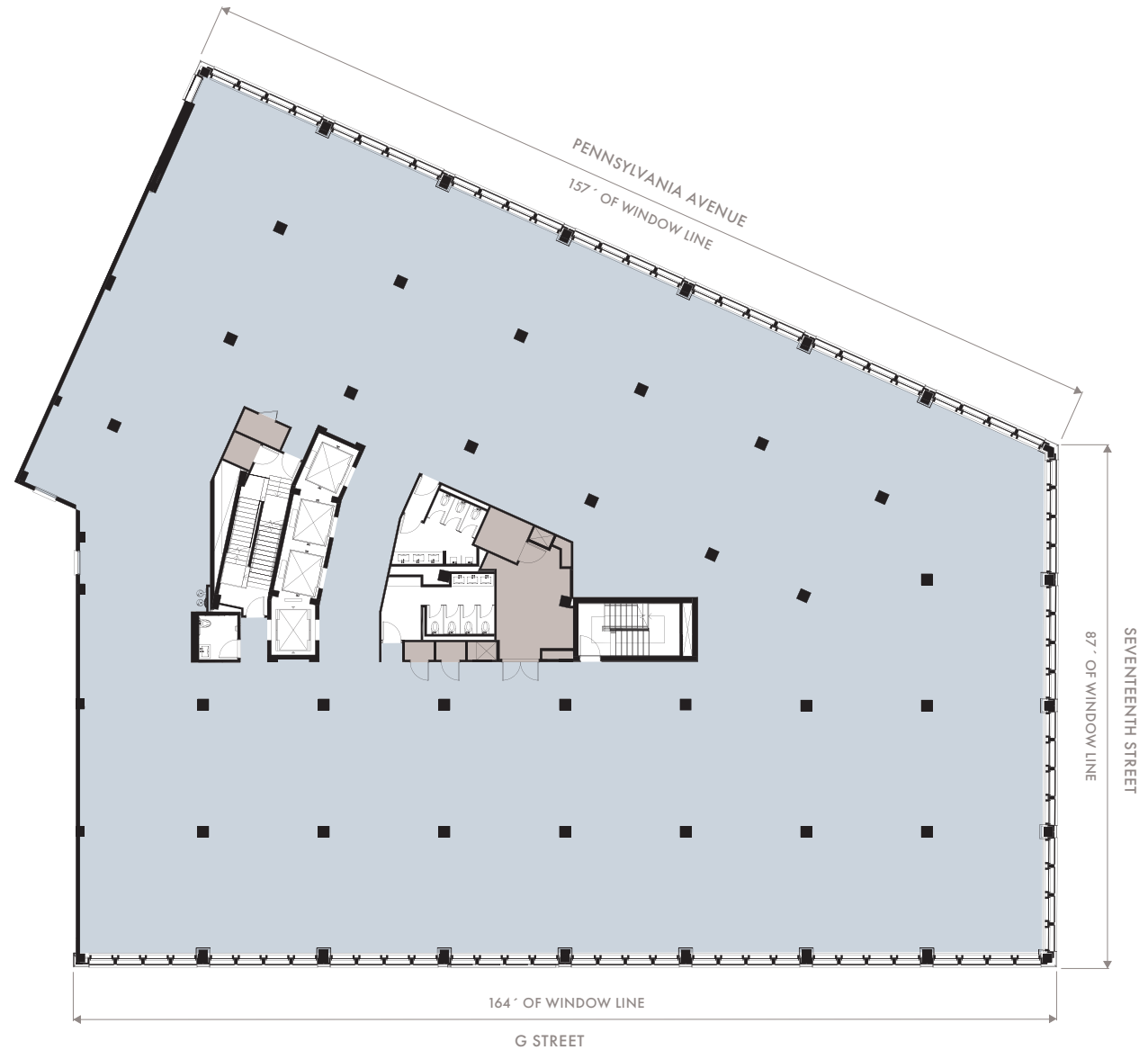




1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

FOURTH FLOOR

- 20,115 RSF available
- Abundant natural light from over 400 feet of continuous linear glass on each floor
- Prime opportunity for multi-floor presence
- State-of-the-art mechanical, electrical, and plumbing systems
- Modern common corridor and restroom finishes



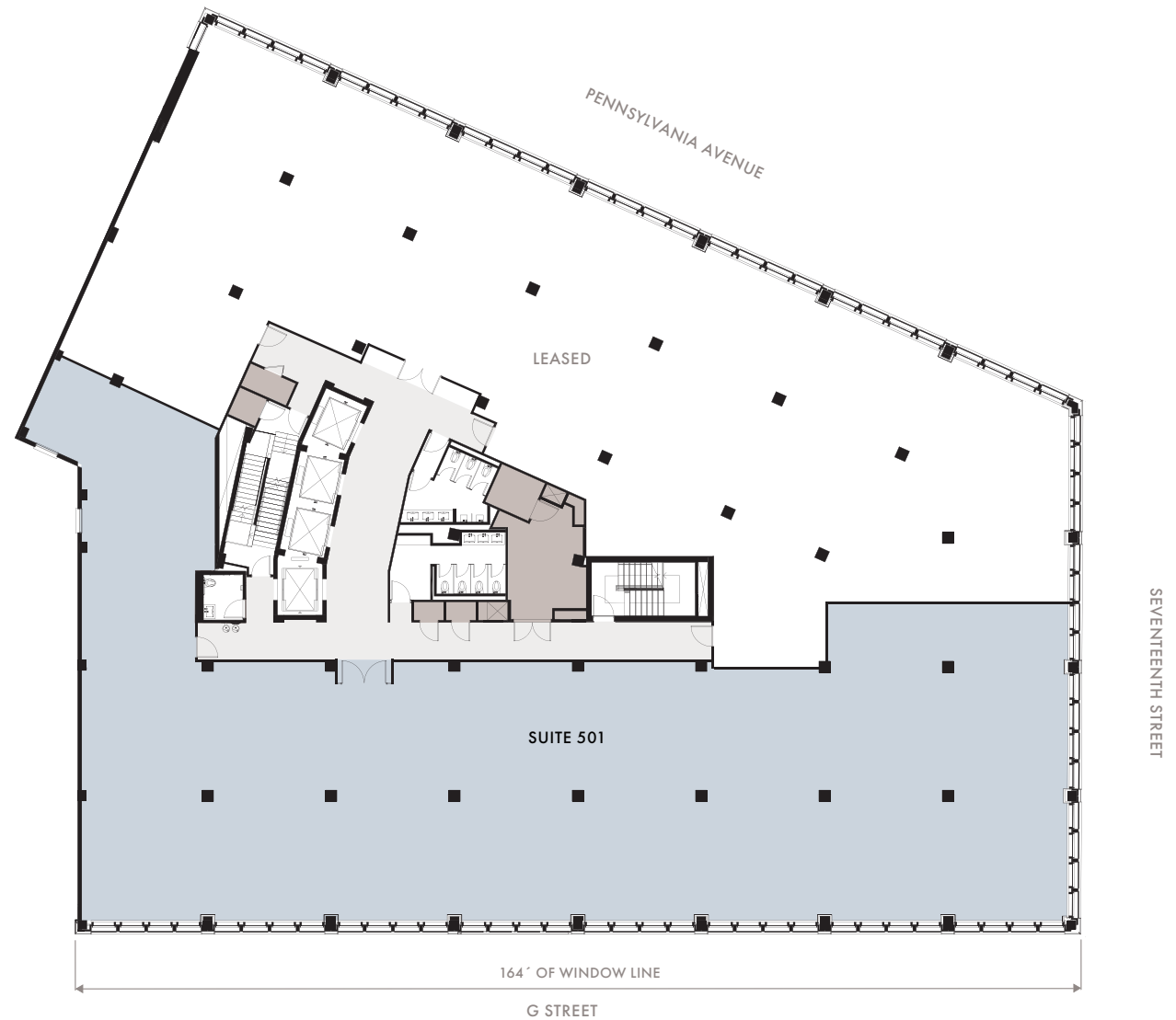


1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

FIFTH FLOOR

SUITE 501

- 10,434 RSF available
- State-of-the-art mechanical, electrical, and plumbing systems
- Modern common corridor and restroom finishes

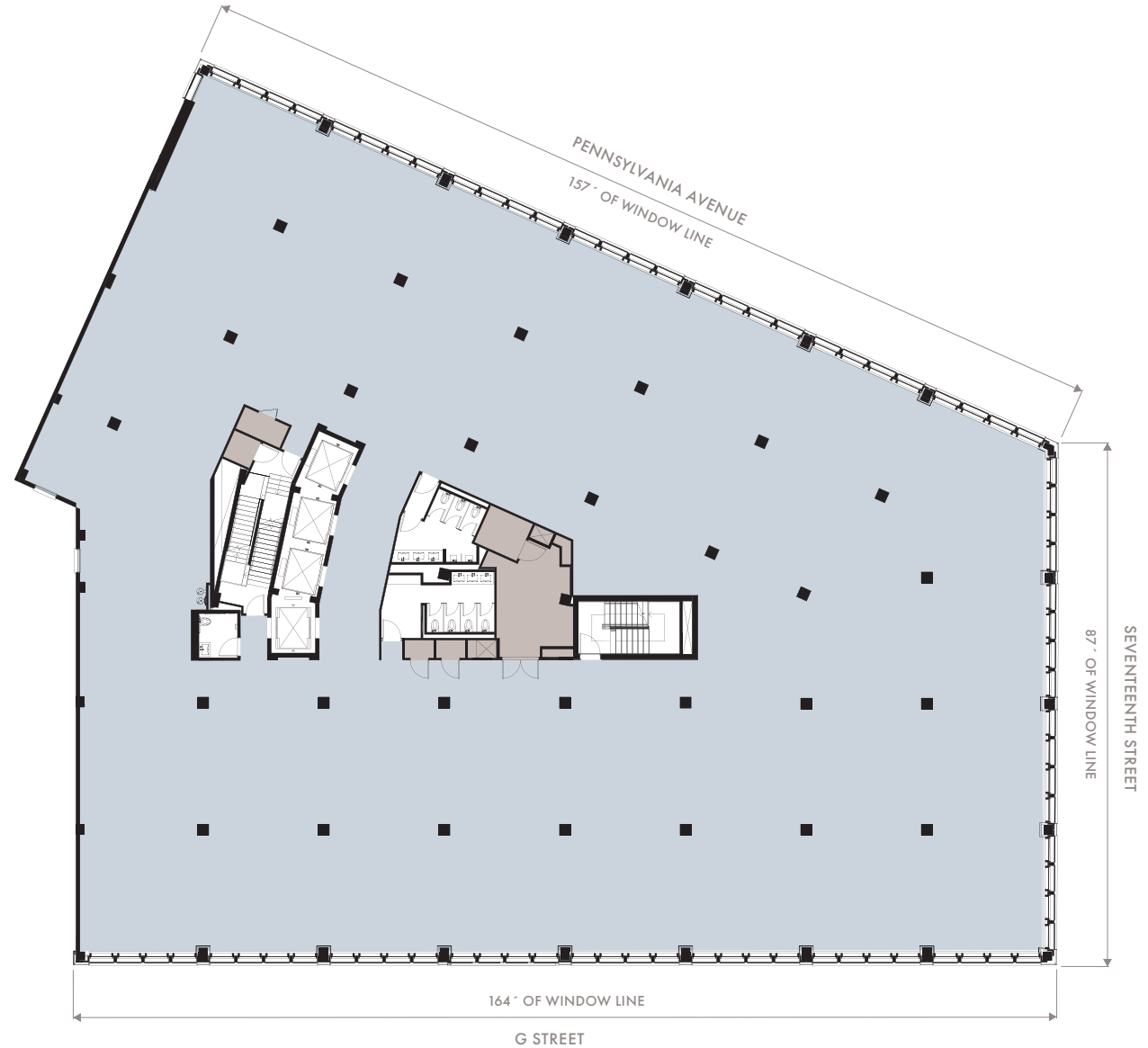




1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

SIXTH FLOOR

- 20,093 RSF available
- Abundant natural light from over 400 feet of continuous linear glass on each floor
- Prime opportunity for multi-floor presence
- State-of-the-art mechanical, electrical, and plumbing systems
- Modern common corridor and restroom finishes





1700 PENNSYLVANIA AVENUE
THE MILLS BUILDING

SEVENTH FLOOR

- 20,092 RSF available 2/1/2023
- Abundant natural light from over 400 feet of continuous linear glass on each floor
- Prime opportunity for multi-floor presence
- State-of-the-art mechanical, electrical, and plumbing systems
- Modern common corridor and restroom finishes

