

# 1667K

WASHINGTON, DC

GENERATIONAL  
FARRAGUT SQUARE  
OPPORTUNITY

Executive Summary





Jones Lang LaSalle (“JLL”), as exclusive representative for Owner, is pleased to present the opportunity to acquire 1667 K Street (“1667 K” or the “Property”), a 194,115 BRSF office building prominently overlooking Farragut Square on the corner of 17th and K Streets. Currently 52% leased to 19 tenants with 3.5 years WALT, 1667 K represents a generational opportunity to reimagine a trophy location with a multitude of uses – renovated office, trophy office redevelopment, multifamily, and/or hospitality – for the first time in over 40 years.

The Property’s location combines a prestigious K Street address with corner park frontage. Situated just three blocks from the White House, Farragut Square is the pedestrian and professional epicenter of DC’s Central Business District and Golden Triangle. Office assets fronting Farragut Square are extremely scarce and opportunities to acquire them are even more rare – of the twelve assets that have park frontage, only three have transacted in the past 20 years. With four Metro lines within walking distance and easy ingress/egress to the Maryland and Virginia suburbs via Connecticut Ave and the E Street Expressway, Farragut Square provides the accessibility required for an asset to succeed in the post-pandemic office environment. The Property is also flanked by some of DC’s most sought-after

neighborhoods, including Dupont Circle, Logan Circle, Adams Morgan, West End, and Foggy Bottom, drawing an elite cohort of young working professionals to the area. This culturally dynamic, multi-modal trophy location validates a multitude of potential uses at the site.

With efficient floor plates of approximately +/- 16,700 BRSF, extensive park views with natural light along 17th and K Streets and three sides of glass, the Property’s design enables investors to pursue various business plans, whether as office or as a conversion to a different use. The boutique footprint is attractive in the current office environment while also allowing the floorplates to be easily manipulated to accommodate residential or hospitality layouts. Investors will also benefit from over \$4.5 MM in contractual cash flow to carry the asset through various business plans. Accordingly, 1667 K supports virtually unlimited business plan optionality while presenting a truly once-in-a-lifetime opportunity to reimagine an iconic, trophy location.

*1667 K is one of multiple assets being marketed concurrently by Seller. Offers will be accepted on a portfolio and/or single asset basis.*

1667 K



## Boutique, Park-Fronting, Corner Asset

Existing 194,115 BRSF Corner Building Prominently Overlooking Farragut Square on K Street, DC's Most Prestigious Address

## Generational Opportunity to Enter Extremely Scarce Micromarket

12 Office Assets Overlook Farragut Square - Only 3 Have Traded in Past 20 Years

## Unbeatable, Transit-Oriented Location

Within Walking Distance of Four Metro Lines (Red, Orange, Blue, Silver) in Addition to Highly Convenient Vehicular Access

## By-Right Redevelopment Optionality

Existing D-6 Zoning Allows for a Myriad of Execution Strategies Including Office, Multifamily, and Hospitality

## Near-Term Cash Flow to Carry the Asset Through Business Plan Execution

Investors Benefit from Over \$4.5 MM in Contractual Cash Flow

## Physical Characteristics & Market Dynamics Suited for a Variety of Successful Outcomes

Boutique, Rectangular Floor Plates Suitable for all Uses, Unmatched Supply/Demand Dynamics for High-Quality Office and Demographics that are Amongst the Strongest in DC

# GENERATIONAL OPPORTUNITY TO ACQUIRE EXTREMELY LIMITED FARRAGUT SQUARE FRONTAGE

**The Epicenter of DC** - Farragut Square is the pedestrian and professional hub of DC's Central Business District, located just three blocks from the White House with access to four Metro lines within walking distance.

**Rare Acquisition Opportunity in Extremely Scarce Micromarket** - Only 12 office assets have frontage on Farragut Square and only 3 have transacted in the past 20 years, none of which had a prestigious K Street address.

**Opportunity to Reinvent Asset for First Time in 40+ Years** - A potential renovation/repositioning of 1667 K would create a truly differentiated product on Farragut Square, as the average office asset vintage is 1964 and only two assets have been renovated in the past 10 years.



**1667 K Flyover Video**



<b>100</b>	<b>100</b>	<b>86</b>
<b>WALK SCORE</b>	<b>TRANSIT SCORE</b>	<b>BIKE SCORE</b>
<i>Daily Errands Do Not Require a Car</i>	<i>World-Class Public Transportation</i>	<i>Excellent Bike Lanes</i>

**M metro** IMMEDIATE ACCESS TO **2 METRO STATIONS & 4 LINES**

**RED ORANGE BLUE SILVER**

**FARRAGUT STATIONS** → Highest PM Peak Ridership in Metro System in 2025

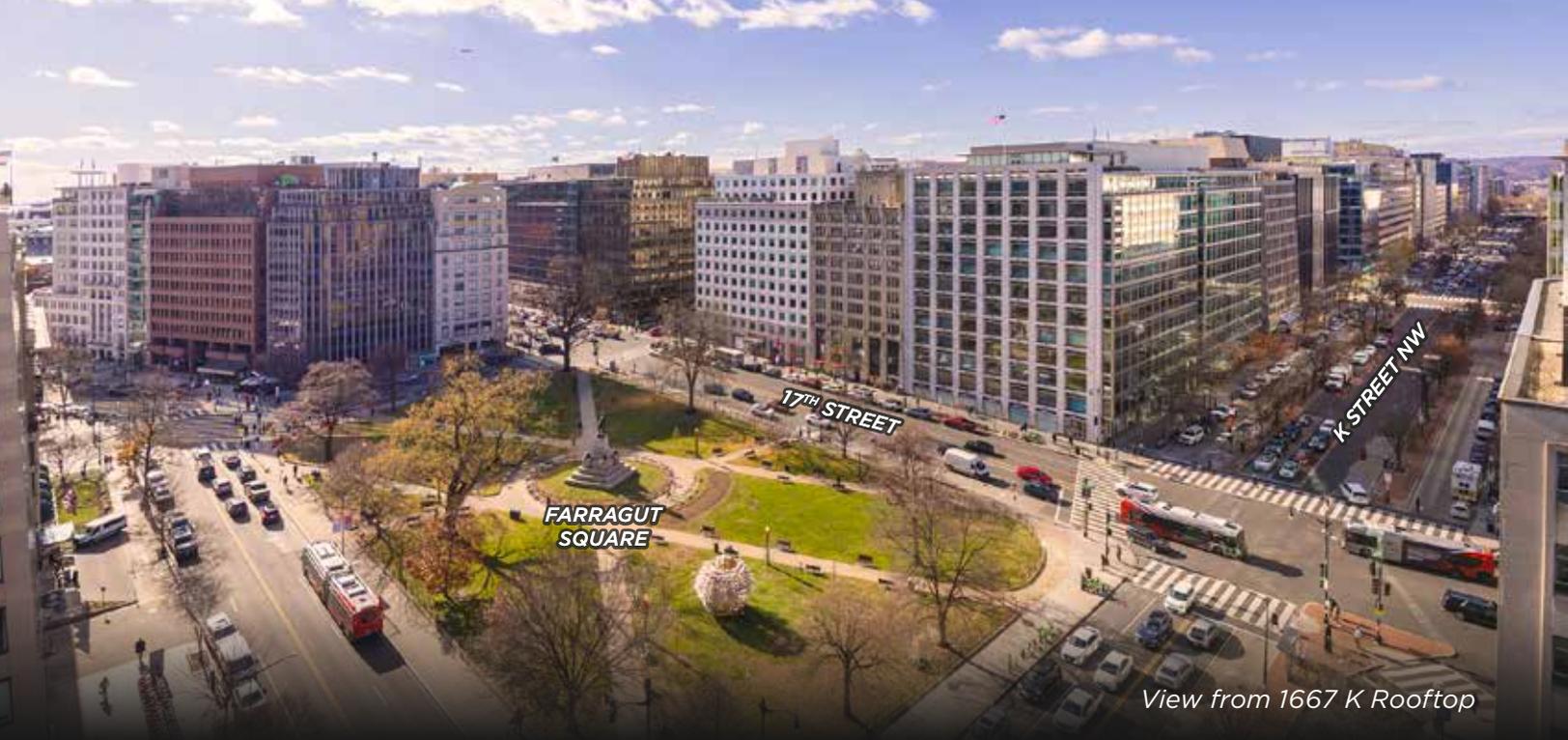
## The Golden Triangle

THE 44-SQUARE-BLOCK NEIGHBORHOOD THAT STRETCHES FROM DUPONT CIRCLE TO PENNSYLVANIA AVENUE

<b>1.7 MILLION SF</b> of ground floor retail	<b>6,000+</b> Businesses
<b>1,255+</b> Multifamily units	<b>75,000+</b> Daily visits
<b>100,00+ SF</b> of green space across 7 parks	<b>1,900+</b> Hotel rooms across 11 hotels

## Leading Demographics

<b>179,000</b> Avg Household Income	<b>32.4</b> Median Age	<b>64%</b> Between 25-64 Years Old
<b>88%</b> Hold Bachelor's Degree or Higher	<b>2.5%</b> Unemployment Rate	<b>92.8%</b> White Collar Professionals



FARRAGUT SQUARE

17TH STREET

K STREET NW

View from 1667 K Rooftop

# UNBEATABLE LOCATION PROVIDES BUSINESS PLAN OPTIONALITY

1667 K's outstanding location fronting Farragut Square at the corner of 17th and K Streets provides an unmatched opportunity for a reimagined product positioned for the post-pandemic environment. Investors can pursue multiple avenues to value creation by-right, including various office, multifamily, and hospitality executions.

## By-Right Uses



RENOVATED OFFICE

TROPHY OFFICE REDEVELOPMENT

CONVERSION OF EXISTING BUILDING

NEW MULTIFAMILY REDEVELOPMENT

CONVERSION OF EXISTING BUILDING

NEW HOTEL REDEVELOPMENT

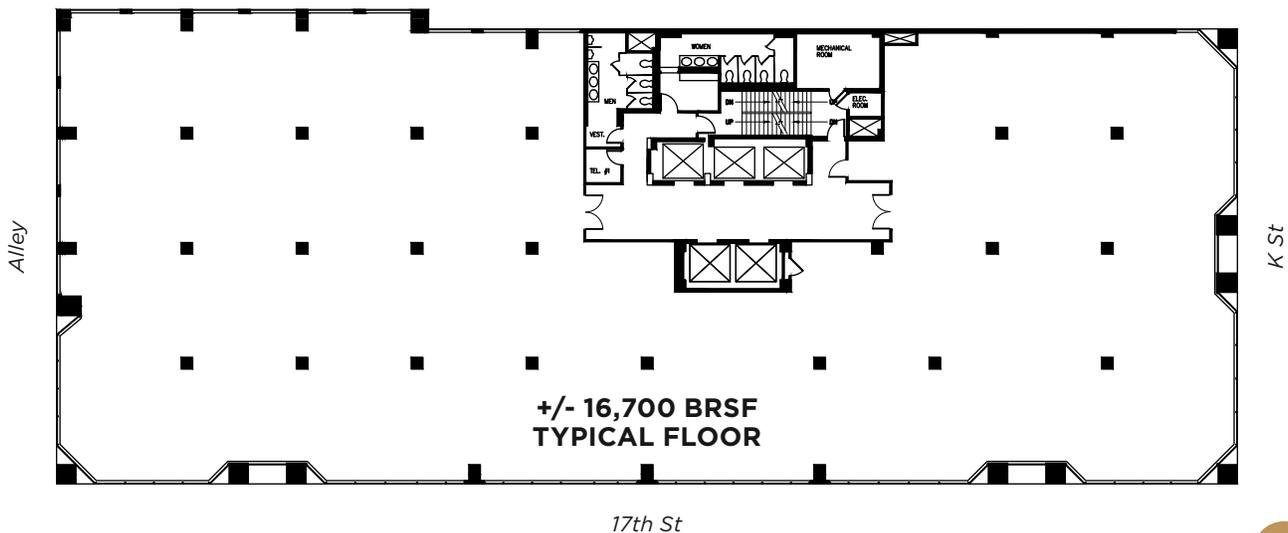
# EXISTING PROPERTY SUMMARY

A Building Primed for Reinvention at an Attractive Basis



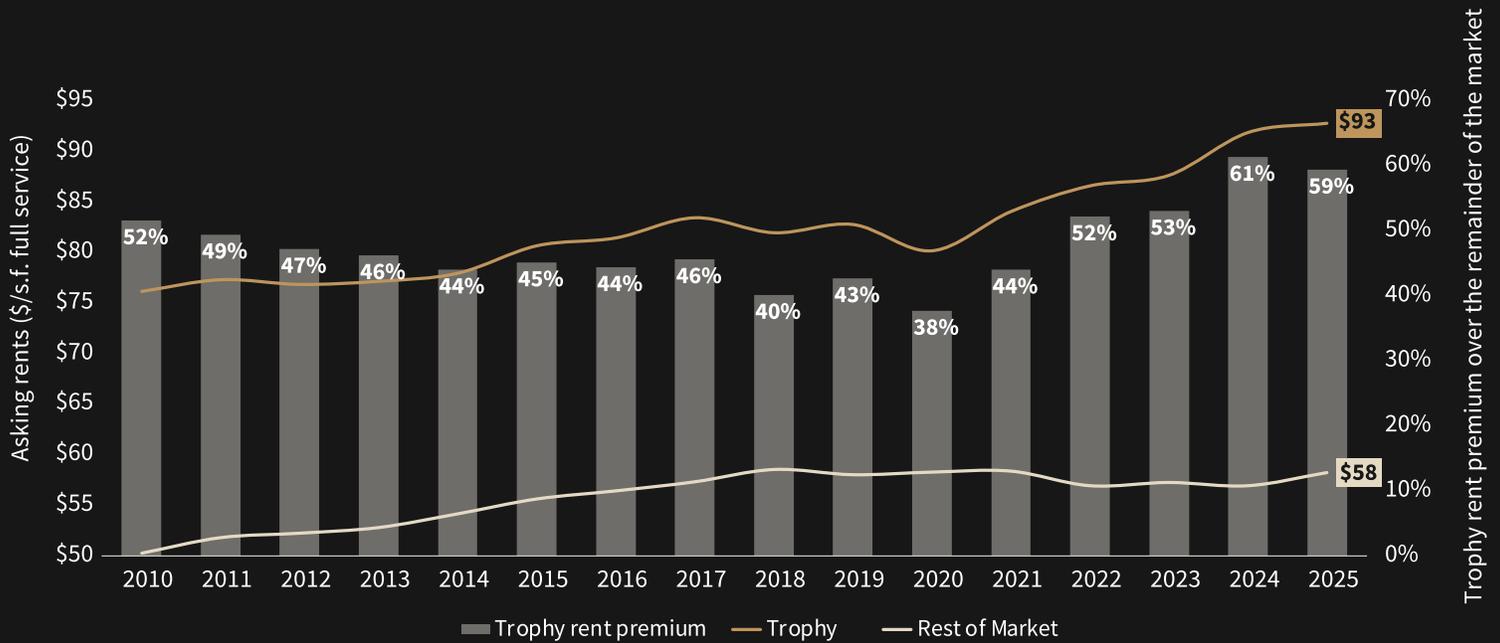
<b>ADDRESS</b>	1667 K Street NW Washington, DC 20006
<b>CLASS</b>	B
<b>YEAR BUILT</b>	1983
<b>RENTABLE AREA</b>	188,154 RSF   194,115 BRSF
<b>% LEASED</b>	52%
<b>WALT (AS OF 5/1/2026)</b>	3.5 years
<b># TENANTS</b>	19
<b>ZONING</b>	D-6 High-Density Commercial and Residential
<b>BY-RIGHT USES</b>	Office, Residential, Hospitality
<b>LAND AREA</b>	18,272 SF 0.42 Acres
<b>PARKING</b>	4-Level Below-Grade Garage 219 Spaces (1.1 per 1,000 SF)

## TYPICAL FLOOR PLAN

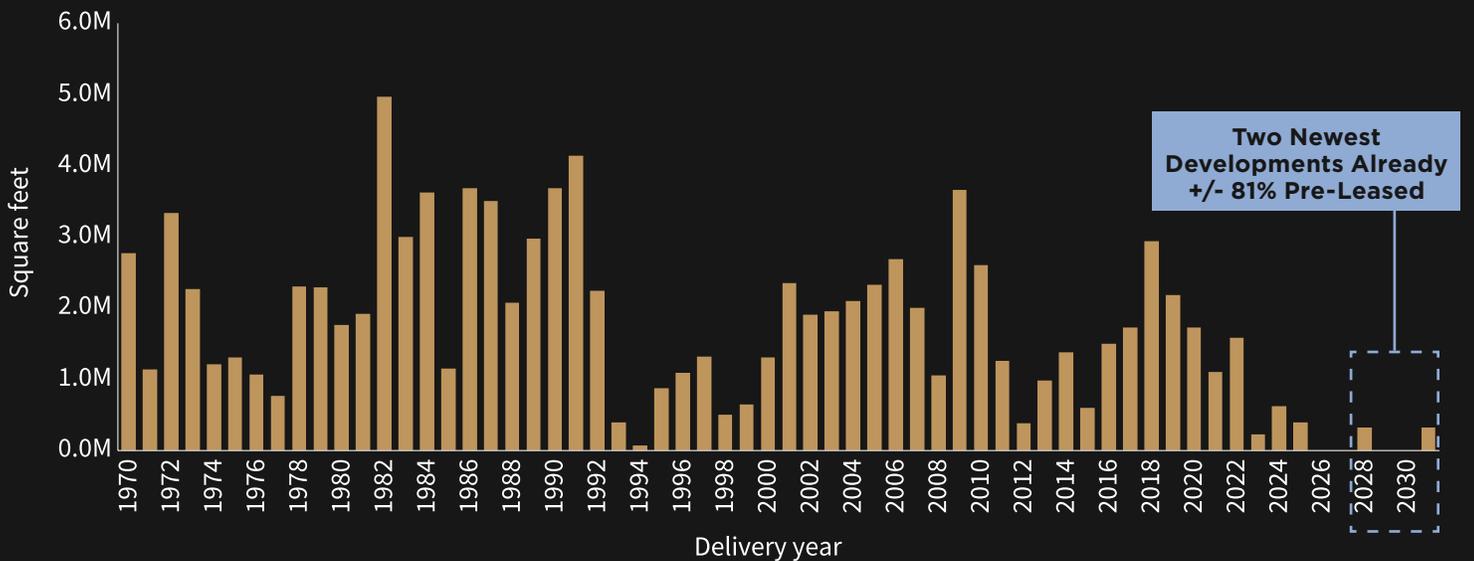


# TROPHY LOCATION READY TO CAPITALIZE ON TROPHY OUTPERFORMANCE

Asking rents for Trophy office are at a 59% premium to the rest of the market



Record-breaking rents driven by historically low development pipeline



Source: JLL Research 2025

# TROPHY OFFICE FUNDAMENTALS:

**12.0%  
Vacancy**

8.8% LOWER  
THAN OVERALL  
MARKET

**CBD Trophy  
Vacancy**

LOWEST OF ALL  
SUBMARKETS  
AT 11.3%

**59%**

RENTAL PREMIUM  
ABOVE REST  
OF MARKET

**\$100+  
NNN**

NEW  
RECORD-HIGH  
RENTAL RATES

**Extremely  
Limited**

UPPER-STACK  
FULL-FLOOR  
AVAILABILITY

*Penthouse Amenities with Monument Views*

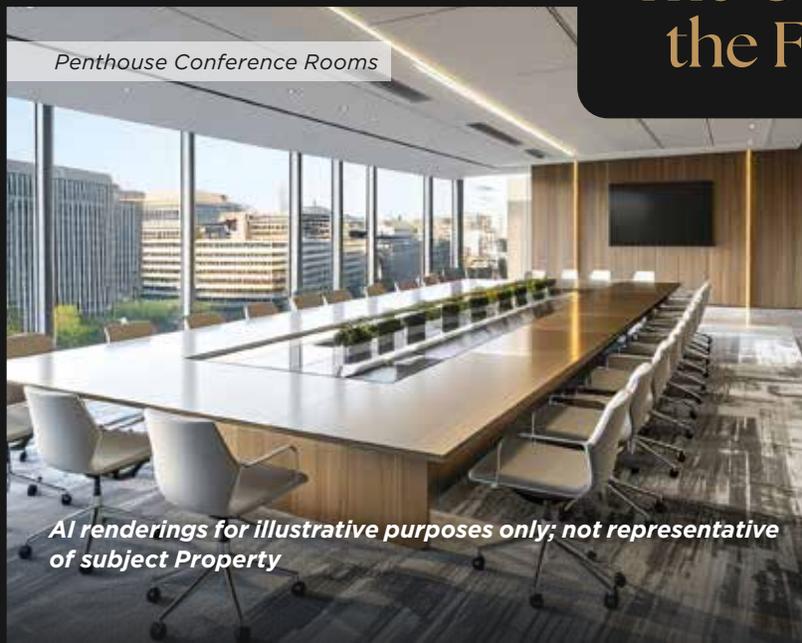


*Double-Height Lobbies*

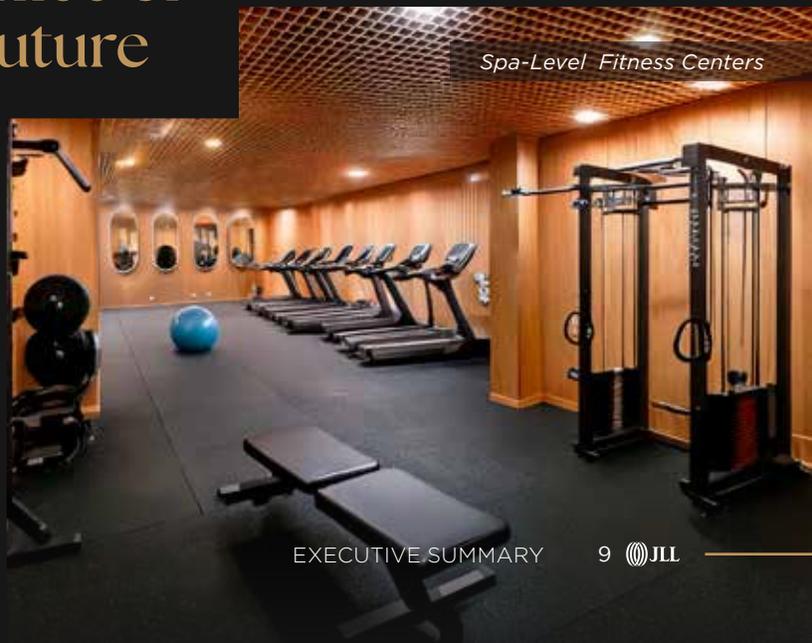


**The Office of  
the Future**

*Penthouse Conference Rooms*



*Spa-Level Fitness Centers*



*All renderings for illustrative purposes only; not representative of subject Property*

# THE INTERSECTION OF POWER & PRESTIGE



JEFFERSON MEMORIAL

NATIONAL MALL

WASHINGTON MONUMENT

THE ELLIPSE

THE WHITE HOUSE

LAFAYETTE SQUARE

HAY ADAMS CHAMBER OF COMMERCE

MCPHERSON SQUARE

McPherson Sq Station  
M metro

NEW YORK AVE  
VEHICULAR INGRESS/EGRESS  
TO MARYLAND SUBURBS

K STREET NW

AMERICAN HISTORY MUSEUM

AFRICAN AMERICAN HISTORY MUSEUM

RONALD REAGAN BUILDING & INTERNATIONAL TRADE CENTER

HERBERT HOOVER FEDERAL BUILDING

MAYOR'S OFFICE

PENNSYLVANIA AVE

INTERCONTINENTAL DC

TREASURY BUILDING

EXPORT-IMPORT BANK OF THE US

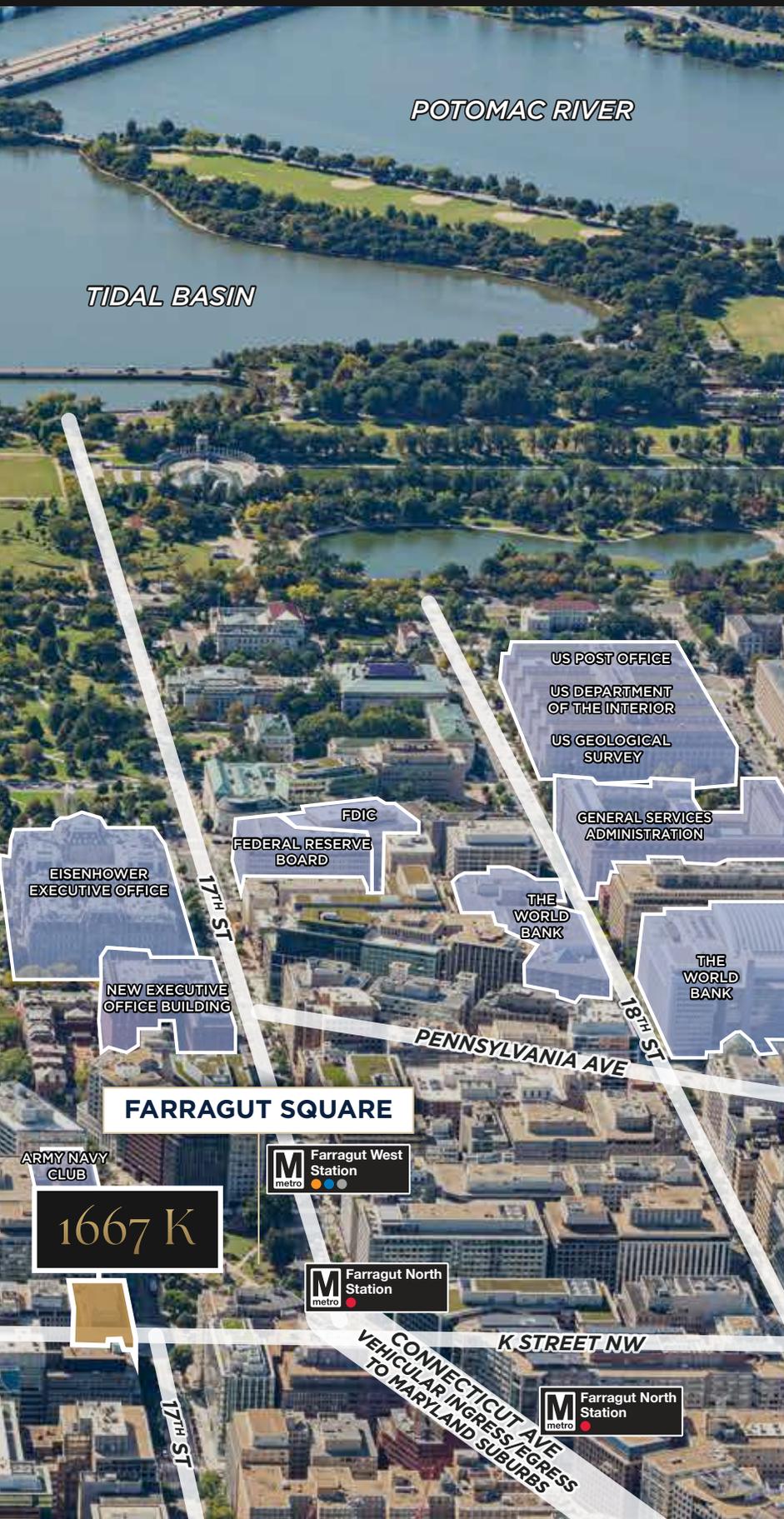
DEPARTMENT OF VETERANS AFFAIRS

APL CIO

NATIONAL PARK FOUNDATION

ST. REGIS

FRANKLIN SQUARE



**IRREPLACEABLE LOCATION:**  
Three Blocks From the White House



**THE CRUX OF POWER AND INFLUENCE:**  
Direct Proximity to the World's Preeminent Political and Financial Institutions



**UNMATCHED ACCESSIBILITY:**  
Within Two Blocks of Four Metro Lines via Farragut North and Farragut West Stations



**IDEAL VEHICULAR INGRESS/EGRESS:**  
Direct Connectivity to Maryland and Virginia Suburbs via Connecticut Avenue (MD) & E Street Expressway (VA)

# 1667 K

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