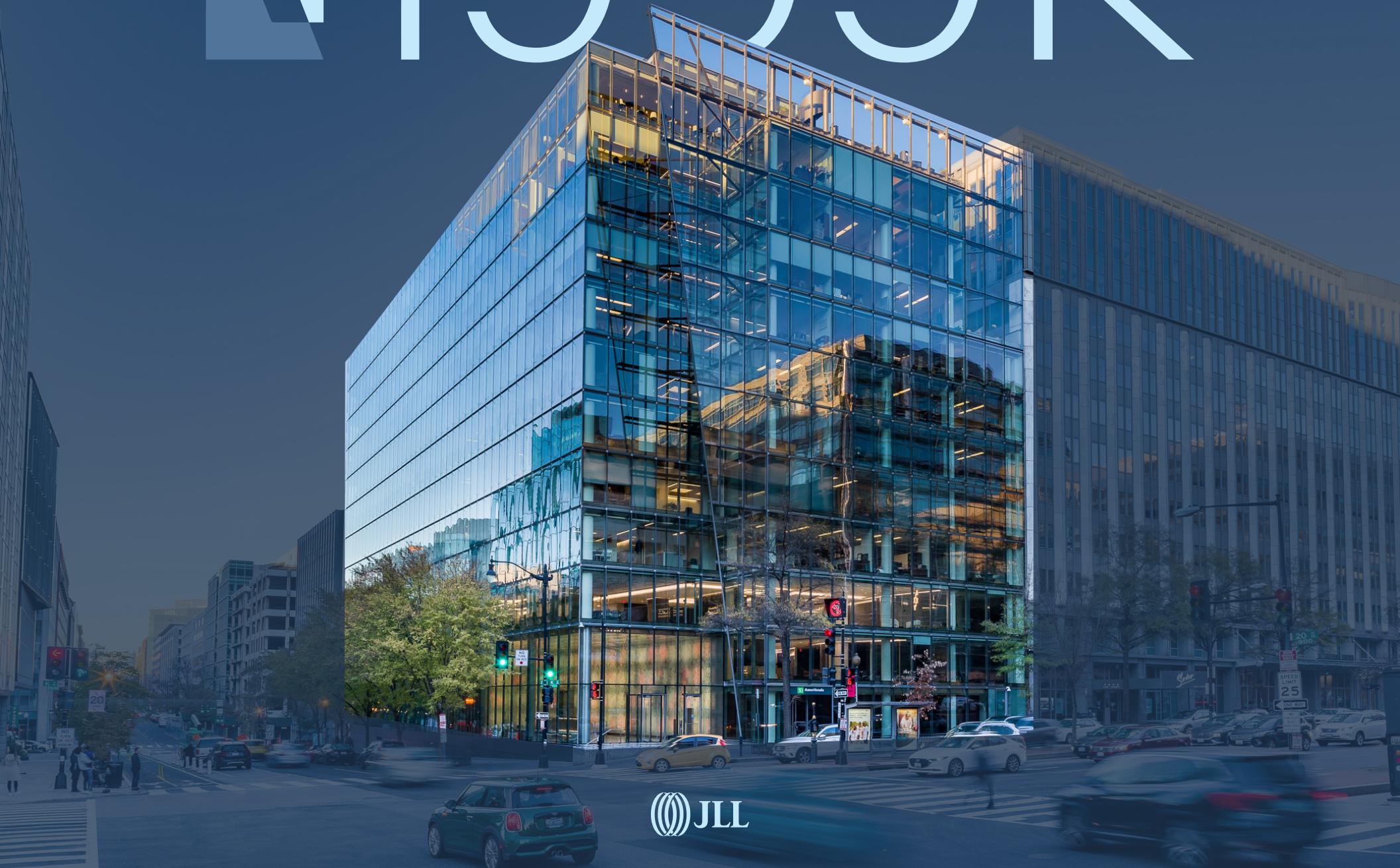


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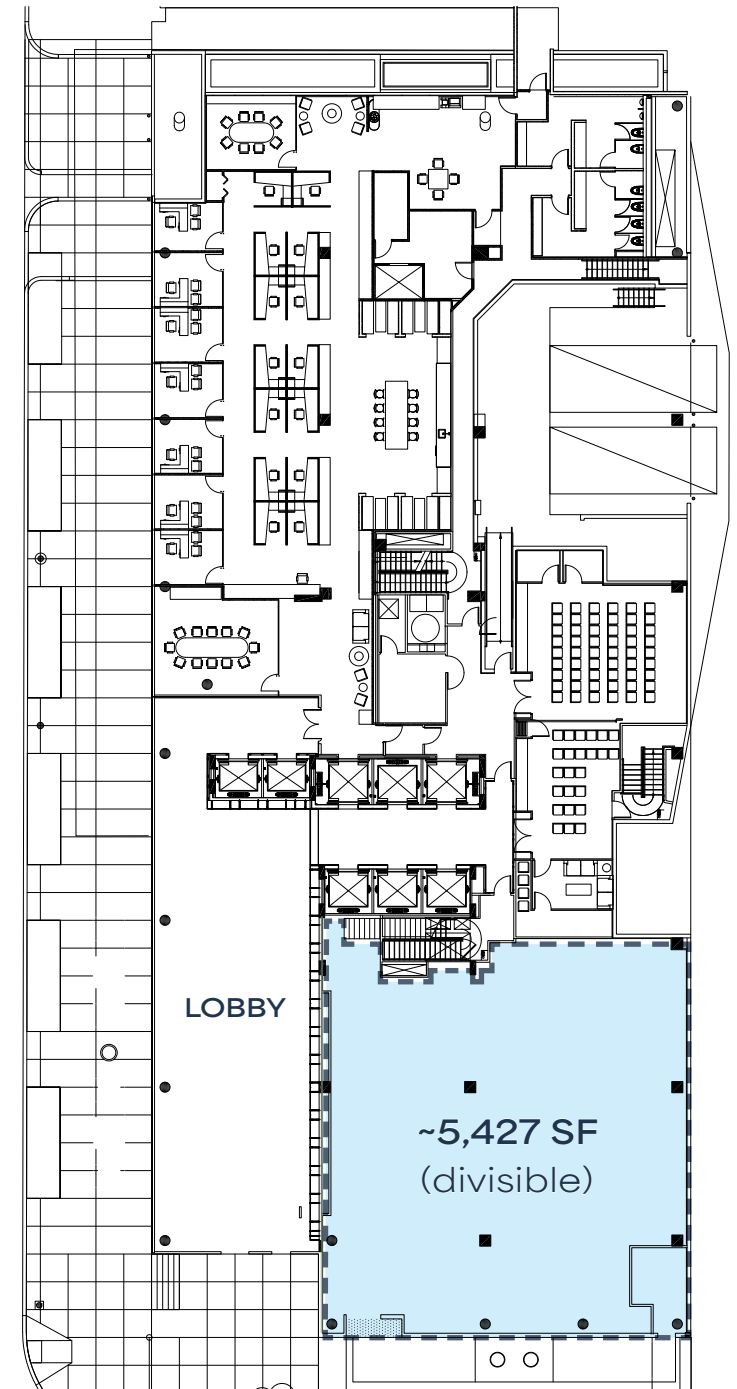
Retail Highlights

- ~5,427 SF (divisible) ground floor hard corner space with excellent visibility on K Street (30,800 VPD)
- Located in 221,342 square foot trophy office building, 80% occupied by Mayer Brown
- Two blocks from Farragut West (18,762 RPD) and Farragut North (21,989 RPD) Metro Stations
- High foot traffic on K St NW and 20th St NW with 283,609 average daytime population
- Situated in a trade area with 52,259,081 SF of existing office space and 1,646,562 SF in the pipeline
- Diverse office tenants surrounding include: Baker & McKenzie, O'Melveny & Myers, US Chamber of Commerce and McLarty Associates

Demographics

	0.25 miles	0.5 miles	1 mile
Population	3,331	21,432	51,708
Avg HH Income	\$112,403	\$137,799	\$167,087
Households	1,179	9,997	28,960
Employees	41,008	154,329	318,199
Median Age	23.2	26.7	33.2

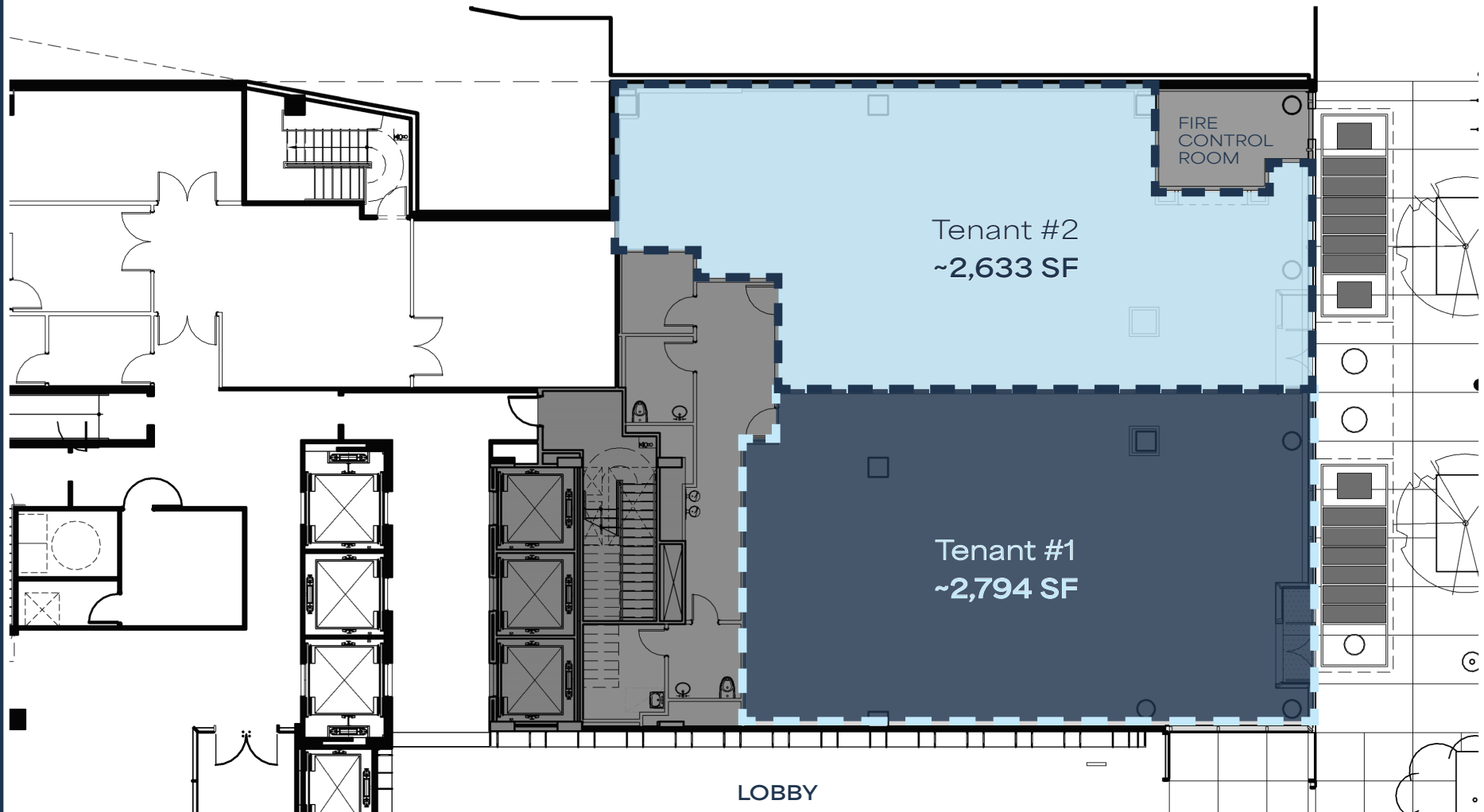
20th Street NW | **11,300 VPD**



K Street NW | **30,800 VPD**

Potential Demising Plan

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K Street NW | **30,800 VPD**

20th Street NW | **11,300 VPD**

Trade Area

1999K





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