

For Lease



2020 K Street NW
Washington, DC



Prime Retail Opportunities in Office Building Along K Street

Highlights

- Space A: ~6,800 SF hard corner (current FedEx space - **Tenant in Place, Do Not Disturb**)
 - » 13'7" slab to slab ceiling heights
 - » Divisible (plans available upon request)
 - » Fantastic opportunity for outdoor patio on 21st Street
 - » Opportunity for ~14,000+ SF if combined with lower level
- Space B: 7,206 SF in the lower level
 - » 10'9" slab to slab ceiling heights
- Space C: 1,966 SF cafe space directly next to lobby - (Current Ahra Cafe - **Tenant in Place, Do Not Disturb**)
- High foot traffic and visibility
- Central location at the intersection of Foggy Bottom and Central Business District (CBD)
- 16,859,000 SF of office within three blocks
- Steps from George Washington University with over 26,000 students

Nearby retail



THE PRIME RIB



Demographics

(Radius of .25 mile, .5 mile, and 1 mile)

Population

3,331	21,432	51,708
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Average HH Income

\$112,403	\$137,799	\$167,087
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Households

1,179	9,997	28,947
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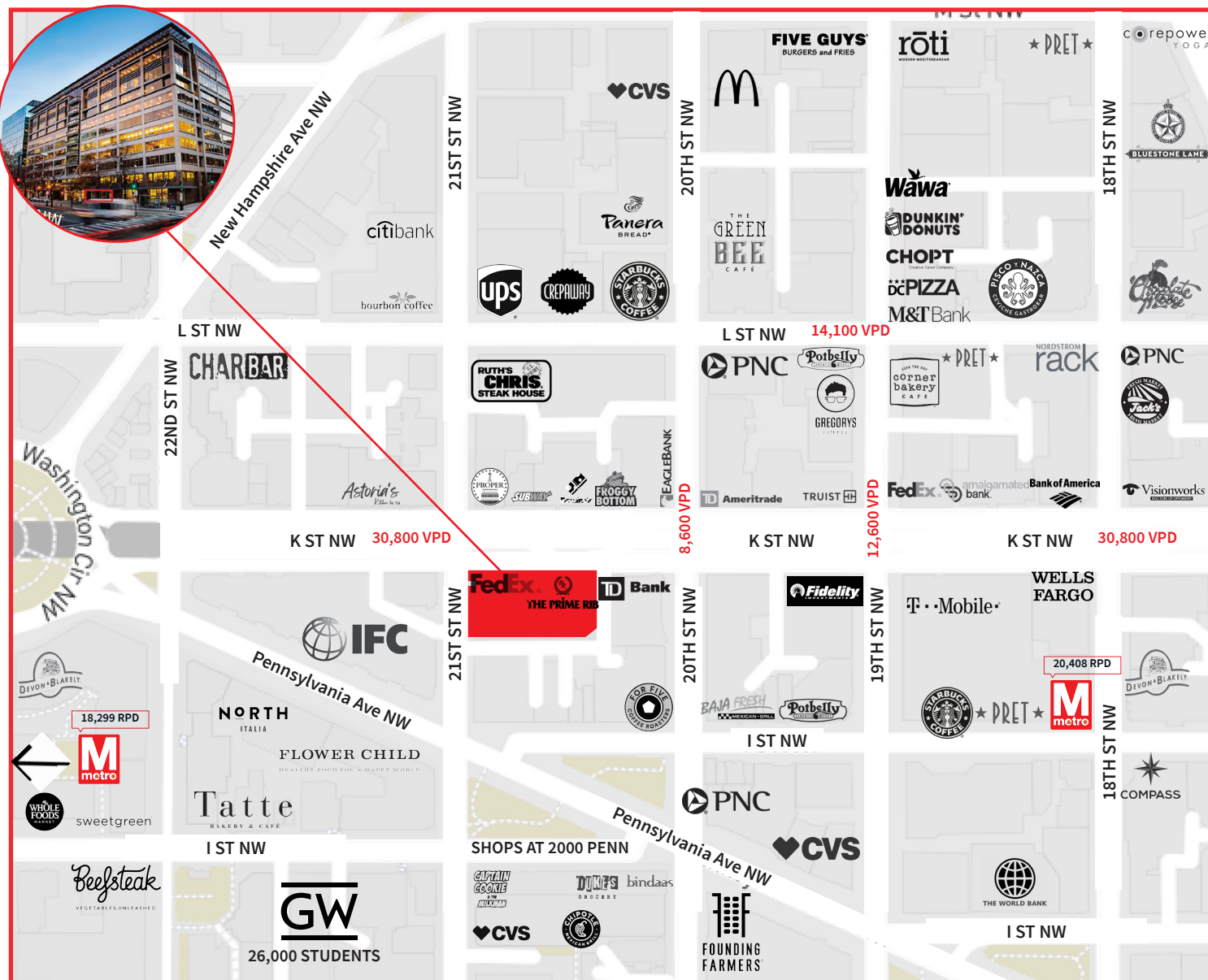
Employees

41,008	154,329	318,199
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Median Age

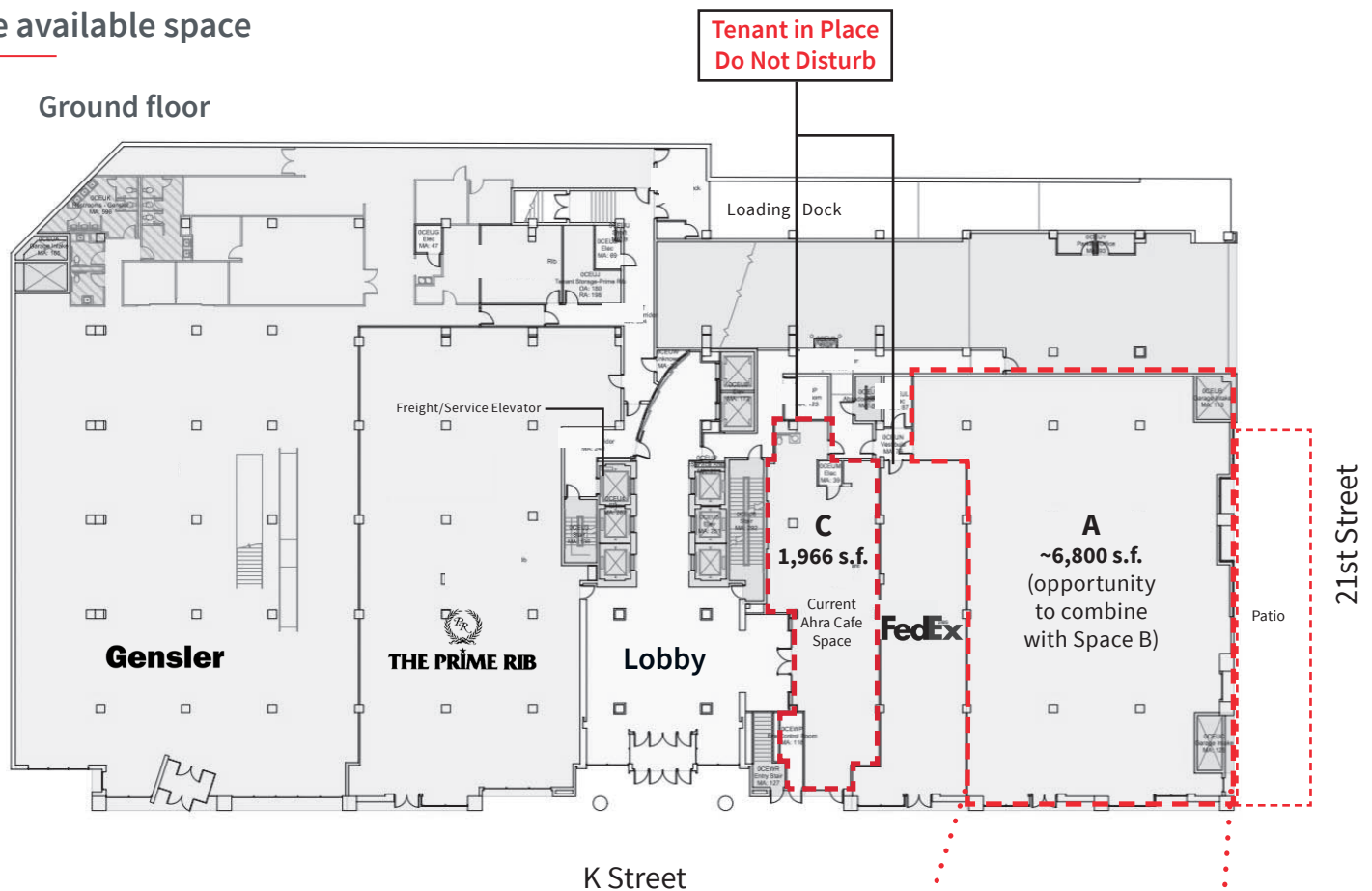
23	26	33
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Surrounding area



The available space

Ground floor



Lower level



Contact us

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