

# 1667 K Street For Lease

Incredible opportunity at  
17th and K—one of DC's  
most visible intersections

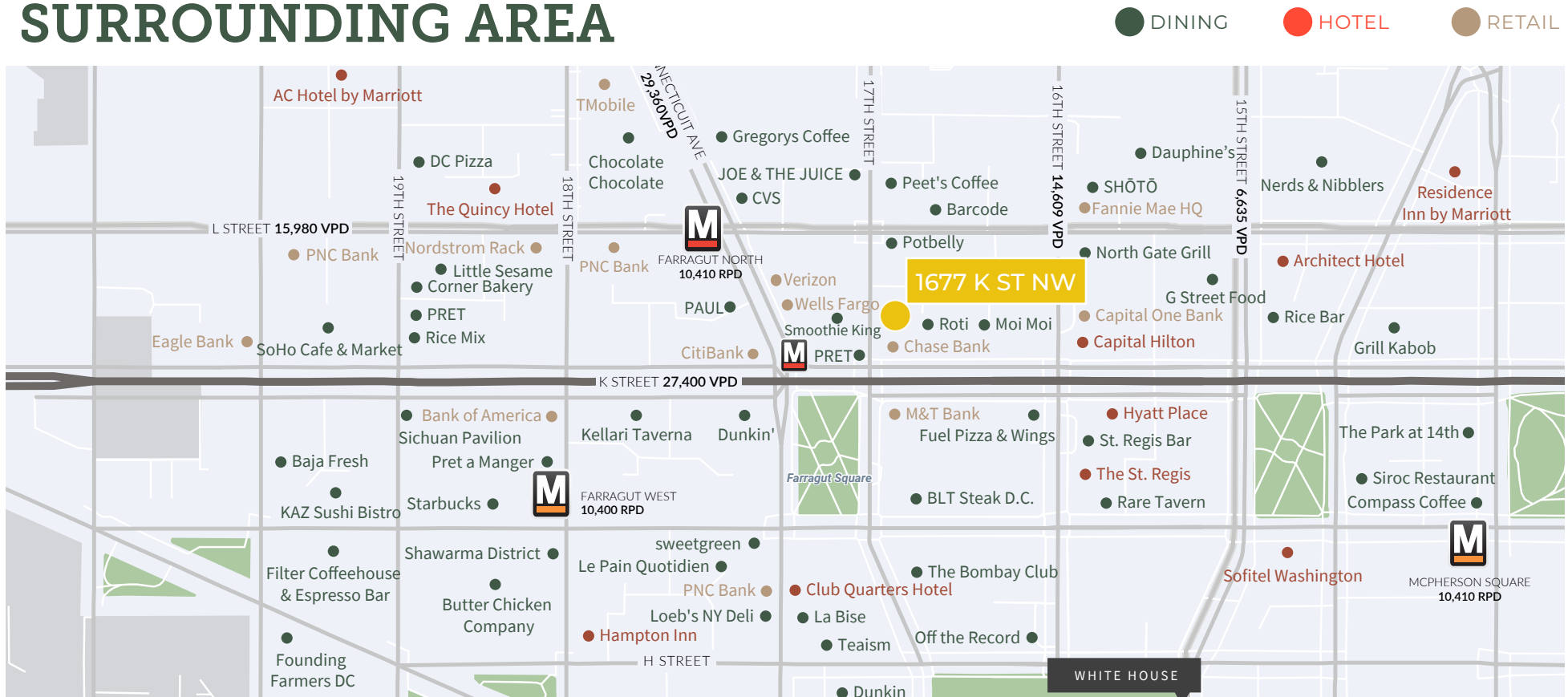




# BUILDING HIGHLIGHTS

- 4,041 SF (divisible) 2nd Generation Restaurant/Fast Casual space with patio seating fully vented with existing conditions available in heart of Golden Triangle.  
- 14'8" slab-to-slab ceiling heights
- 4,102 sf available (~3,901 s.f. below grade and ~201 s.f. ground space) with ability to connect to additional lower level space which currently has its own street dedicated entrance  
- 10'9" slab-to-slab ceiling heights
- Located within first class 183,043 SF office building that is 81% leased
- Excellent foot traffic along 17th Street with great co-tenancy surrounding such as: Pret, Chase Bank, Verizon, Joe and the Juice, Chop't and many more
- 65,016 employee daytime population within 3 blocks and a half block to Farragut North Metro with 10,410 Riders per day
- Within 3 to 5 blocks of Dupont Circle, White House and Foggy Bottom.

## SURROUNDING AREA



# DEMOGRAPHICS FROM SUBJECT AREA



10 MINUTE DRIVE TIME

Residential Population 283,548

Daytime Pop 530,506

Median HH Income \$113,936

Bachelor Degree or higher 79.3%



10 MINUTE WALK TIME

Residential Population 12,013

Daytime Pop 79,258

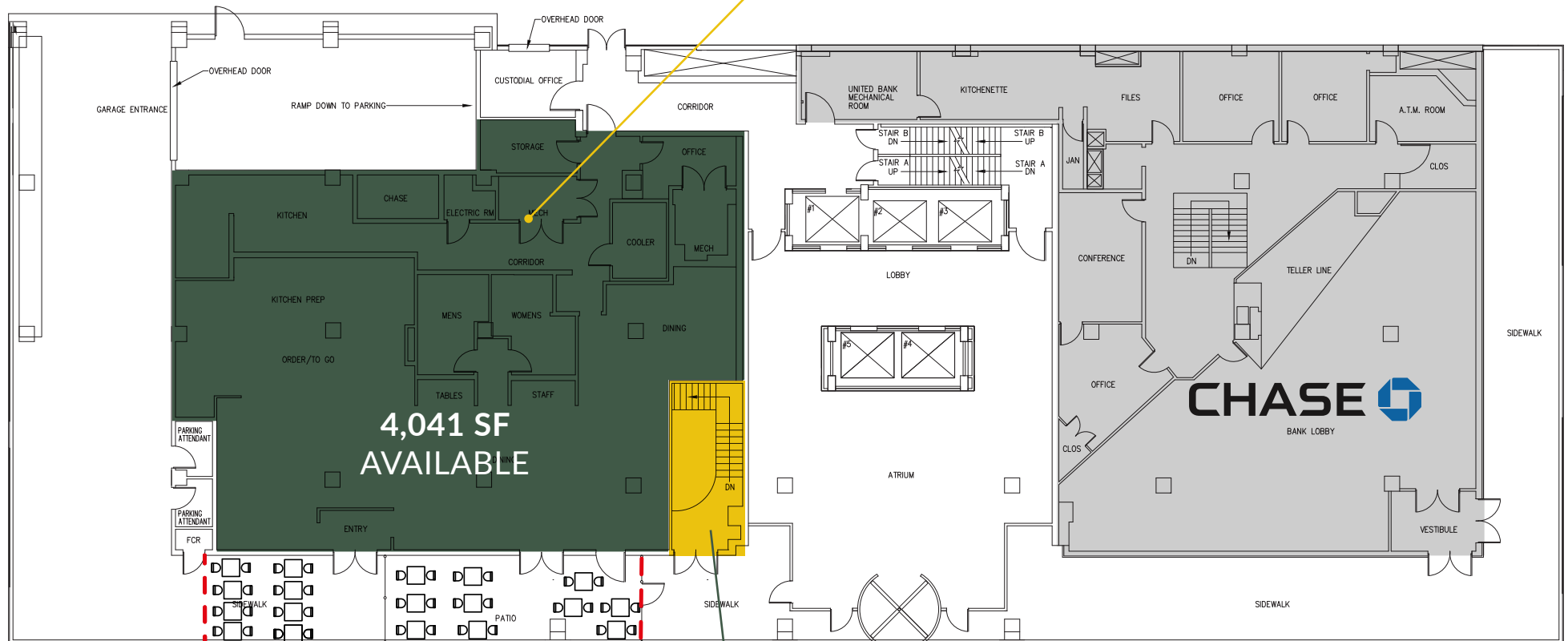
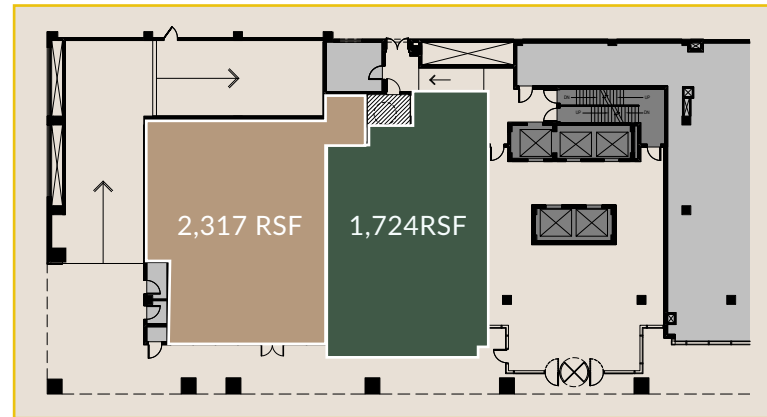
Median HH Income \$93,925

Bachelor Degree or higher 79.3%



## POTENTIAL DEMISING PLAN

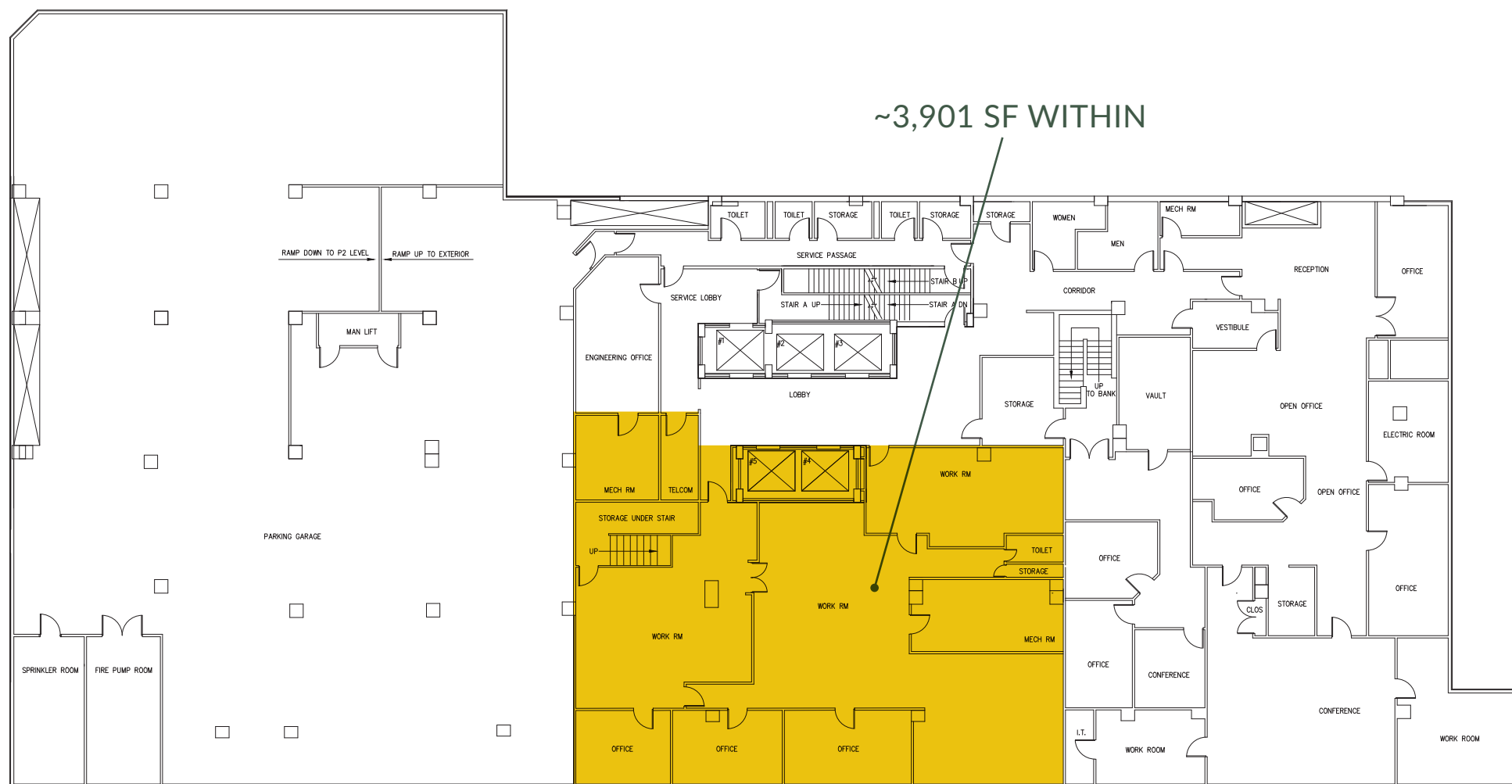
# THE SPACE GROUND



Potentially 30 to 40 outdoor seats

Connected to available  
lower level space

LOWER







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