



For Lease

**Rare retail opportunity
near Mount Vernon Triangle**

- 4,392 sf corner space at K St and 10th St with tremendous outdoor seating potential
- 15-16' slab-to-slab ceiling heights
- One block from Washington DC's Convention Center, Apple flagship store at Carnegie Library, and the new Anthem Row development
- 7,700,000 SF of existing office space, 653,412 SF in the pipeline, and 4,786 hotel rooms within 0.25 miles from the space
- Within close proximity to three Metro stations:
 - McPherson Square (7,282 RPD)
 - Mt. Vernon Square (3,809 RPD)
 - Gallery Place-Chinatown (13,064 RPD)

Surrounding retailers

**1003 K Street, NW
Washington, DC**



Bank of America



CONRAD
HOTELS & RESORTS™



Andy Corno

O: +1 202 719 6137

M: +1 301 520 2620

andy.corno@am.jll.com

Thomas Jackman

O: +1 202 719 5624

M: +1 301 580 1512

thomas.jackman@am.jll.com

Washington, DC by the numbers



Demographics from subject site

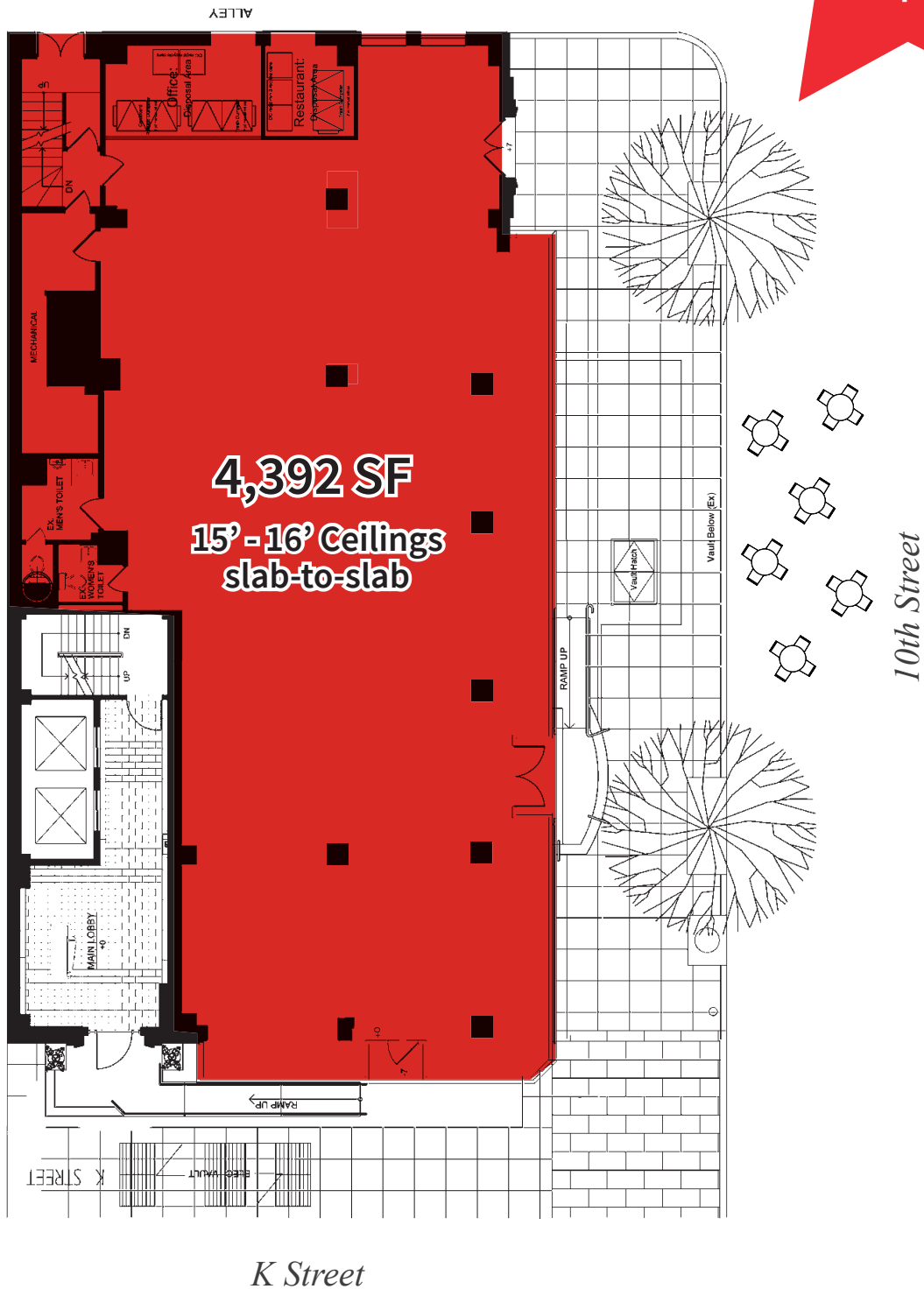
	1 mi	3 mi	5 mi
Population	56,781	366,658	767,552
Average HH Income	\$143,032	\$111,384	\$100,770
Households	32,888	186,197	360,772
Employees	275,430	594,414	758,483
Median Age	35.6	35.2	36

Source: Costar 2024



The space

Demising Plans
Available Upon
Request



For more information,
please contact:

Andy Corno

O: +1 202 719 6137

M: +1 301 520 2620

andy.corno@am.jll.com

Thomas Jackman

O: +1 202 719 5624

M: +1 301 580 1512

thomas.jackman@am.jll.com

