

2121 K Street NW

WASHINGTON, DC

3,933 sf available

Available 2nd generation restaurants with full vent in place and tremendous outdoor seating.

3,933 SF

LEASED

K ST NW - 31,200 VPD

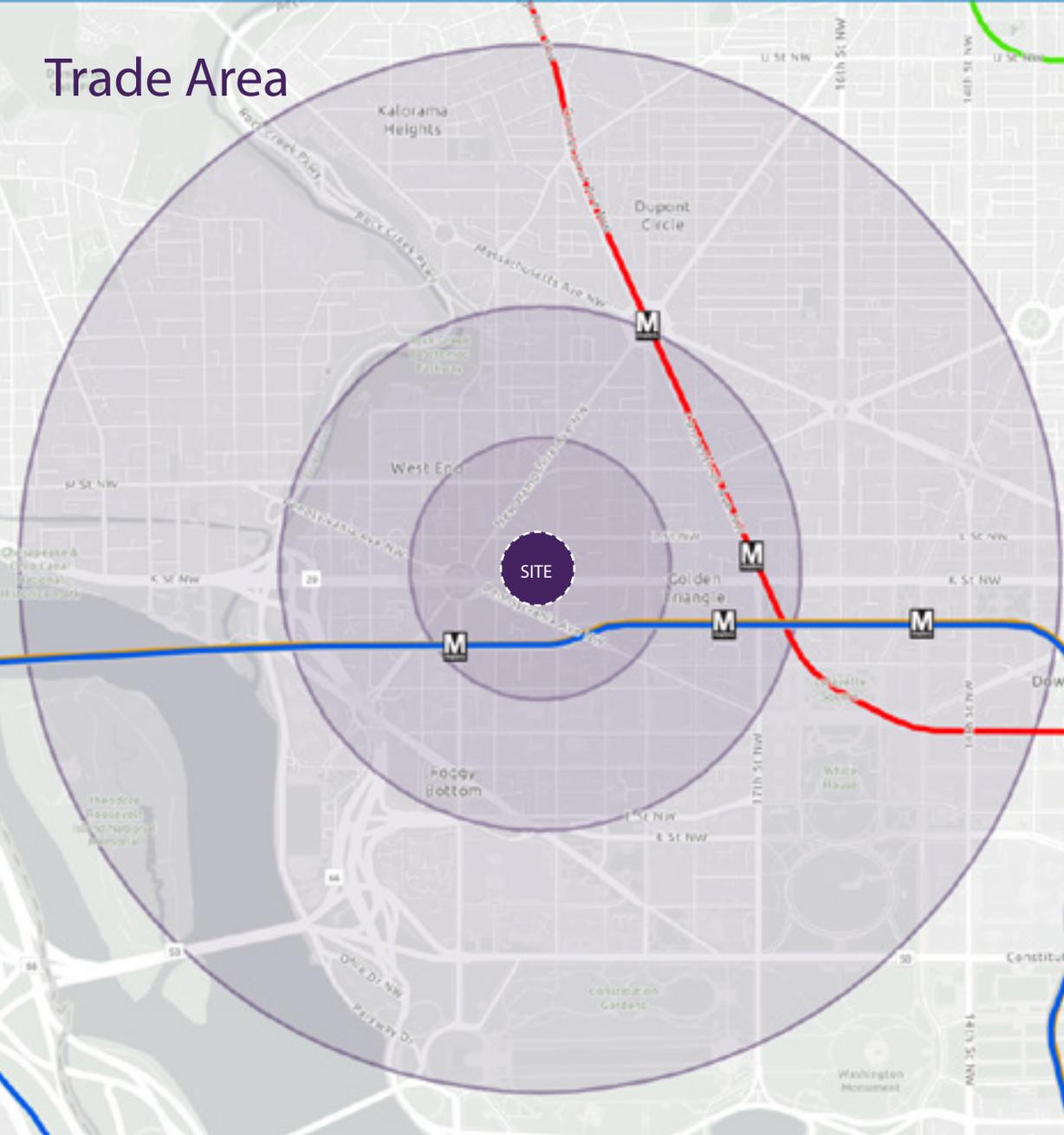
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Trade Area



HIGHLIGHTS

- 3,933 SF available for lease
- Second generation restaurant space with tremendous outdoor seating available
- Located on the ground floor of a 190,000 SF Class A office building
- Profound demographics at the intersections of where West End meets CBD and Foggy Bottom
 - 6,578 residential units within .5 miles
 - 43.5M SF office space within .5 miles
 - 6,066 hotel rooms within .5 miles
- Close proximity to George Washington University with approximately 26,000 students
- Amenity rich location with strong national and local retailers

DEMOGRAPHICS

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

Population

| | | |
|-------|--------|--------|
| 3,331 | 21,432 | 51,708 |
|-------|--------|--------|

Average HH Income

| | | |
|-----------|-----------|-----------|
| \$112,403 | \$137,799 | \$167,087 |
|-----------|-----------|-----------|

Households

| | | |
|-------|-------|--------|
| 1,179 | 9,997 | 28,947 |
|-------|-------|--------|

Employees

| | | |
|--------|---------|---------|
| 41,008 | 154,329 | 318,199 |
|--------|---------|---------|

Median Age

| | | |
|------|------|------|
| 23.2 | 26.7 | 33.2 |
|------|------|------|

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TFC



Co-Tenancy



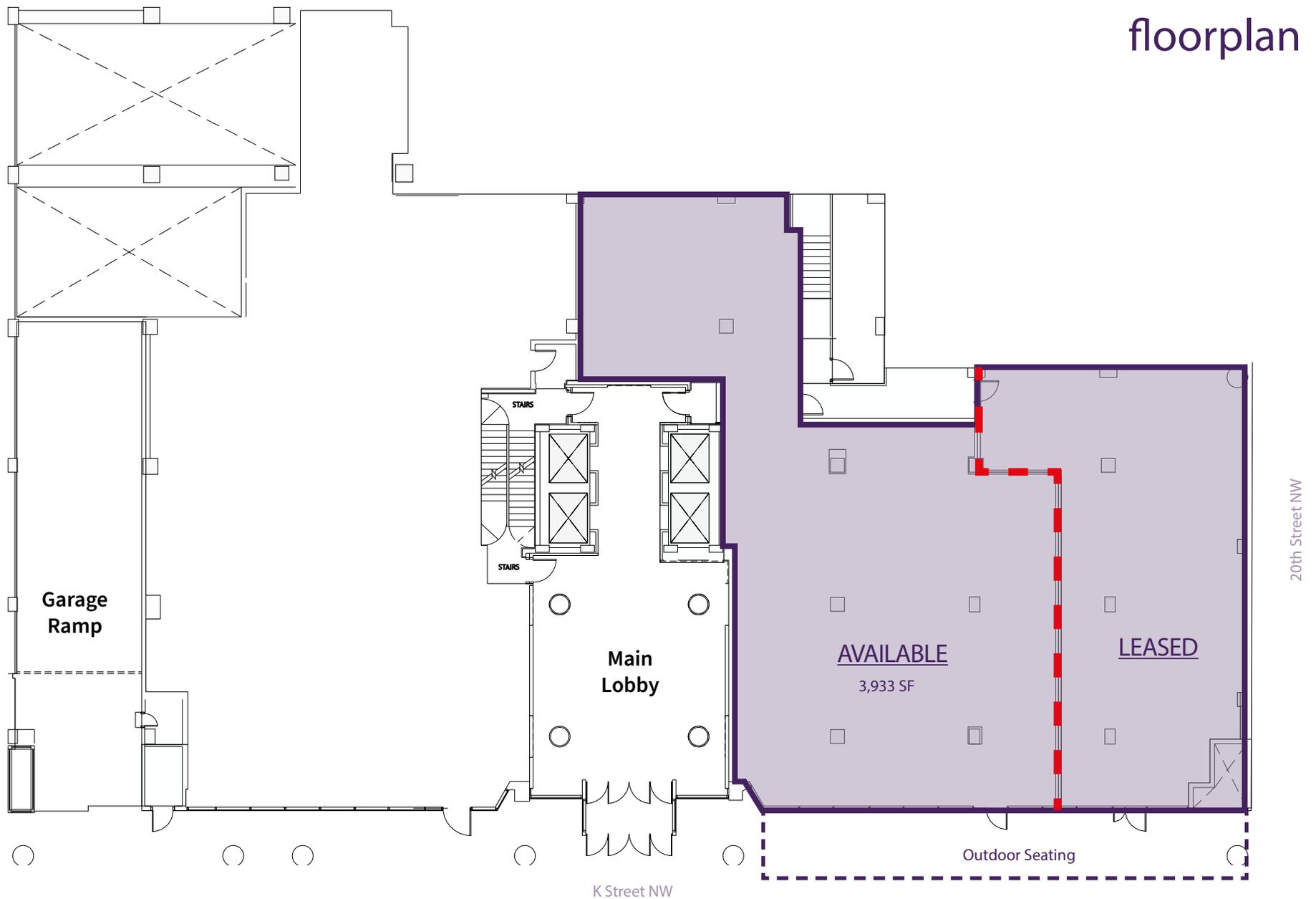
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floorplan



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