

2121 K Street NW

WASHINGTON, DC

3,933 sf available

2nd generation restaurant
available with full - vent in place
featuring patio seating.

3,933 SF

LEASED

K ST NW - 31,200 VPD

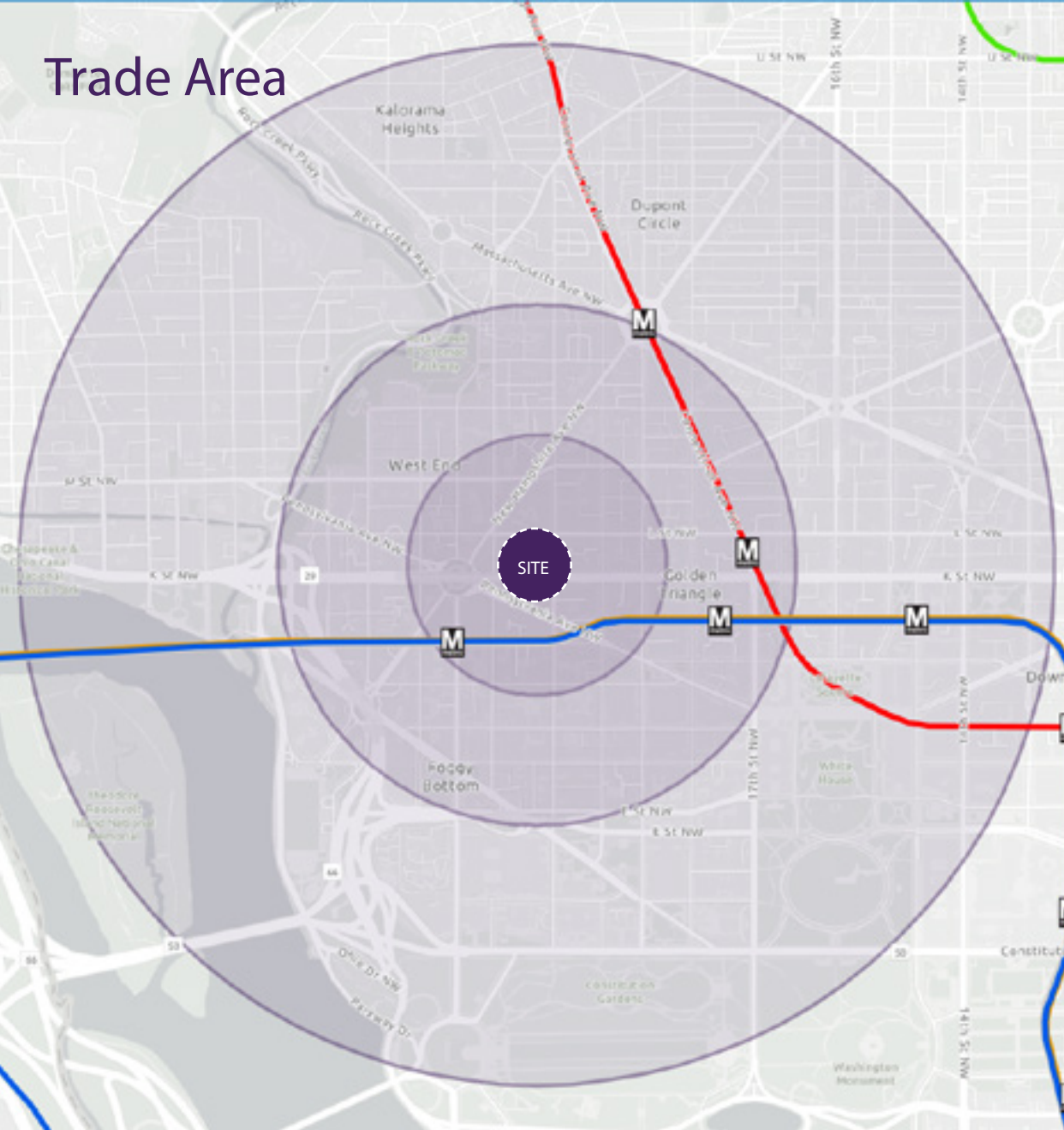
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Trade Area



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
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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

23.2	26.7	33.2
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TFC



Co-Tenancy



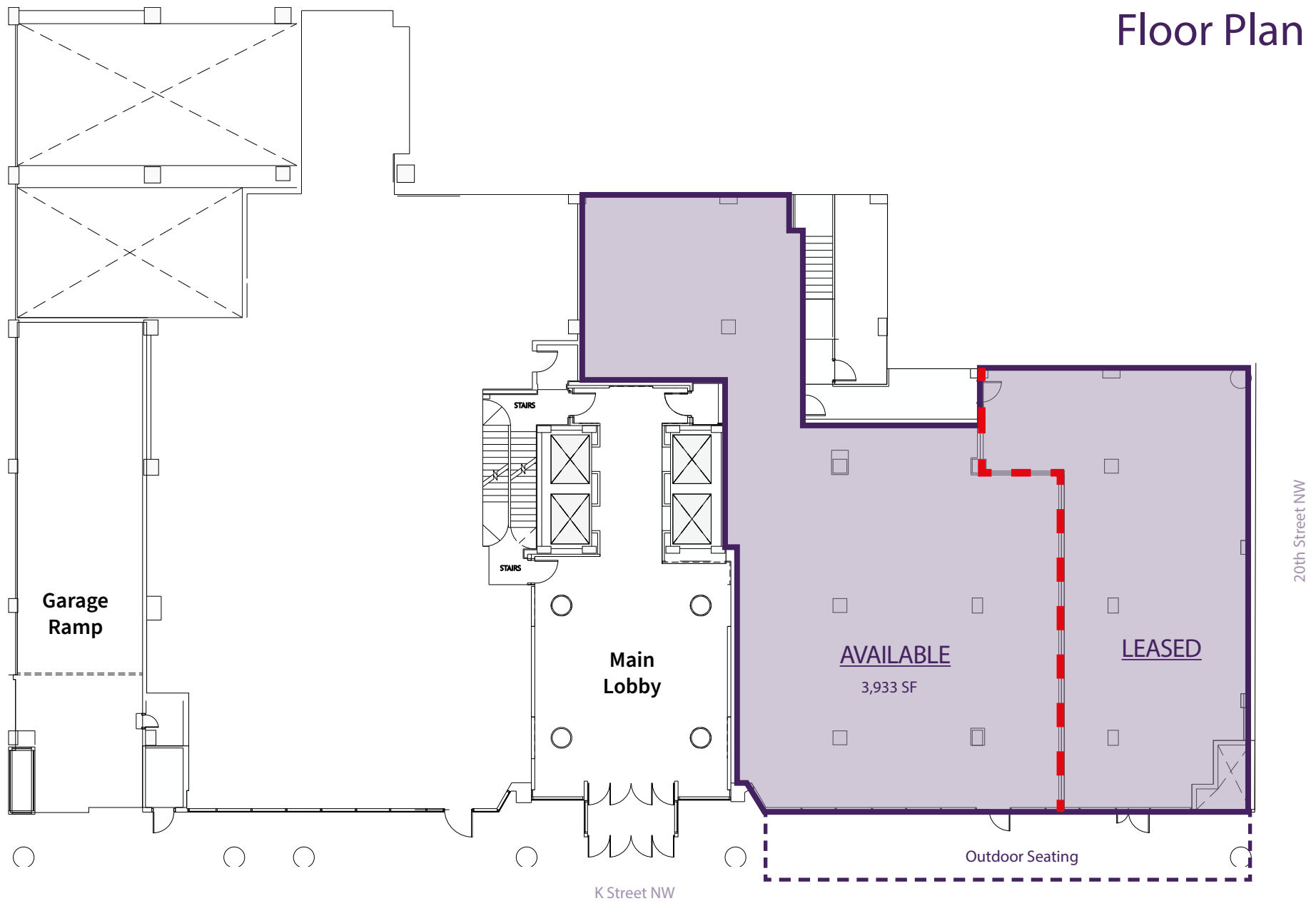
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Floor Plan



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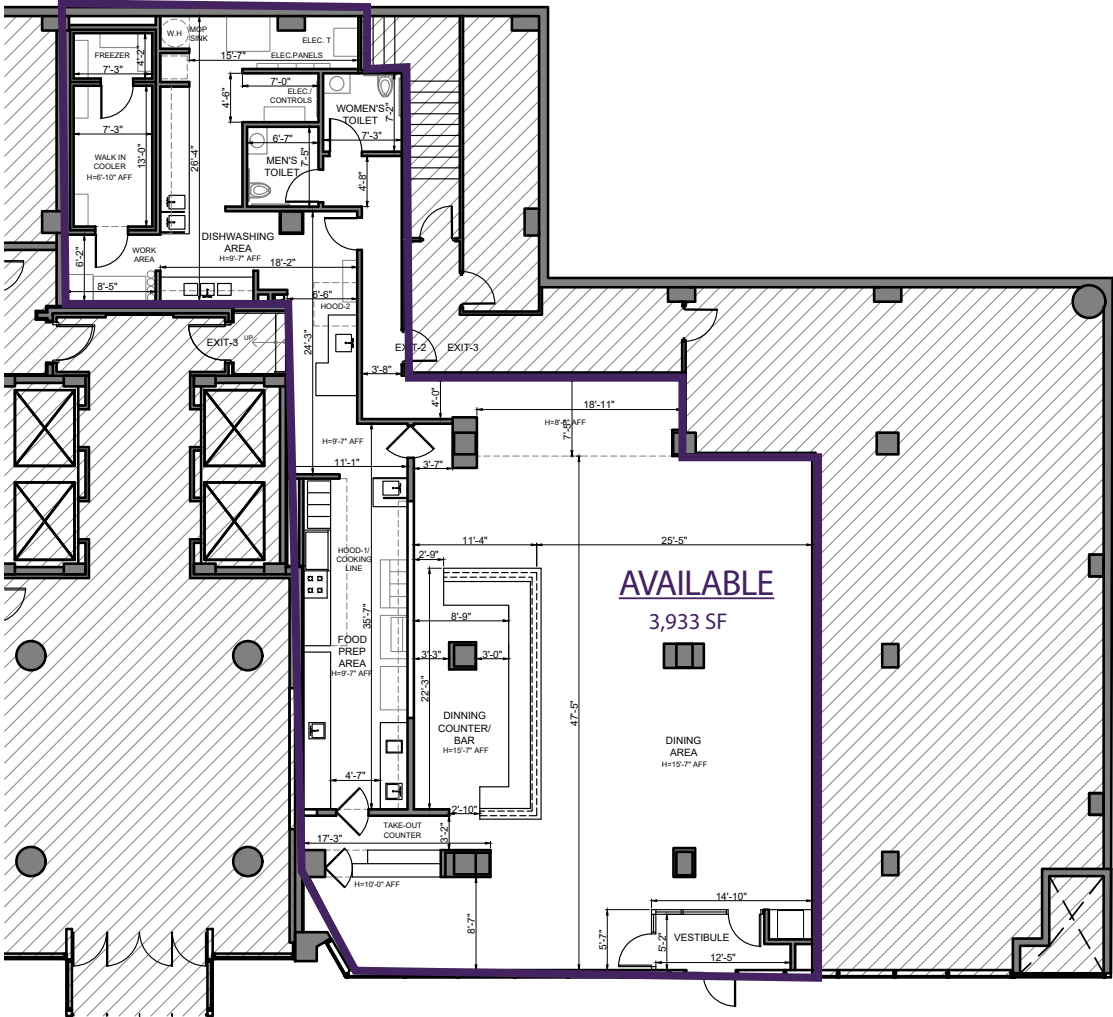
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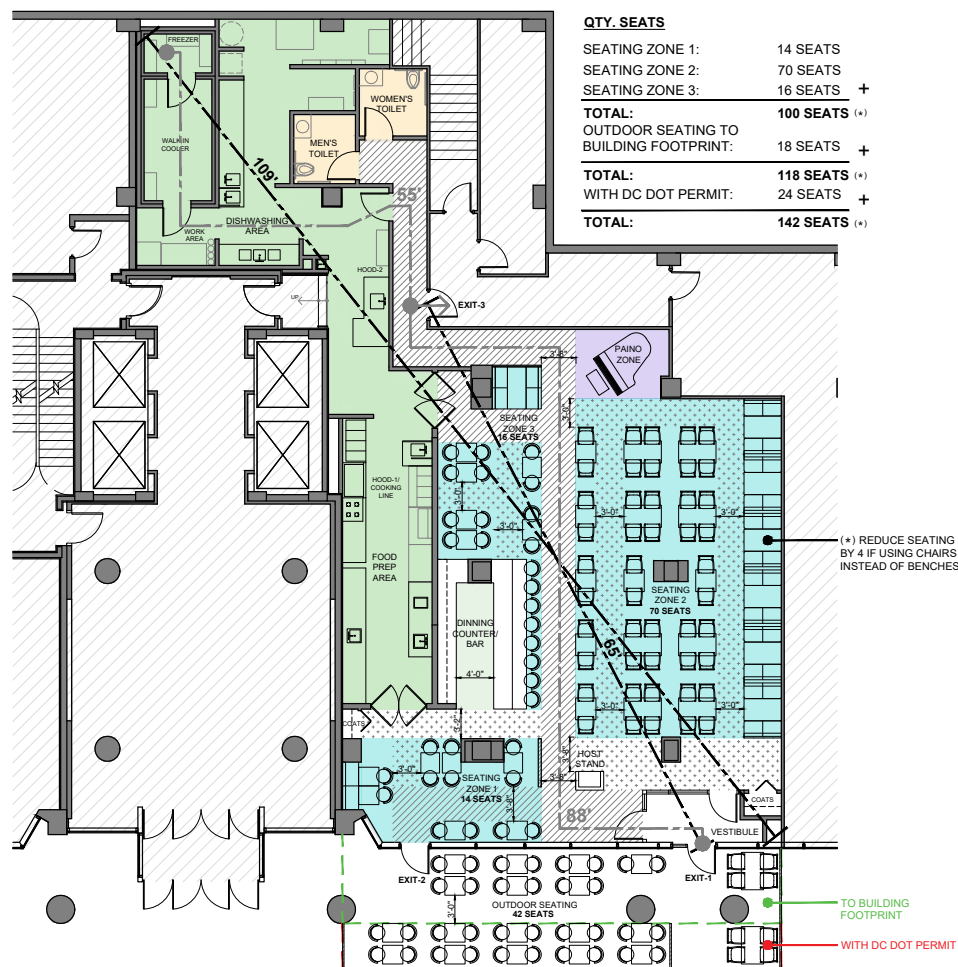
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Test Fit #1

- 142 seats



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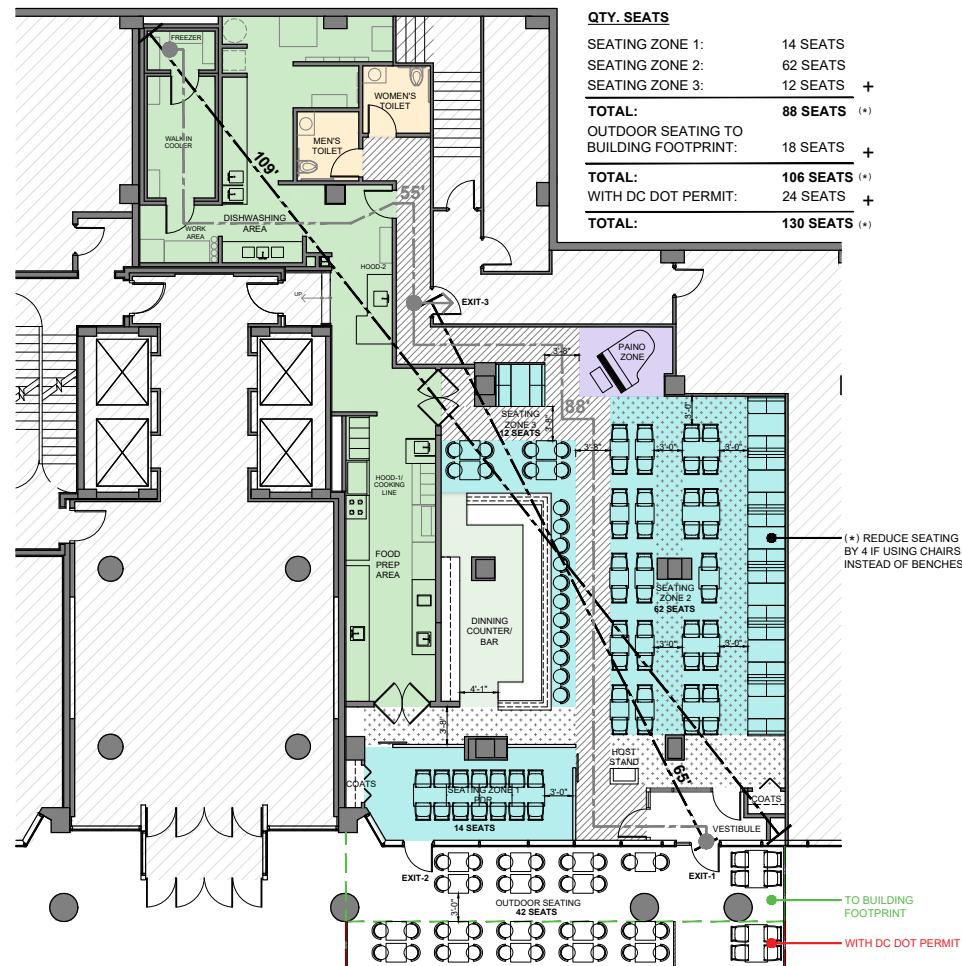
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Test Fit #2

- 130 seats



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