

2020K

FOR LEASE



2020 K STREET NW **WASHINGTON, D.C.**



PRIME RETAIL OPPORTUNITIES IN OFFICE BUILDING ALONG K STREET



HIGHLIGHTS

- Space A: ~6,800 SF hard corner (Previous FedEx Space)
 - » 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**)
- Space D: 6,219 SF in-line space (Current Prime Rib - **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

DEMOGRAPHICS

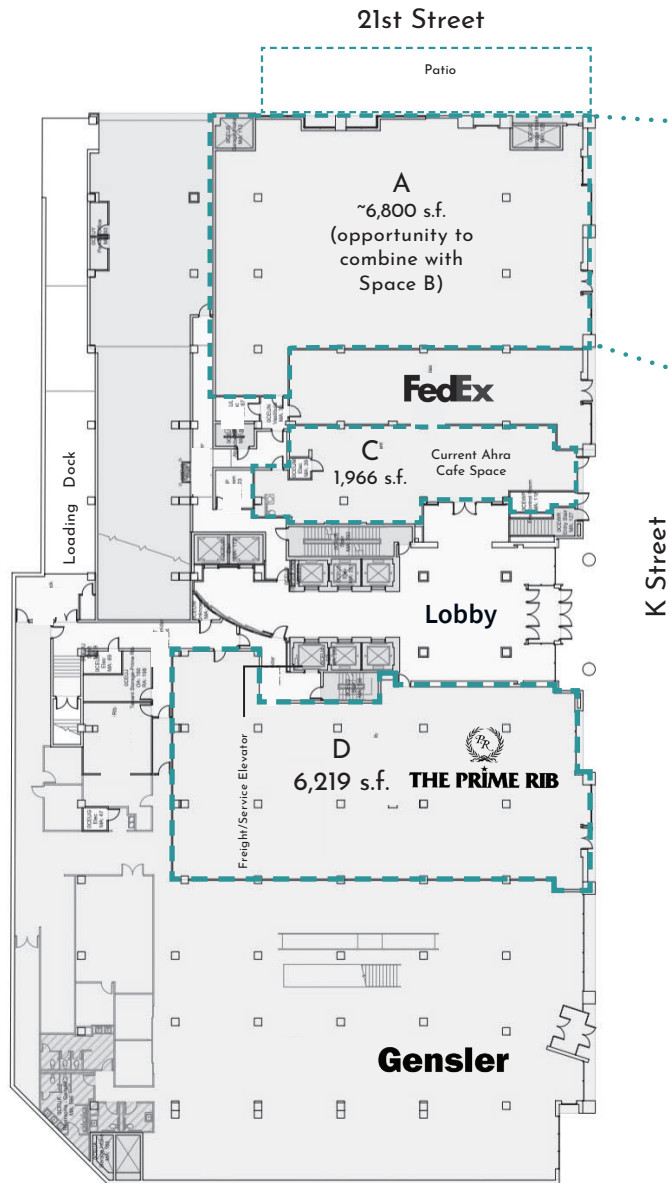
	.25 mile	.5 mile	1 mile
Population	3,331	21,432	51,708
Average HH Income	\$112,403	\$137,799	\$167,087
Households	1,179	9,997	28,947
Employees	41,008	154,329	318,199
Median Age	23	26	33

NEARBY RETAIL

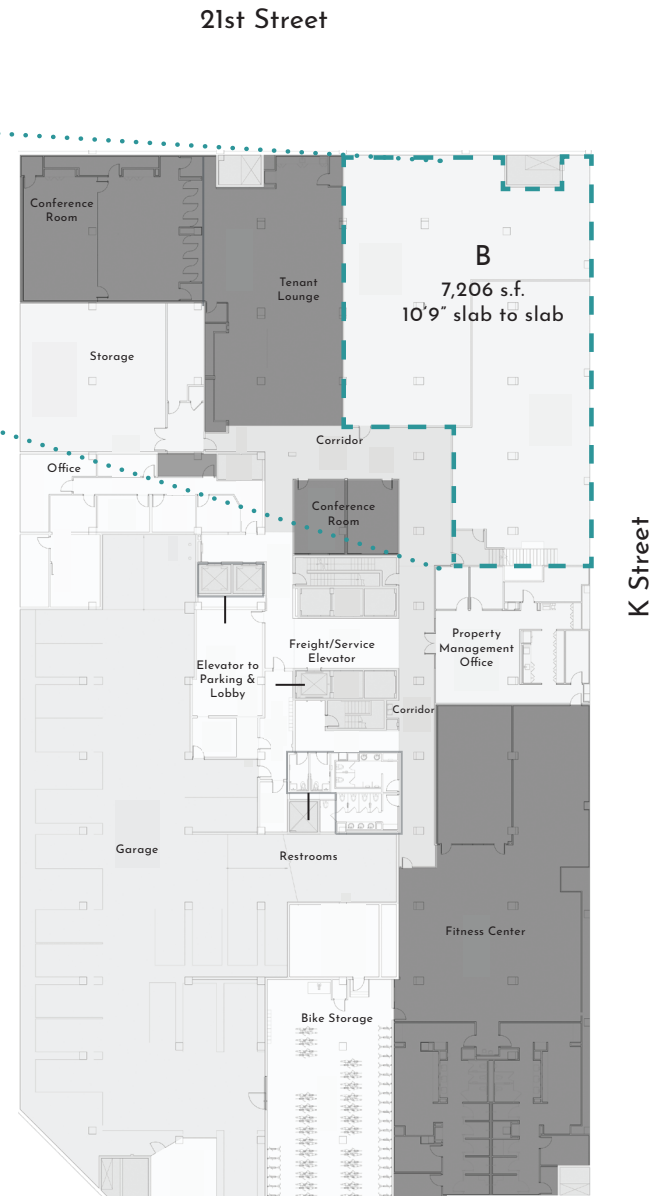


THE AVAILABLE SPACE

GROUND FLOOR



LOWER LEVEL



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