

2121 K STREET NW

WASHINGTON, DC

**3,933 SF
AVAILABLE**

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

**CLICK HERE FOR
VIRTUAL TOUR**

3,933 SF



K ST NW - 31,200 VPD

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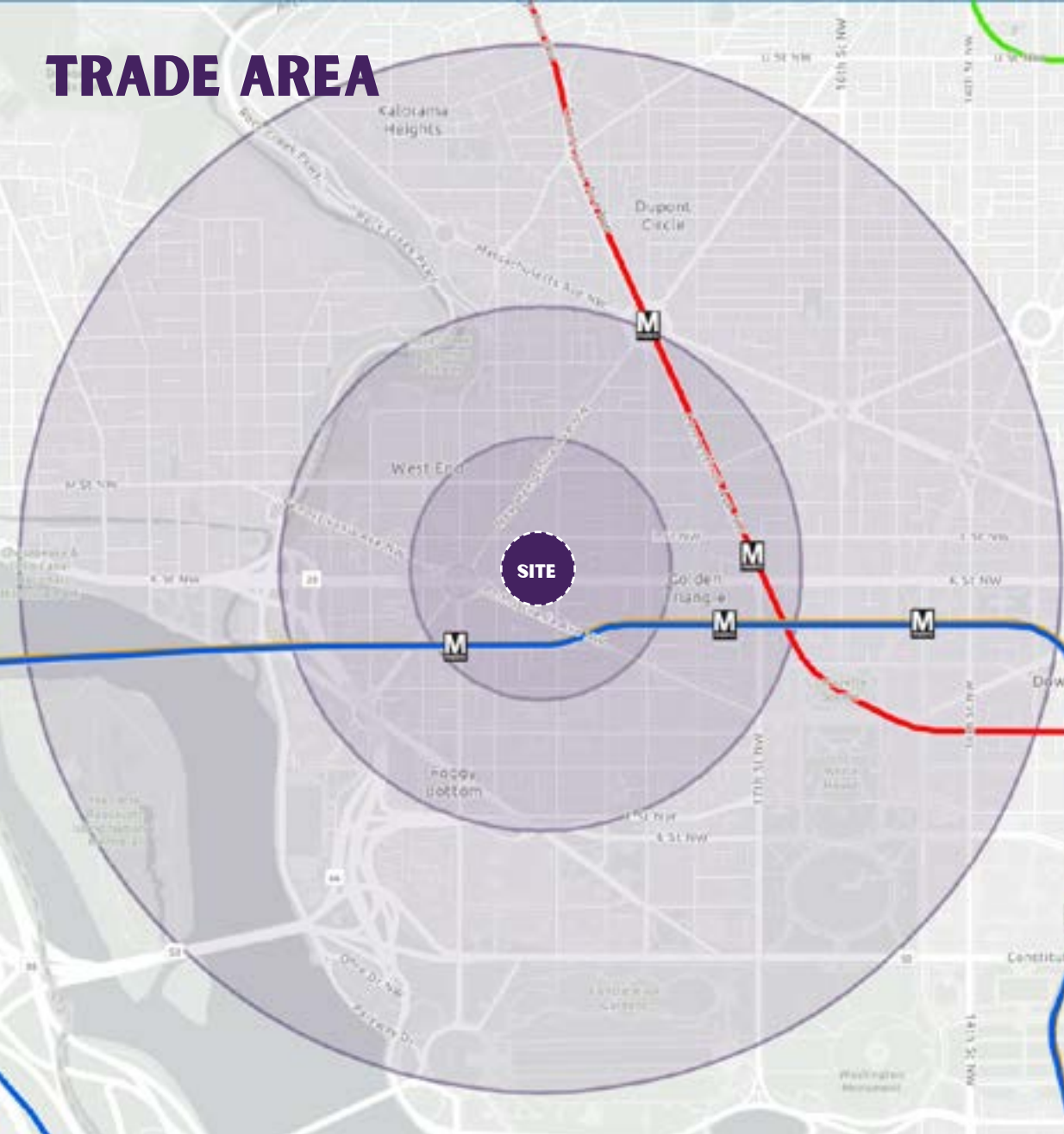
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TRADE AREA



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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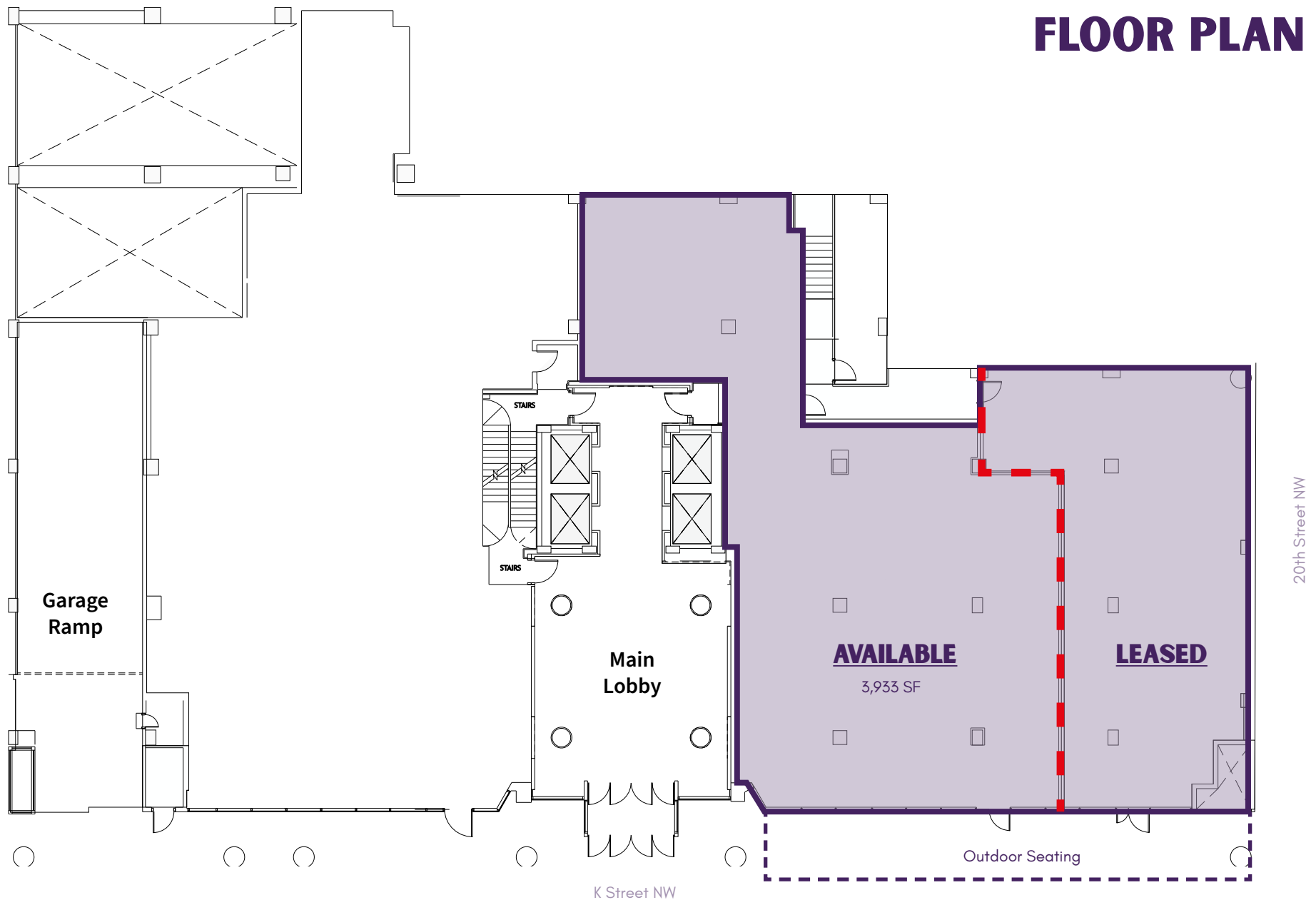
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Walgreens
Tatte
HEALTH & MORE



FLOOR PLAN



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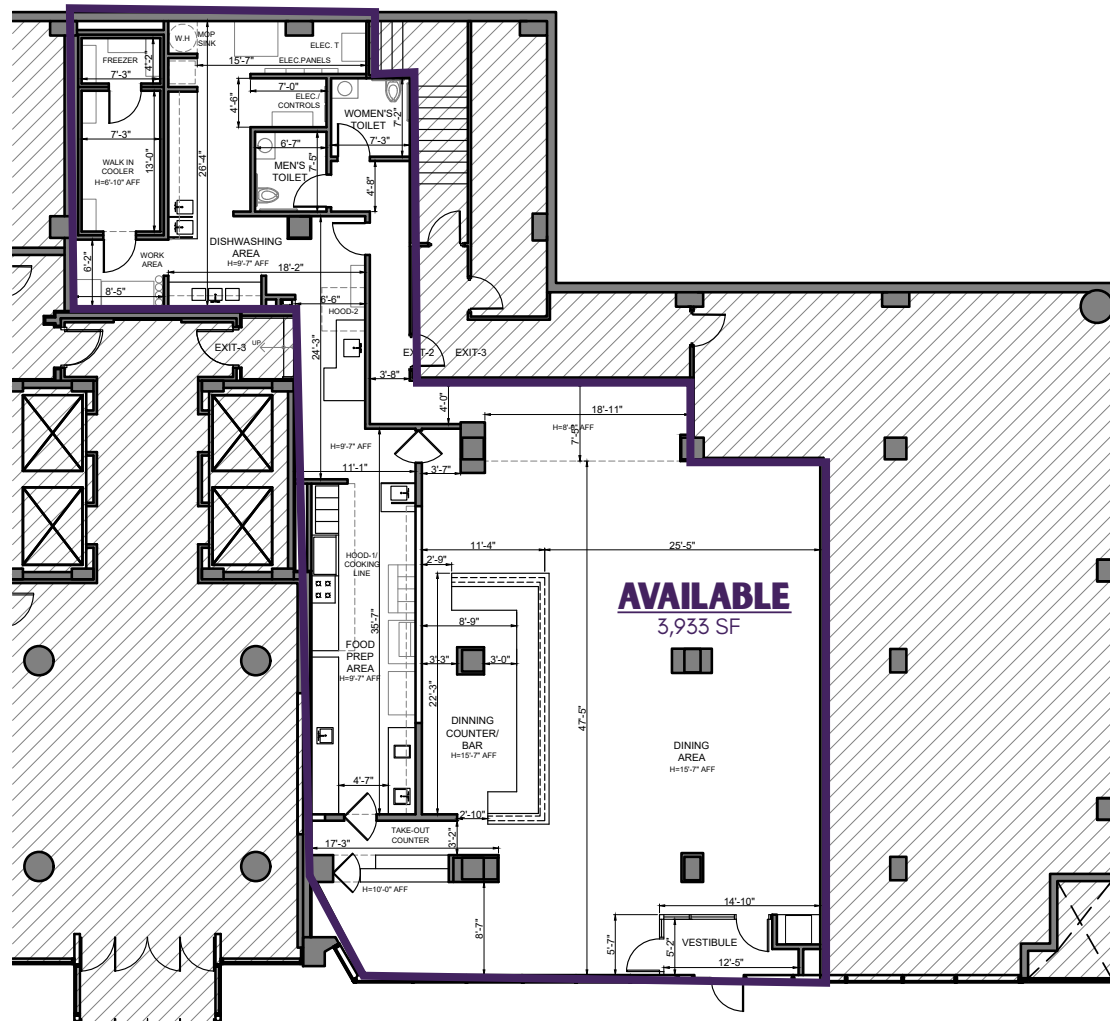
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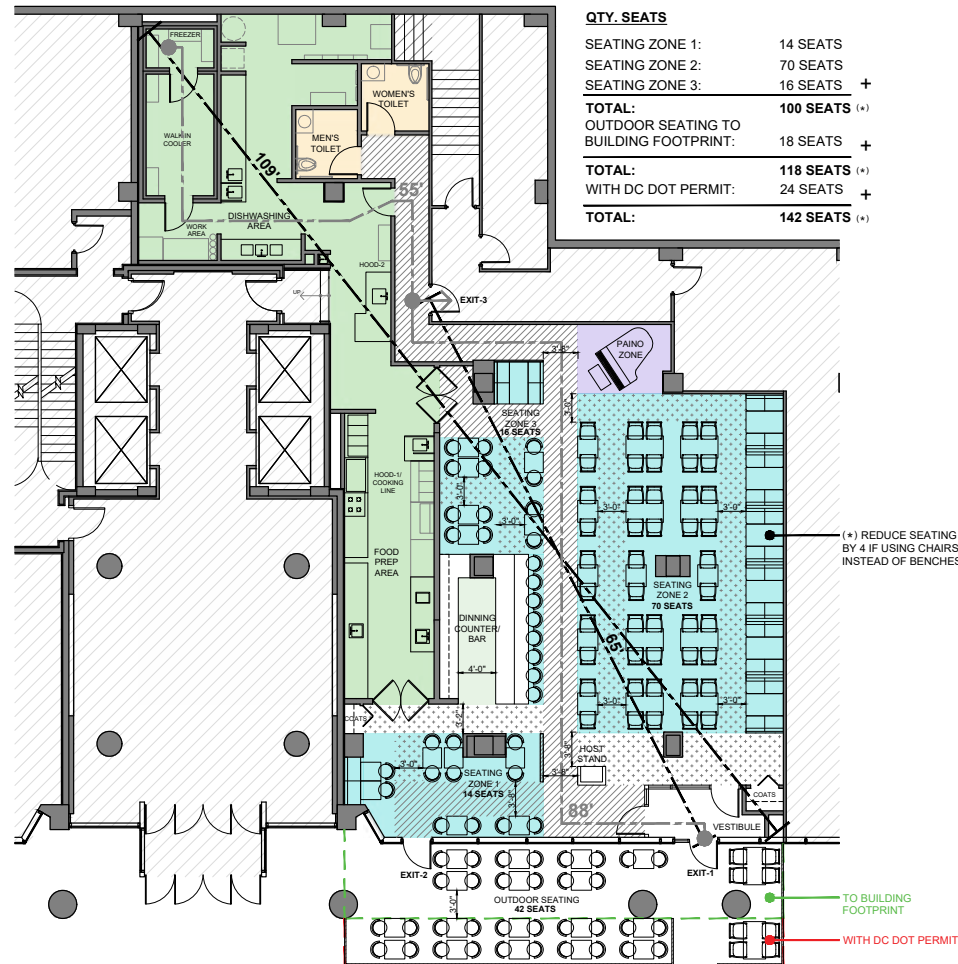


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TEST FIT #1

- 142



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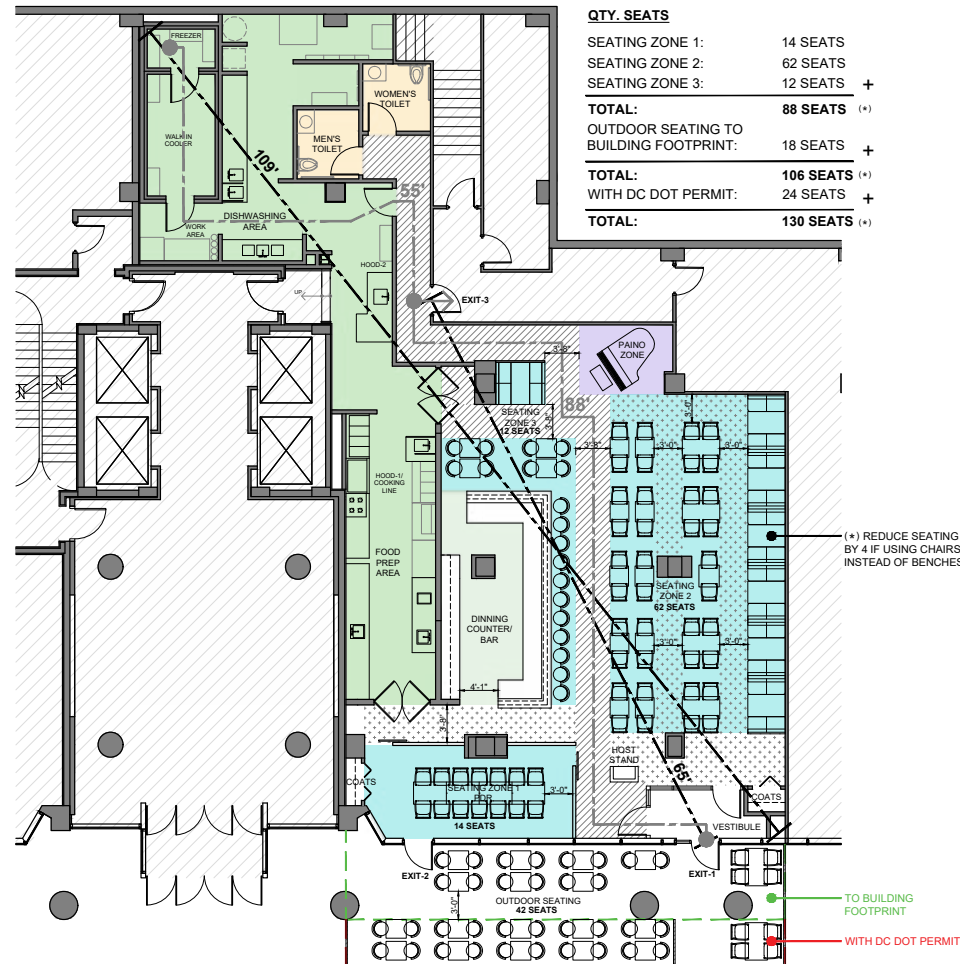


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TEST FIT #2

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