2020K

FOR LEASE



2020 K STREET NW **WASHINGTON, DC**

JLL

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 (Formerly Prime Rib)
- 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

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

Falafel inc — Eat For Good

DUKE'S GROCERY

bindaas

NORTH ITALIA

RUTH'S CHRIS STEAK HOUSE

Wawa

PROPER TWENTY-ONE

FOR FIVE COFFEE ROASTERS

SURROUNDING AREA

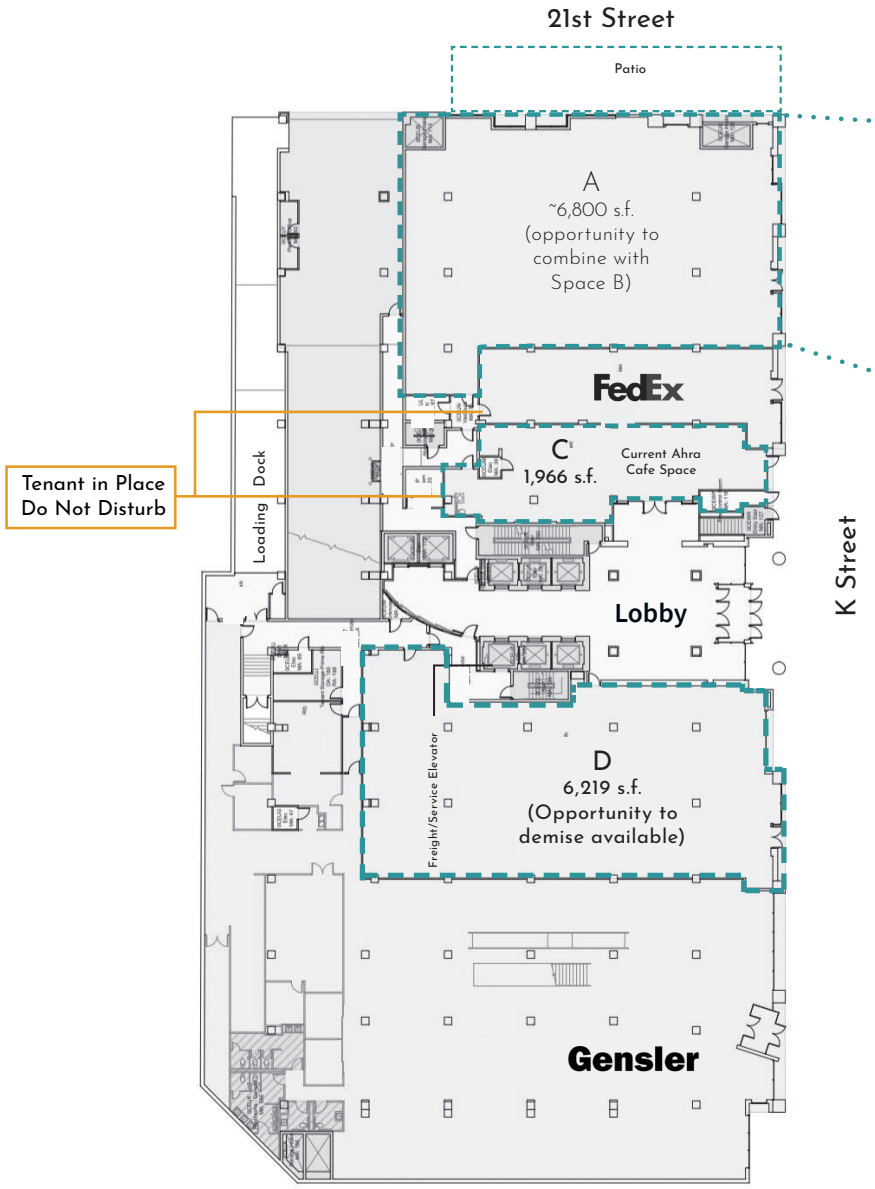






THE AVAILABLE SPACE

GROUND **FLOOR**



LOWER **LEVEL**



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