

1701 K Street, NW  
Washington, DC



# For Lease

## DC's most prominent retail intersection

- 4,945 SF available on K Street facing Farragut Park
- At grade entrance leading to lower level
- Directly next to Metro (23,125 RPD)
- Located adjacent to Farragut North Metro Entrance (23,125 RPD) at the bustling intersection of K Street NW and 18th Street
- Frontage on K Street NW with ability to capture evening and weekend traffic daytime volumes
  - 19.3M SF of office space within .25 miles
  - 57,751 employees within .25 miles
  - 2,174 hotel rooms within .25 miles

## Surrounding Retail

**WELLS  
FARGO**

**verizon**



**M&S**  
McCORMICK & SCHMICK'S  
est. 1974



**M&T Bank**

**CHASE**



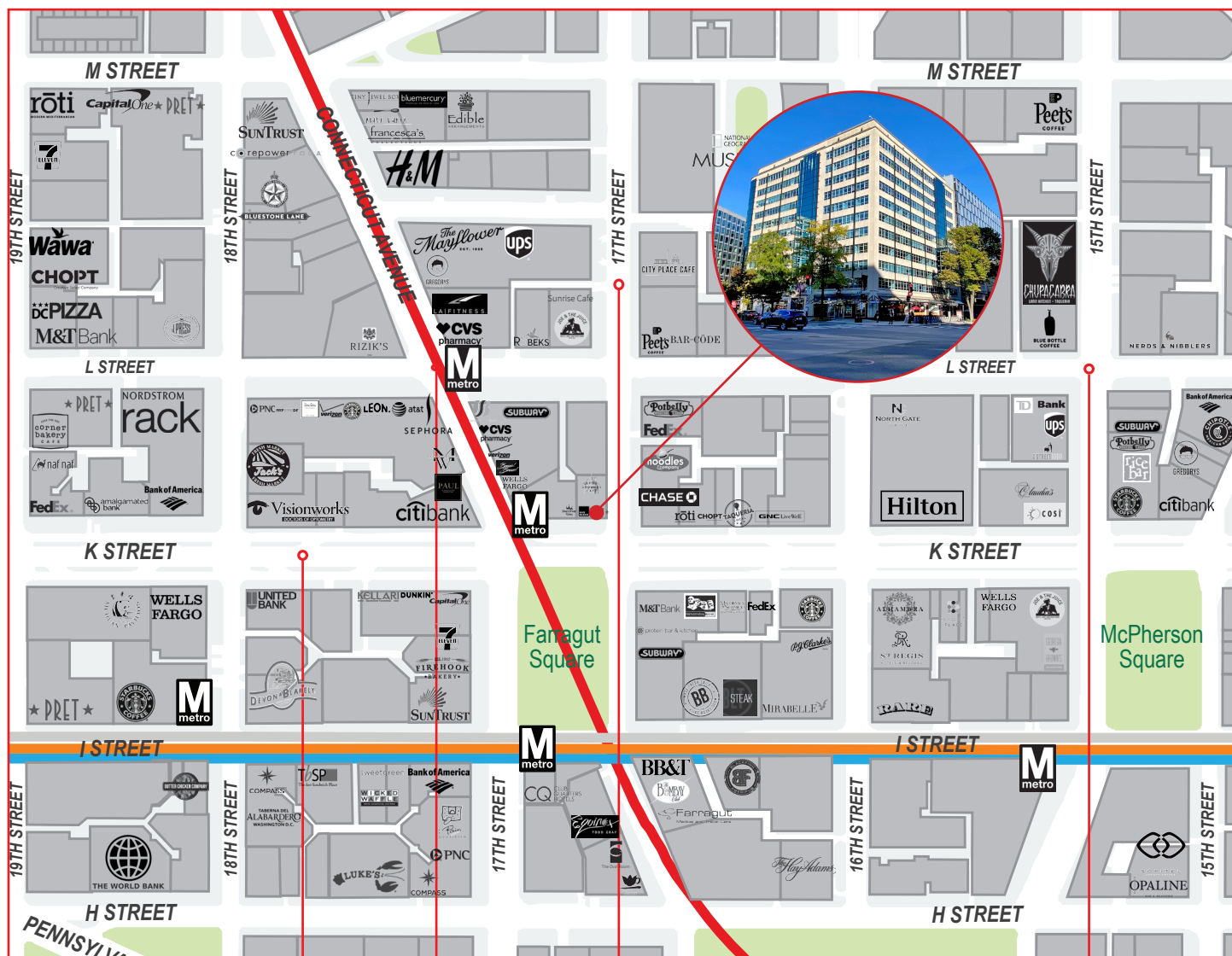
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# Trade Area and Demographics



VEHICLES  
PER DAY

K Street NW  
27,400

Connecticut Ave  
29,360

17th Street NW  
19,000

L Street NW  
14,100

## Demographics from subject site

	.1 mi	3 mi	5 mi
Population	65,984	403,564	823,731
Average HH Income	\$100,147	\$112,269	\$104,180
Households	36,892	199,690	377,004
Employees	201,242	538,699	769,870
Median Age	33.7	34.6	35.9



RIDERS  
PER DAY

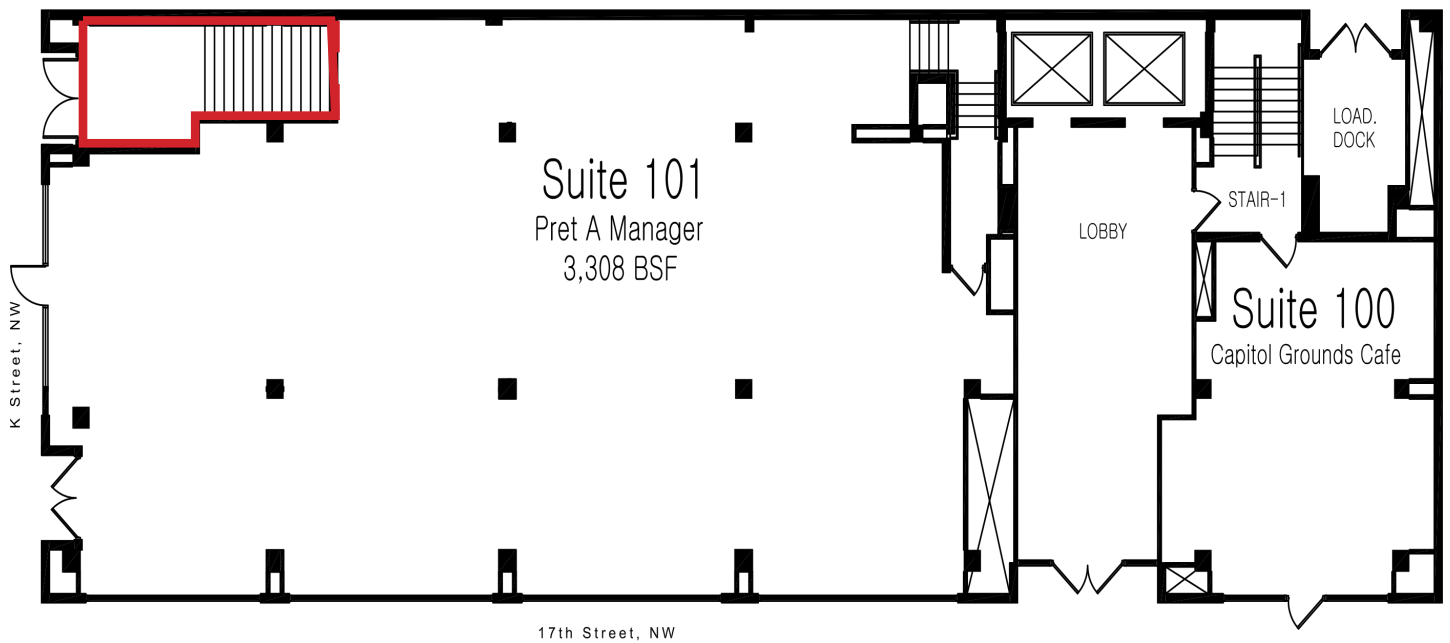
Farragut North  
23,125

Farragut West  
20,408

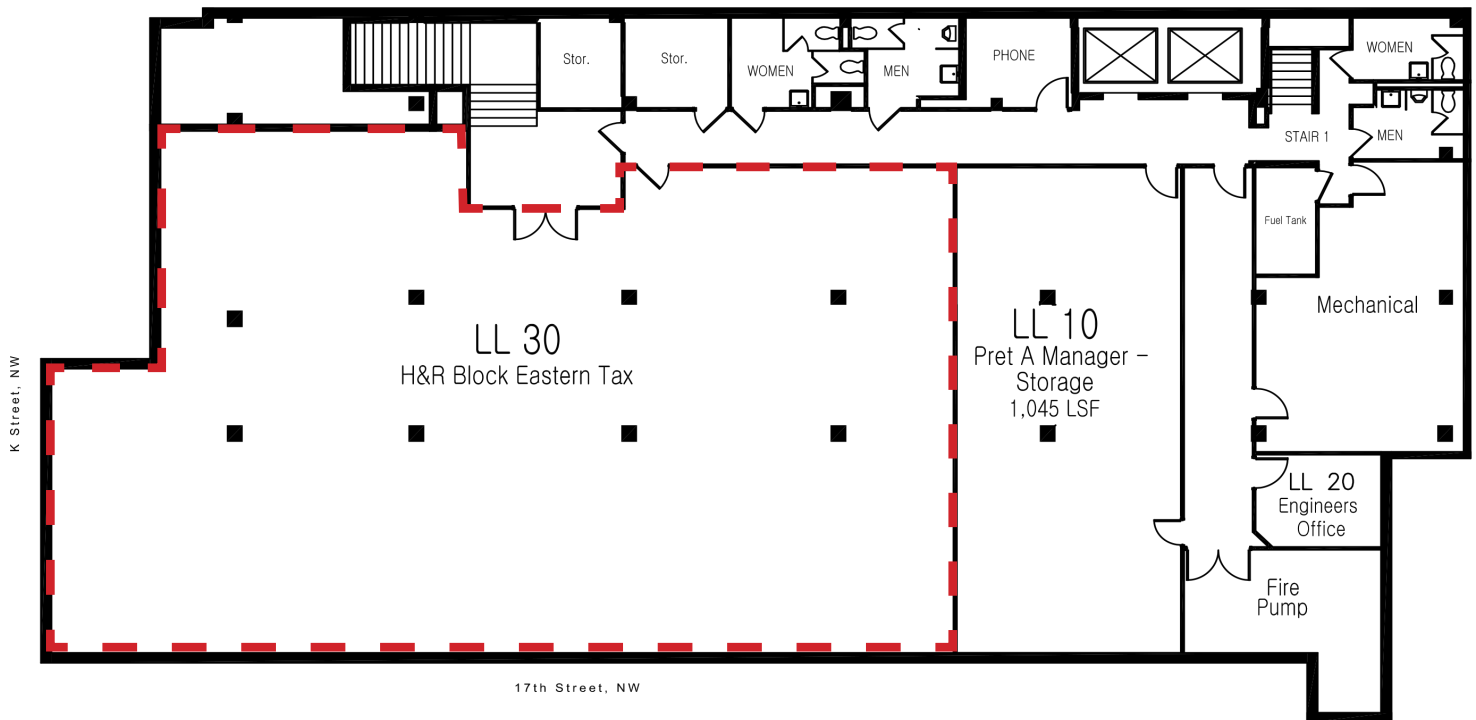
McPhearson Square  
14,462

1701 K Street, NW

# The space



GROUND LEVEL PLAN



LOWER LEVEL PLAN



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