

1717 K Street, NW
Washington, DC

Prime K Street Retail



For Sublease

DC's most prominent retail intersection

- 3,680 s.f. opportunity
- Current tenant's term through 2/28/2022
- Close proximity to Farragut North Metro (21,989 RPD)
- Frontage on K Street with ability to capture evening and weekend traffic
- The trade area boasts some of DC's busiest daytime volumes
 - 32,249,222 s.f. of office space in Golden Triangle
 - 62,471 employees within .25 mile
 - 17 hotels within .25 miles

Surrounding retail

WELLS
FARGO

citibank

CVS
pharmacy™

Capital One Bank

VICTORIA'S
SECRET

DUNKIN'
DONUTS®

ORGANIC COFFEE
DRET
NATURAL FOOD

STARBUCKS
COFFEE

PAUL
MAISON DE QUALITE
FONDEE EN 1889

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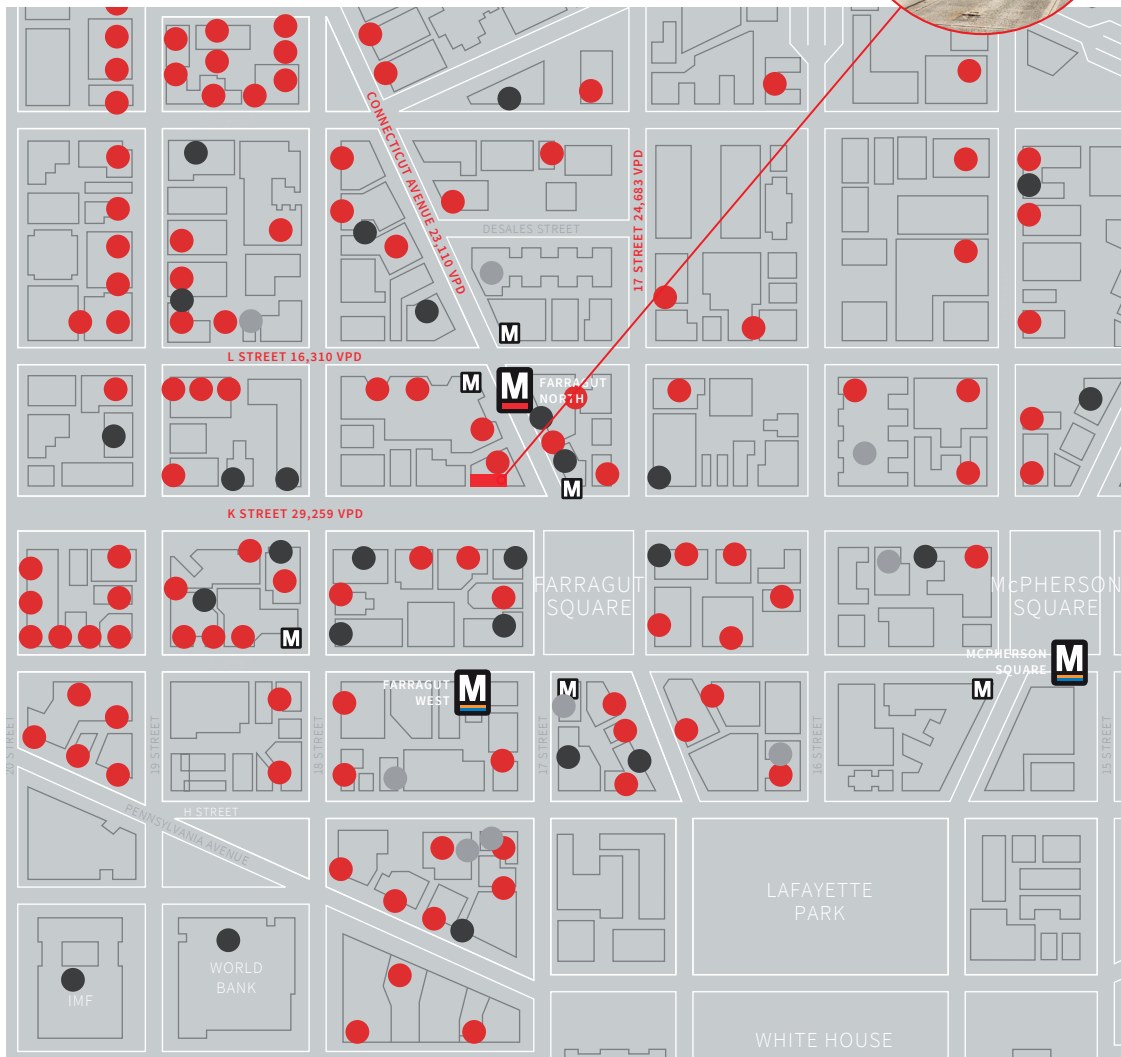
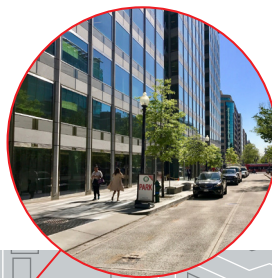
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 JLL®

Surrounding retail

 **RESTAURANTS**
 **BANKS**
 **HOTELS**



**Estimated 2017
visitor spending**
\$383 million



Annual visitors
2.2+ million



**Total Spending
Potential**
\$3.1 billion



**Daily metro
entrances/exists**
124,487



Office space
32,249,222 s.f.



Office pipeline
2,731,218 s.f.

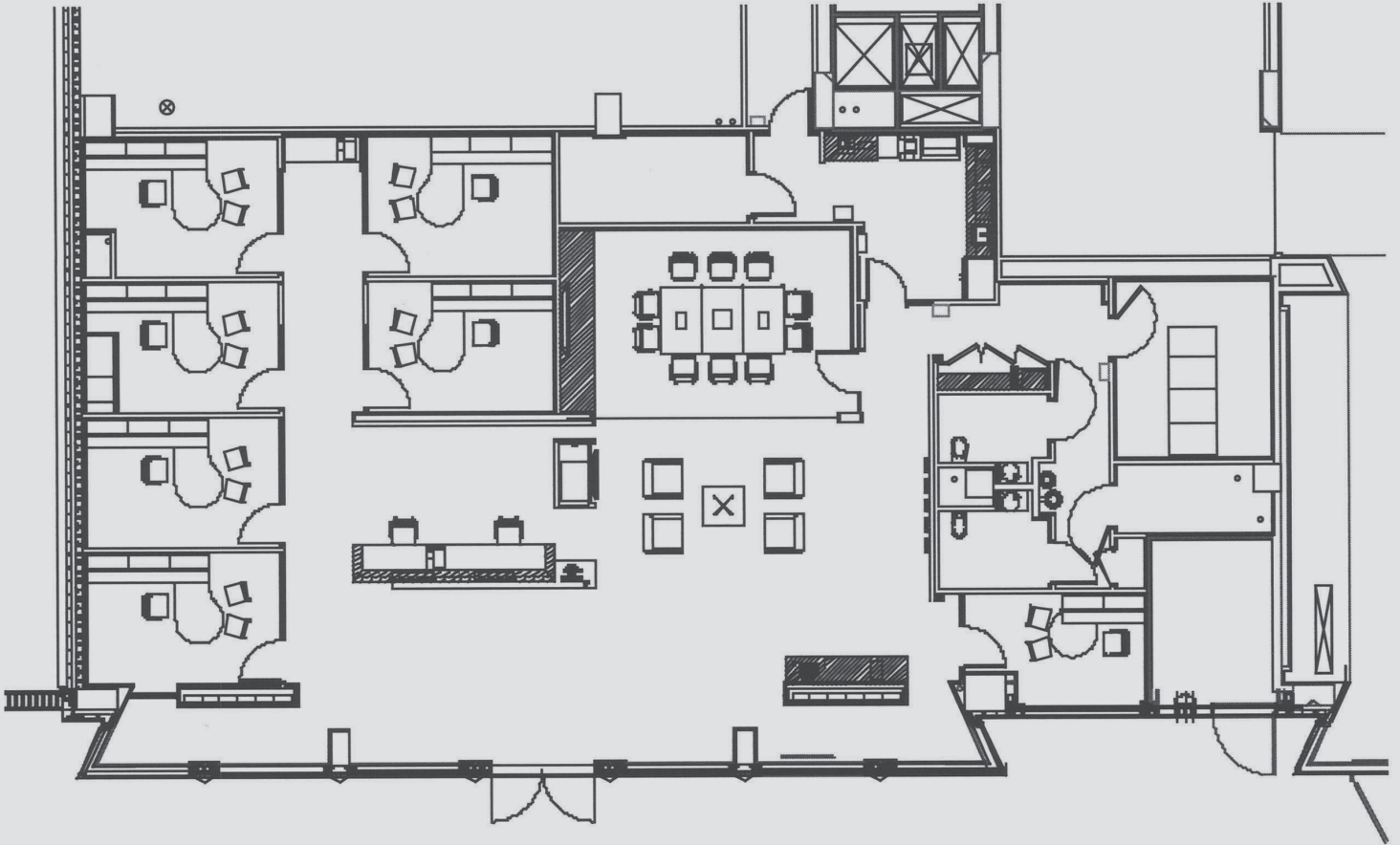
Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	85	10,352	62,918
Average HH Income	\$108,033	\$119,043	\$144,987
Households	24	5,717	35,939
Employees	62,471	157,118	294,569
Median Age	24.9	29.1	32.4



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The space



K Street: 27,400 VPD

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