



RETAIL PROPERTY FOR LEASE

# RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

1604 K STREET NORTHWEST, WASHINGTON, DC 20006



## RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

### PROPERTY SUMMARY



### PROPERTY DESCRIPTION

1604 K Street NW offers a unique opportunity to secure a full-building or flagship retail presence in one of Washington's most established commercial corridors.

The property's two-level retail configuration and boutique floor plates create an ideal environment for experiential concepts, wellness operators, and branded service users seeking visibility, control, and identity.

#### Floor Potential Uses:

- 5 Admin / Office / Storage
- 4 Treatment / Studio / Office
- 3 Private Rooms / Office
- 2 Mezzanine Retail / Studio
- 1 Flagship Retail / Reception

### OFFERING SUMMARY

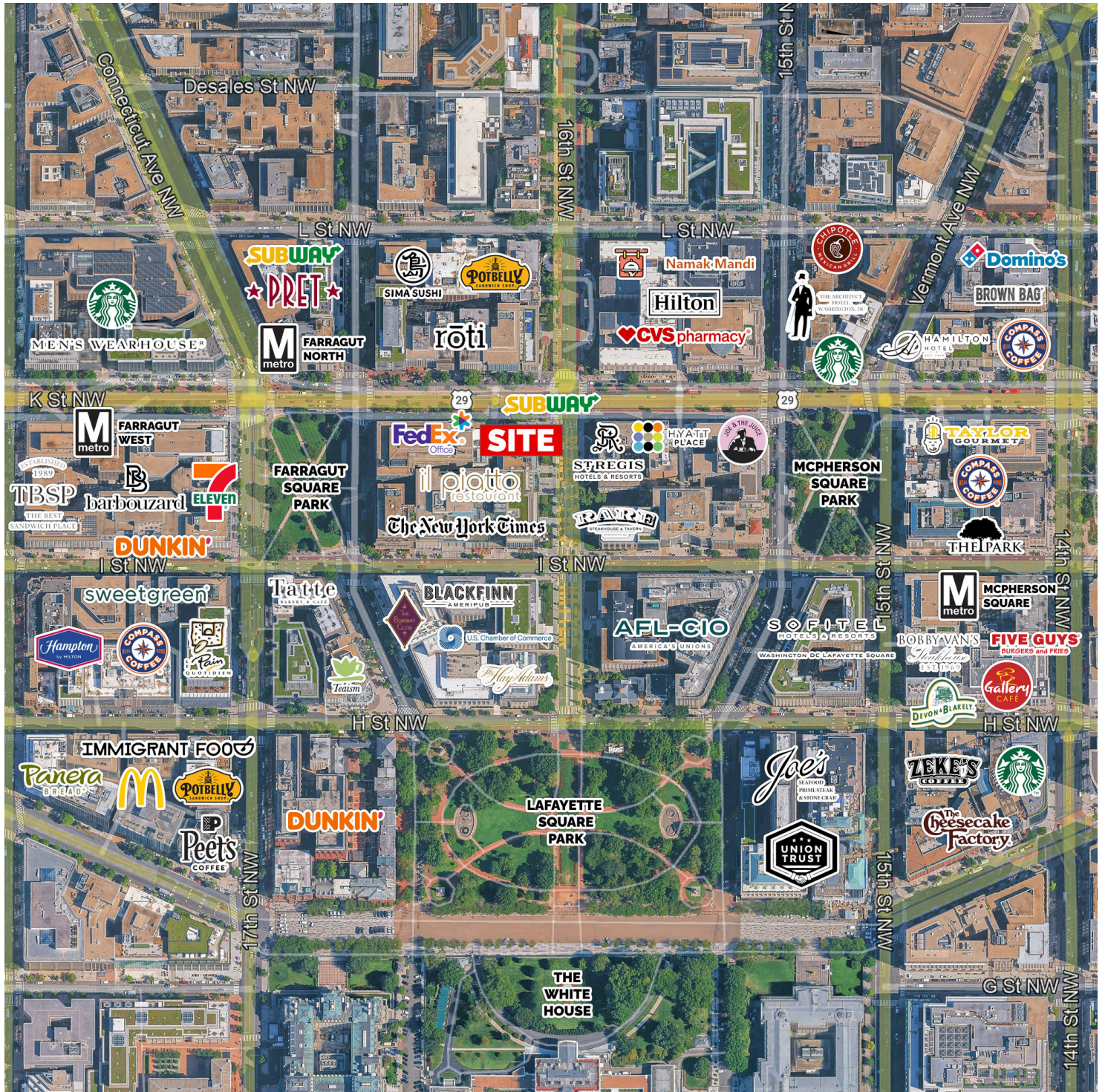
<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	Up to 7,500 SF
<b>Building Size:</b>	7,500 SF

### PROPERTY HIGHLIGHTS

- Entire 7,500 SF building available
- 1,900 SF on the street level
- 1,700 SF floor plates on upper levels (highly efficient, boutique scale)
- Dramatic two-level retail with mezzanine
- Rare full-building identity + signage opportunity
- Prime K Street NW CBD location
- Ideal for fitness, wellness, medical, beauty, showroom, or service retail
- Flexible leasing: full building or floors 1-2 only
- Walk-up configuration ideal for operational/service users
- Surrounded by dense daytime population, offices, hotels & transit
- Walkable to Farragut North, Farragut West, McPherson Square Metro

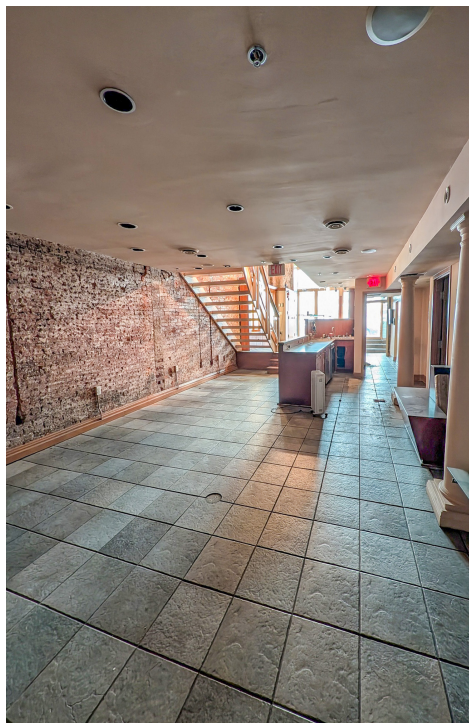
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AREA MAP



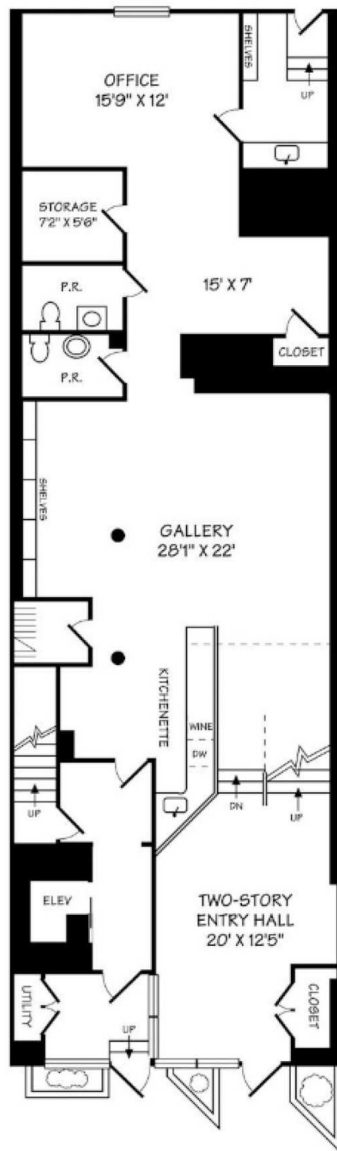
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ADDITIONAL PHOTOS

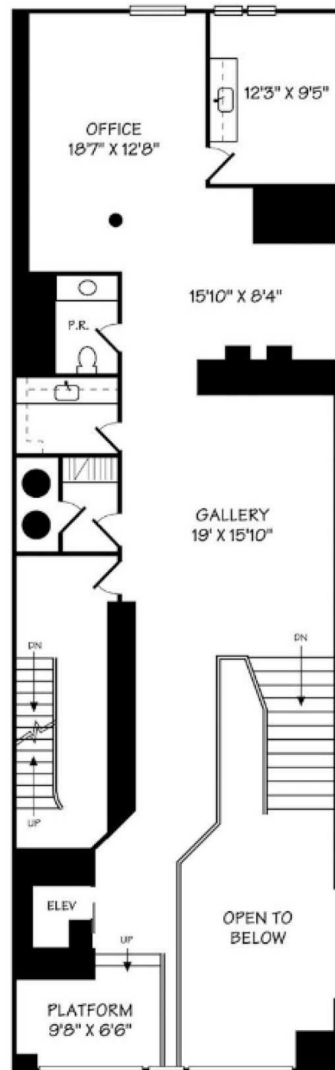


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## FLOOR PLANS



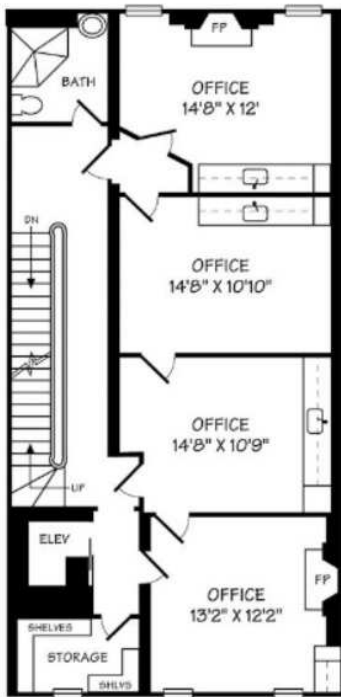
1ST FLOOR



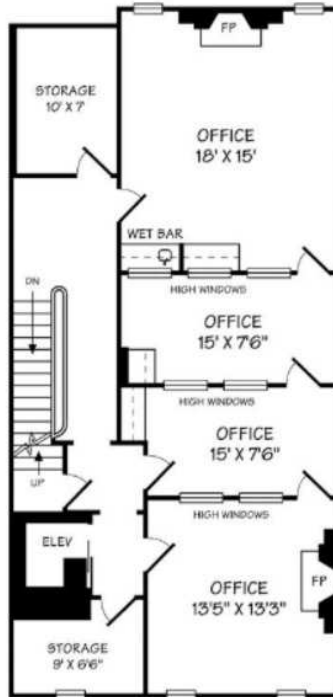
2ND FLOOR

# RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

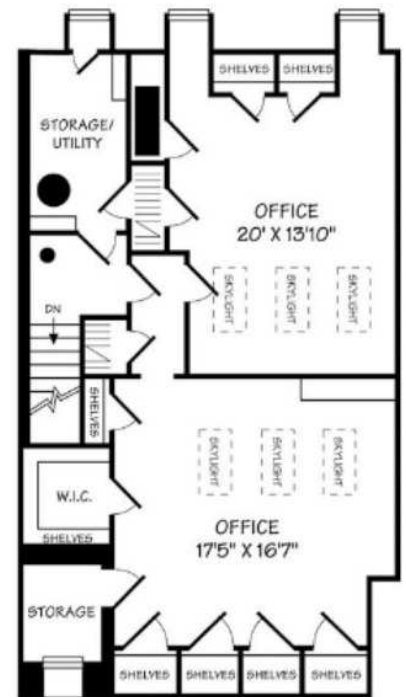
## FLOOR PLANS



3RD FLOOR



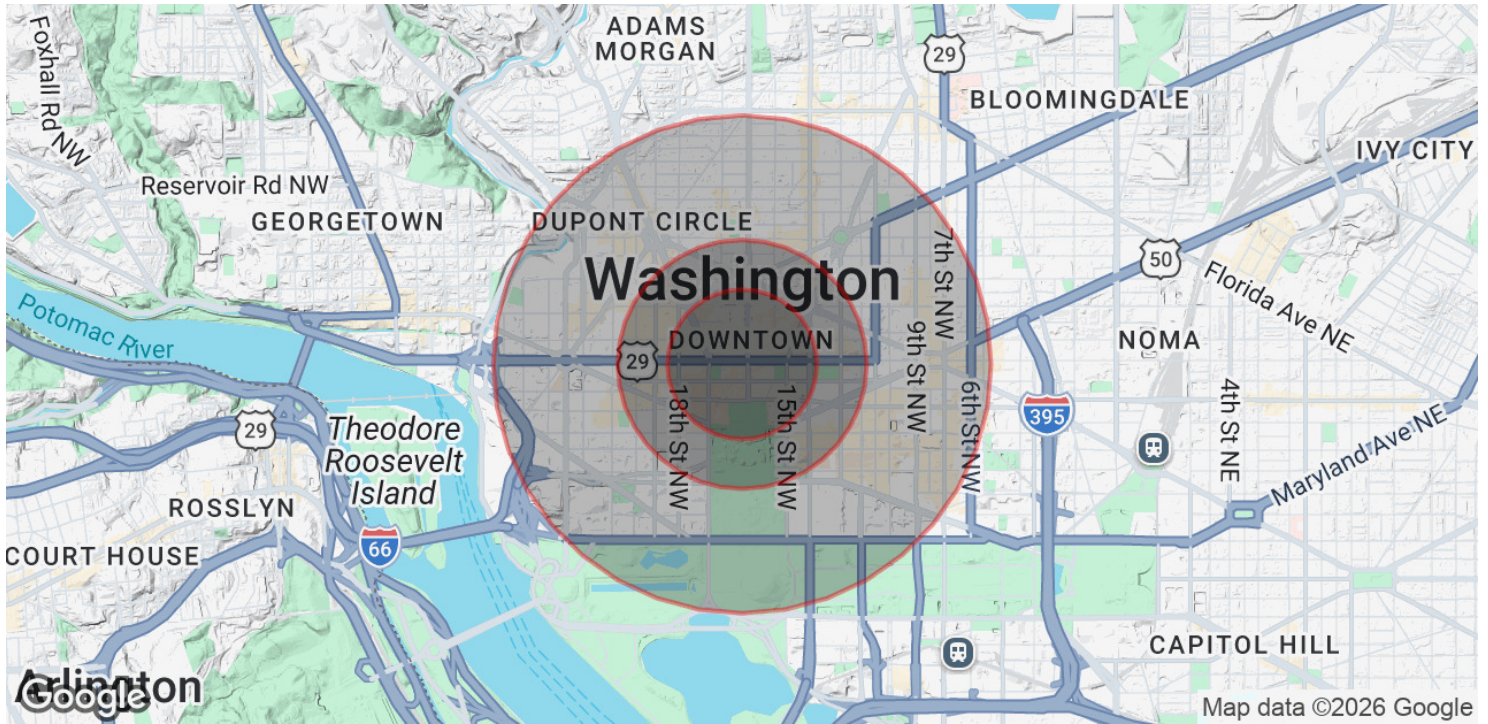
4TH FLOOR



5TH FLOOR

# RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

## DEMOGRAPHICS MAP & REPORT



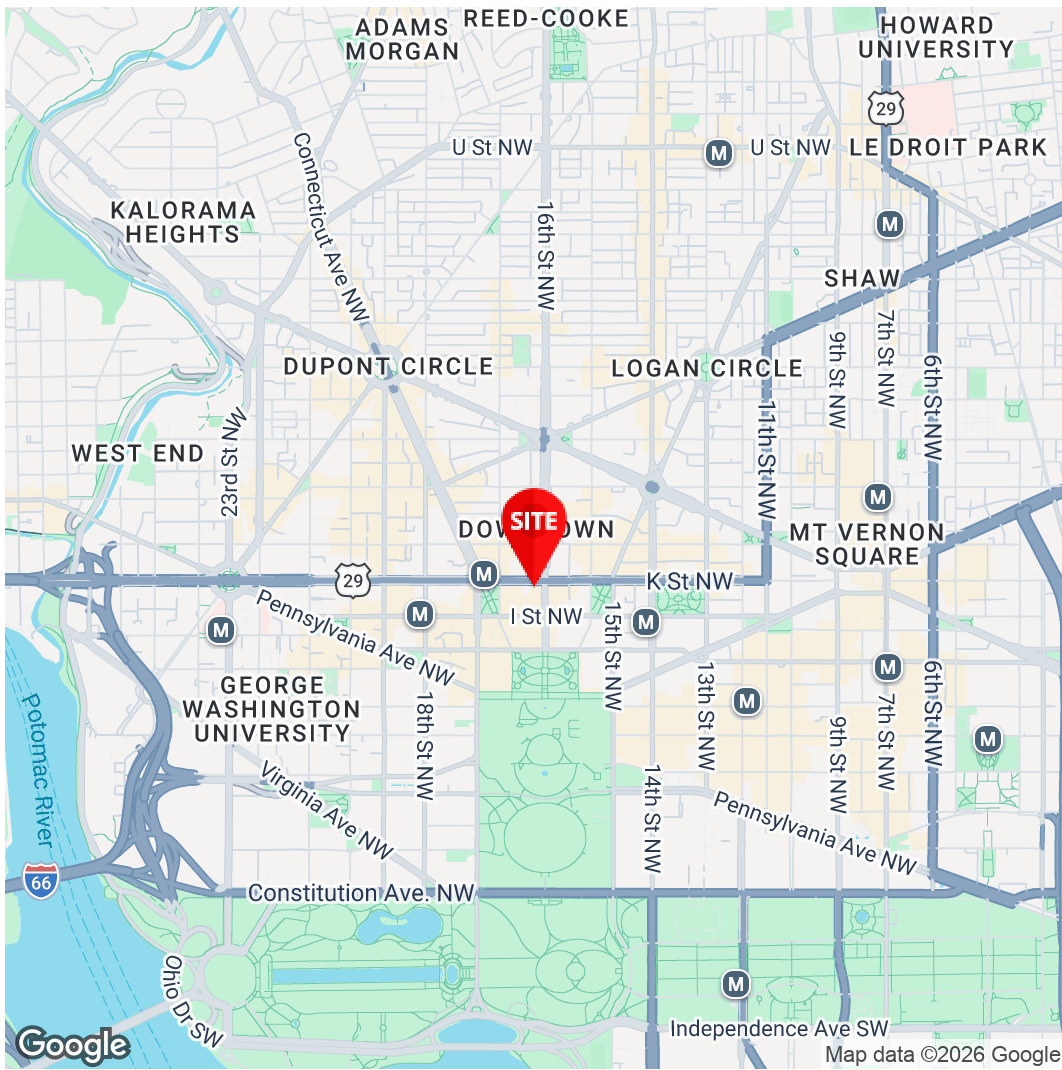
### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	368	11,070	61,483
Average Age	40	37	37
Average Age (Male)	40	38	38
Average Age (Female)	41	36	36

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	229	6,763	34,685
# of Persons per HH	1.6	1.6	1.8
Average HH Income	\$151,465	\$146,172	\$162,784
Average House Value	\$437,564	\$597,130	\$837,385

Demographics data derived from AlphaMap



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