

2ND GENERATION QSR ON K STREET

1629K

SIZE: 2,074 SF
RENT: \$65 NNN PSF
PASS-THROUGHS: \$17.00 PSF
TIMING: IMMEDIATE



1629K



TRANSWESTERN

RETAIL GROUP

HIGHLIGHTS



Second generation quick service restaurant space with direct lobby access



Centrally located within **DC's Golden Triangle**



Excellent metro rail exposure



89,000 employees within .25 miles



99,000 residents **within 1 mile** of the Golden Triangle



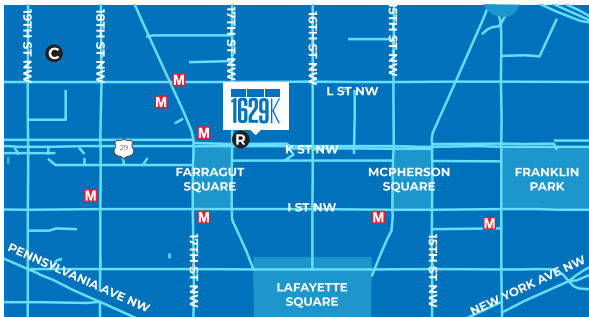
\$110,000 average Golden Triangle employee salary



1629K**TRANSWESTERN****RETAIL GROUP**

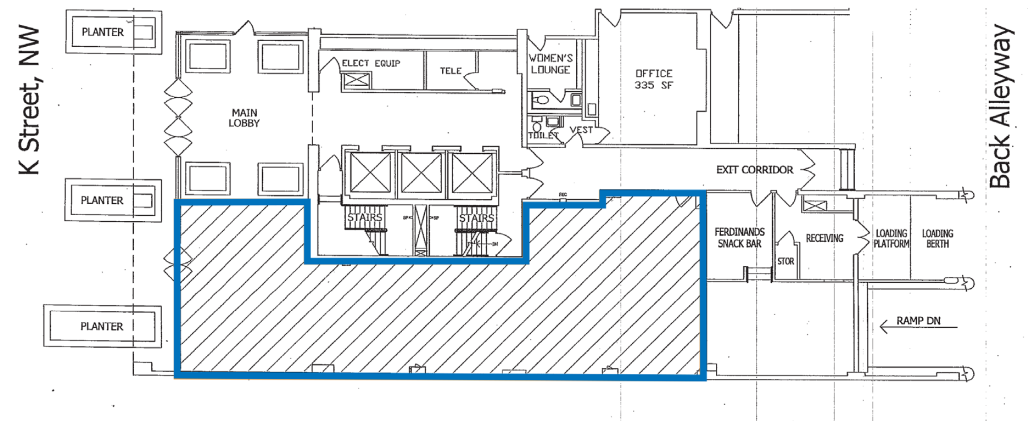
OVERVIEW

Strategically located in the Central Business District, The Davis Building is within steps of the Farragut North and Farragut Square Metro stations and offers convenient access to key DC destinations, corporate offices and federal agencies. Home to a number of well-known law firms, 1629 K Street is also surrounded by world-class restaurants, shops, hotels, and service uses.



FLOORPLAN

GROUND FLOOR



CBD METRICS



Consumer Spending

\$13.3B

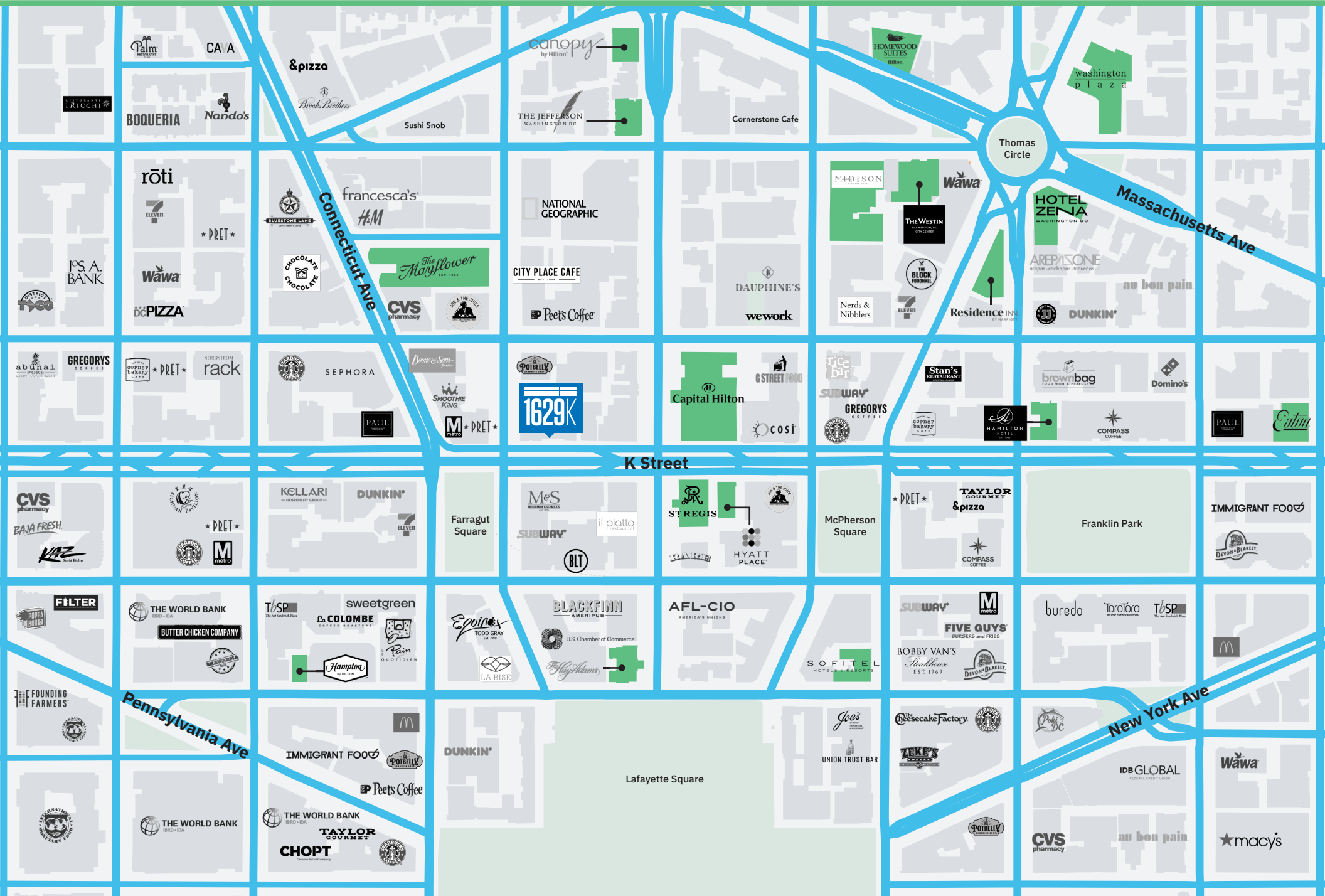
Median Age

34.6

Avg. Household Income

\$136,341

NEARBY RETAIL



CONNOR MCCARTHY

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