

For Lease

Wellness Center at Eaton DC | 1201 K St NW | Washington, DC 20005





Wellness Center at Eaton DC

1201 K Street NW | Washington, DC 20005

Renowned for its thoughtful hospitality, curated cultural programming, and integrated wellness experiences, The Eaton attracts a dynamic mix of travelers, creatives, and professionals.

Positioned in the heart of Downtown, this turnkey wellness and spa space allows operators to seamlessly step into an established destination and align with a brand synonymous with innovation, community, and modern well-being.

NEARBY RETAILERS

ALLEGORY



IMMIGRANT FOOD



LUCHA ROSA
ROOFTOP BAR

WILD DAYS

ABOUT THE PROPERTY



3,140 SF

Total Available Space



209

Total Keys

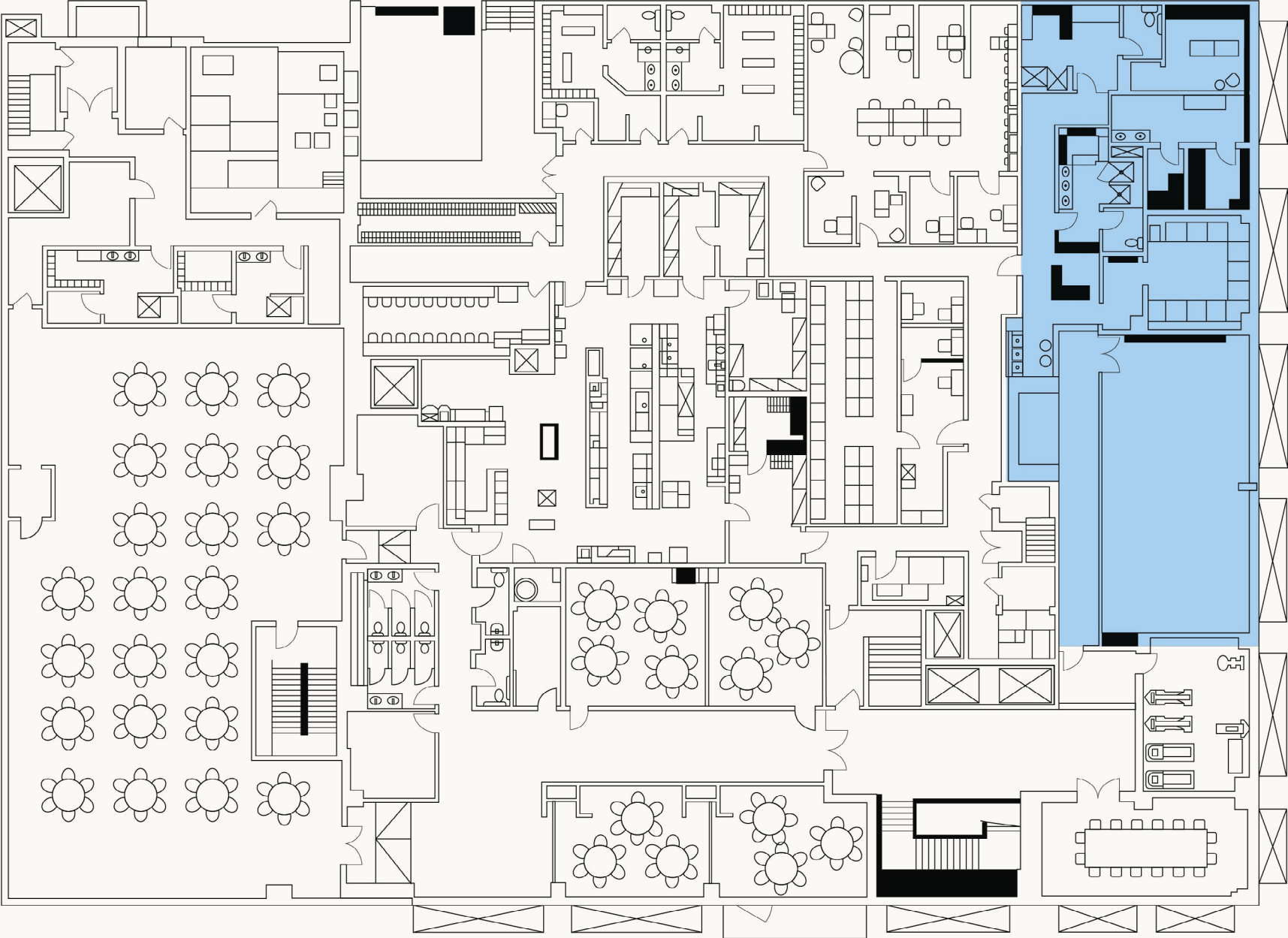


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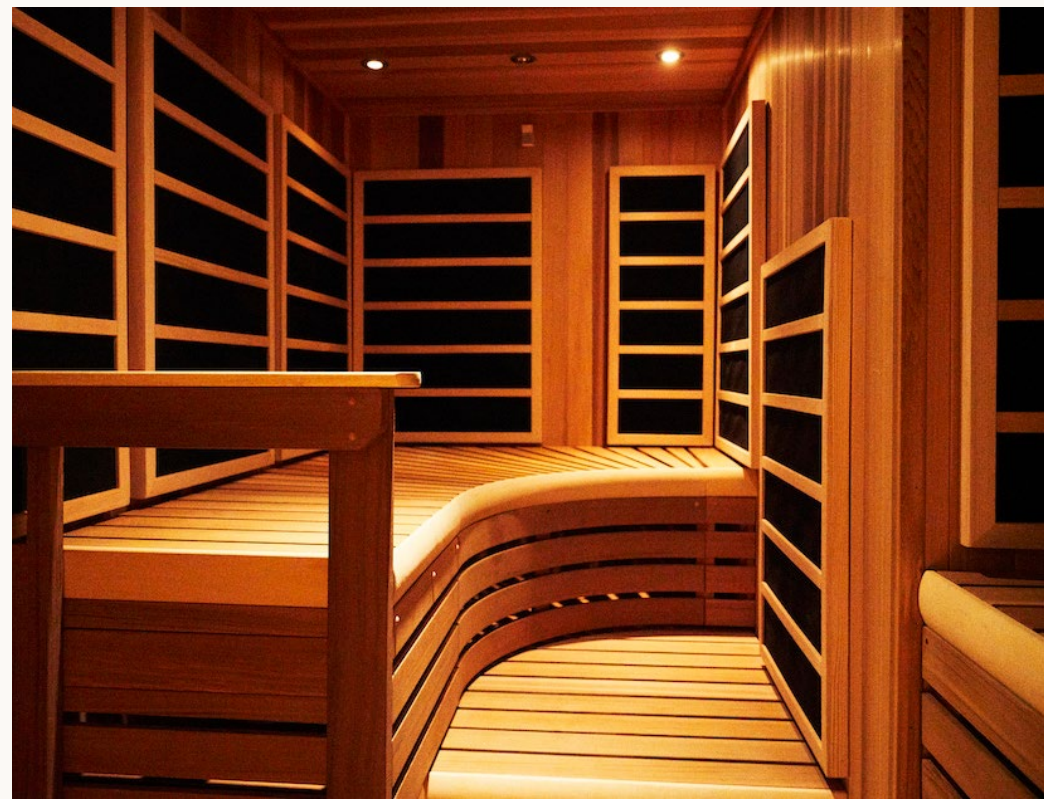
Floors Dedicated
Office/Co-working Space

Site Plan

Eaton DC | 1201 K Street NW | Washington, DC 20005



3,140 SF Available





Highlights

Eaton DC | 1201 K Street NW | Washington, DC 20005

City Center DC

10 acre mixed-use development in downtown Washington DC with 221,000 SF of retail space and 520,000 SF of office space

McPherson Square

Approx. 7,000 daily riders, with weekend traffic exceeding pre-pandemic numbers

Franklin Park

Downtown DC's largest green space totaling 4.79 acres, operated and programmed by the Downtown BID

Walter E. Washington Convention Center

2.3 million SF center with 703,000 SF of exhibit space and 52,000 SF of ballroom space

Daytime Population

291,857 daytime population in Downtown DC



Franklin Park, Washington, DC

WALKING DISTANCE | POINTS OF INTEREST

McPherson Square Station



6 MIN

City Center DC



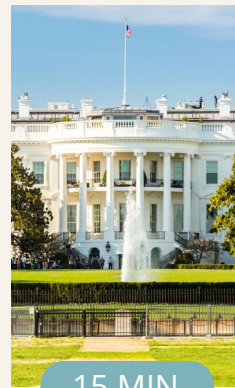
6 MIN

Convention Center



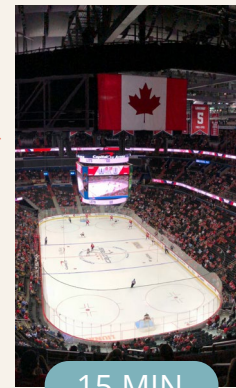
8 MIN

White House



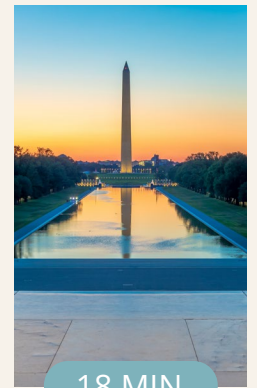
15 MIN

Capital One Arena



15 MIN

National Mall



18 MIN

Neighborhood Retailers

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Demographics

Eaton DC | 1201 K Street NW | Washington, DC 20005

0.25 MILE

5,740

2025 Estimated
Population

3,829

2025 Estimated
Households

35,589

Total Daytime
Population

\$171,074

Average Household
Income

0.5 MILE

18,204

2025 Estimated
Population

11,345

2025 Estimated
Households

116,109

Total Daytime
Population

\$170,006

Average Household
Income

1 MILE

62,495

2025 Estimated
Population

36,937

2025 Estimated
Households

334,607

Total Daytime
Population

\$184,290

Average Household
Income



OF GOING THE EXTRA MILE

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