



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 for a flagship retail presence in one of Washington, D.C.'s most established commercial corridors. This rare small-shop space provides prominent signage on K Street in the heart of downtown. Currently built out as a second-generation hair salon, the space benefits from flexible zoning that supports a wide variety of by-right retail and service uses.

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

OFFERING SUMMARY

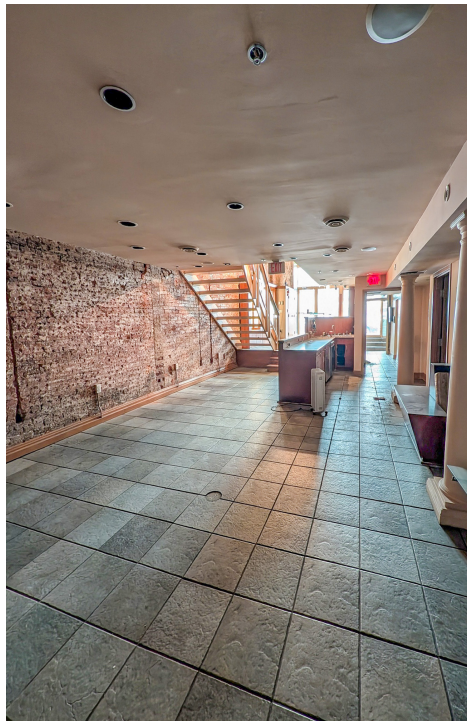
Lease Rate:	Negotiable
Available SF:	Up to 7,500 SF
Building Size:	7,500 SF



1604 K STREET NORTHWEST, WASHINGTON, DC 20006

RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

ADDITIONAL PHOTOS



DIVARIS REAL ESTATE INC // 8150 LEESBURG PIKE, SUITE 501, TYSONS, VA 22182 // DIVARIS.COM

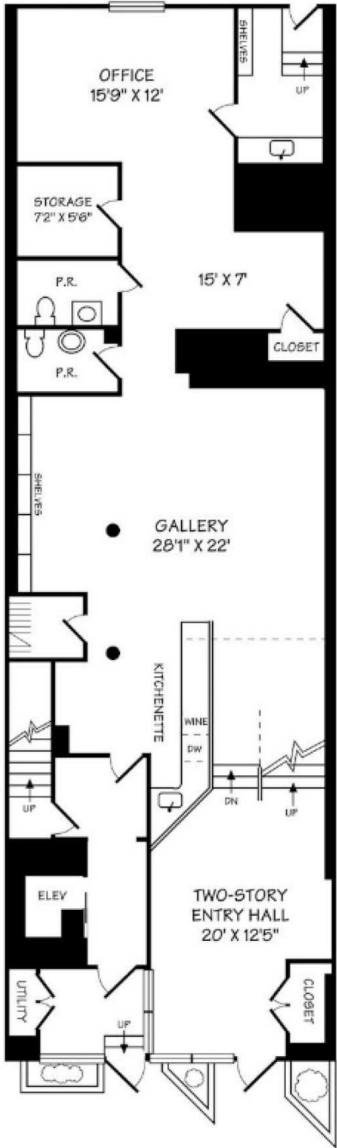
ADDITIONAL PHOTOS // 4

AMIT GROVER
571.620.5143
AGROVER@DIVARIS.COM

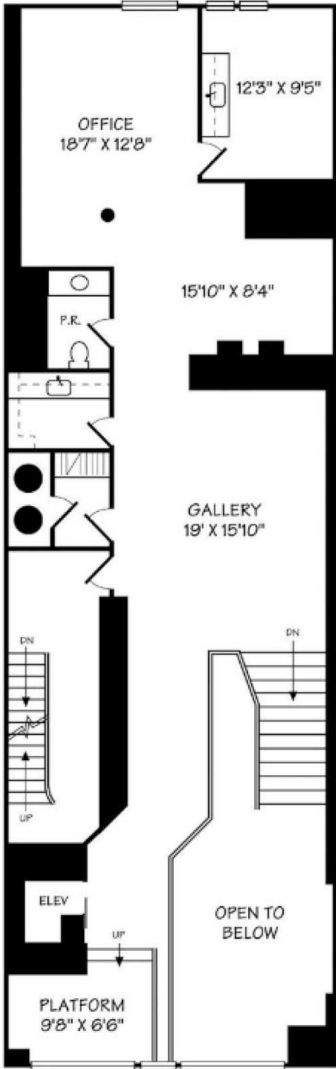
SHADI AYYOUBI
703.946.6003
SHADI.AYYOUBI@DIVARIS.COM

RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

FLOOR PLANS



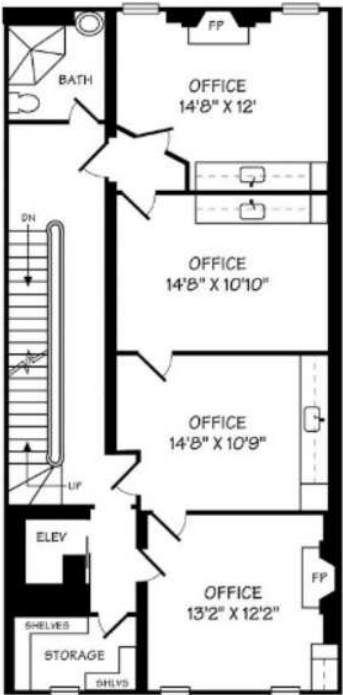
1ST FLOOR



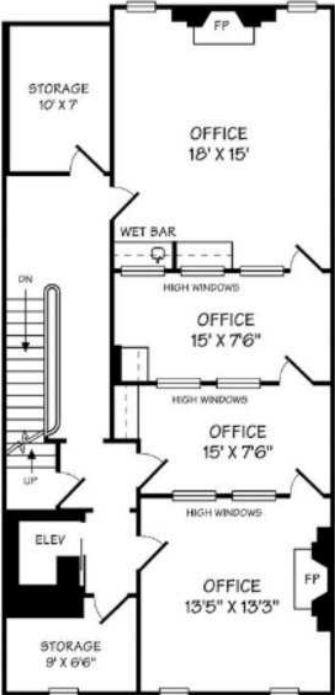
2ND FLOOR

RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

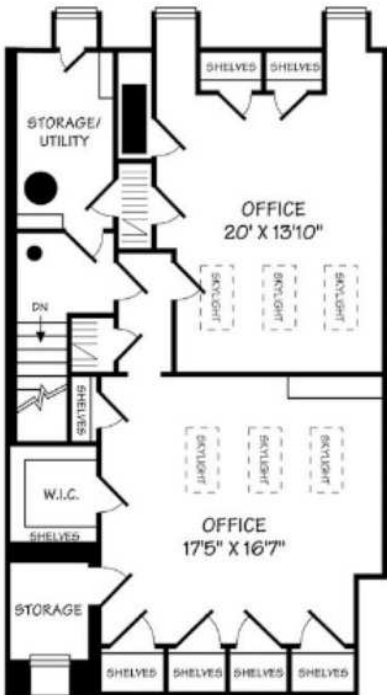
FLOOR PLANS



3RD FLOOR



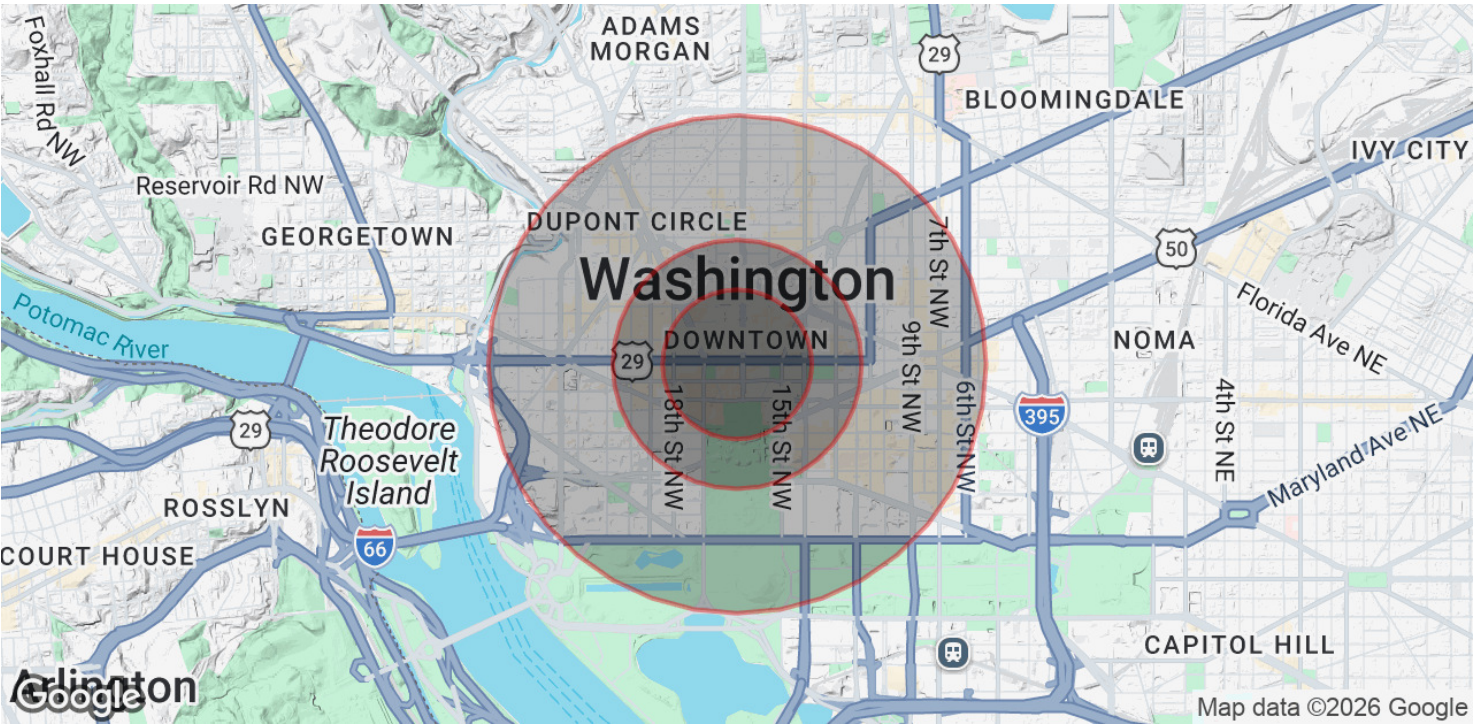
4TH FLOOR



5TH FLOOR

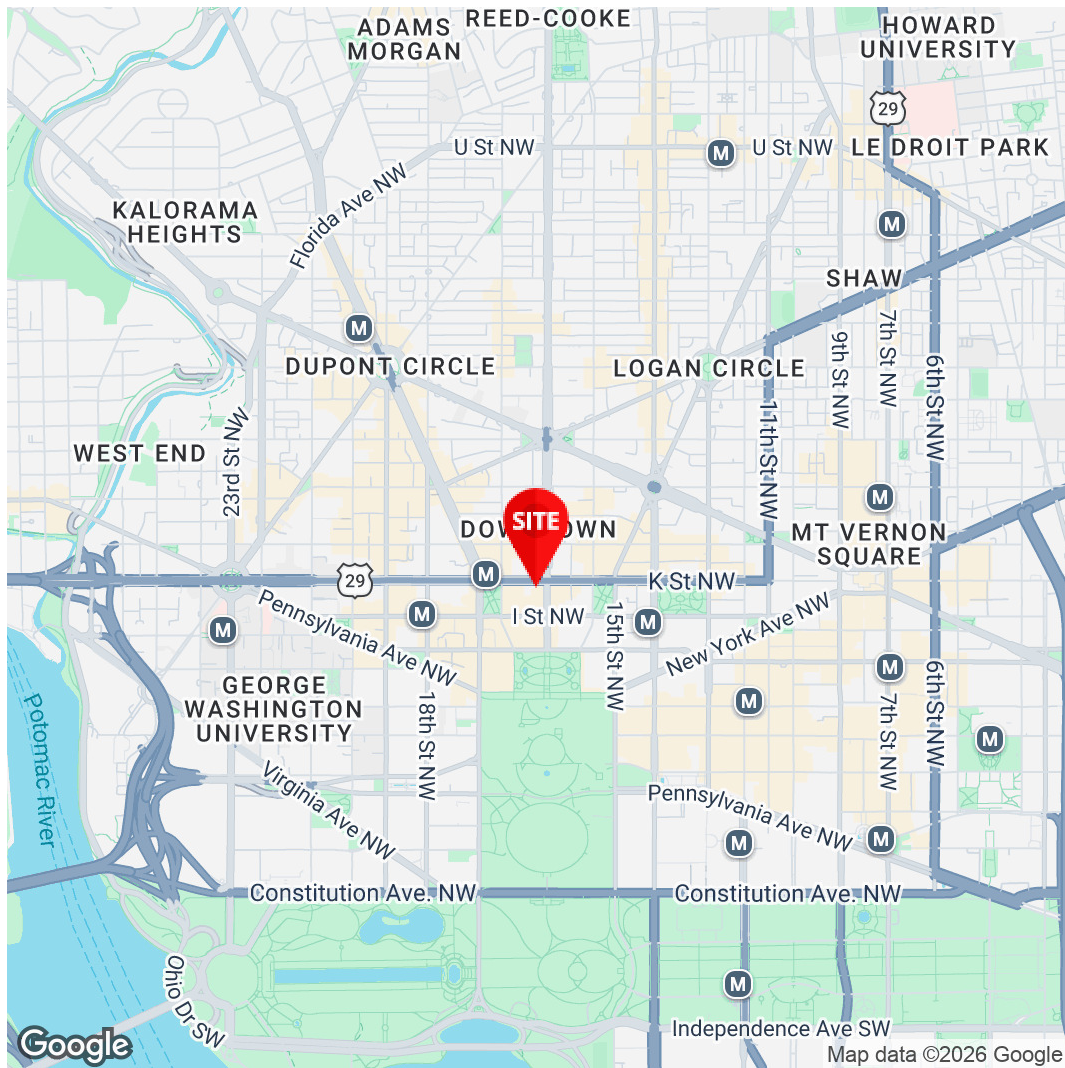
RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

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

2020 American Community Survey (ACS)



Amit Grover

Assistant Vice President

571.620.5143

agrover@divaris.com

Shadi Ayyoubi

Vice President

703.946.6003

shadi.ayyoubi@divaris.com

The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.