



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 a 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:

2 Mezzanine Retail / Studio
1 Flagship Retail / Reception

PROPERTY HIGHLIGHTS

- Dramatic two-level retail with mezzanine
- Prime Building Signage Opportunity on K Street NW
- 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
- Heart of DC CBD / Golden Triangle
- Walkable to Farragut North, Farragut West, McPherson Square Metro
- Flexible zoning - D-6 District - high-density mixed-use downtown zone

OFFERING SUMMARY

Lease Rate:	Negotiable
Street Level:	1,900 SF
2nd Level:	1,700 SF
Building Size:	7,500 SF

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AREA MAP



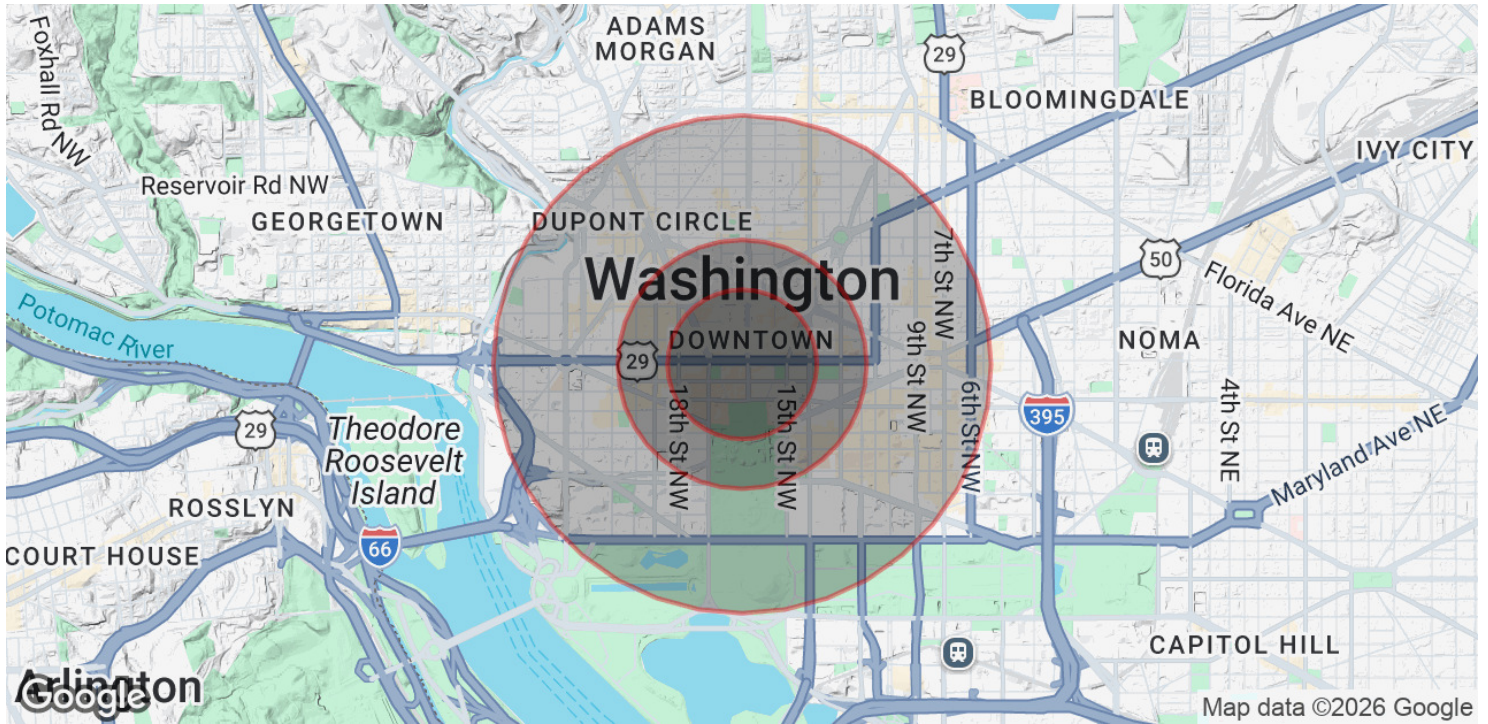
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ADDITIONAL PHOTOS



RARE FLAGSHIP PRESENCE IN THE HEART OF DOWNTOWN DC

DEMOGRAPHICS MAP & REPORT



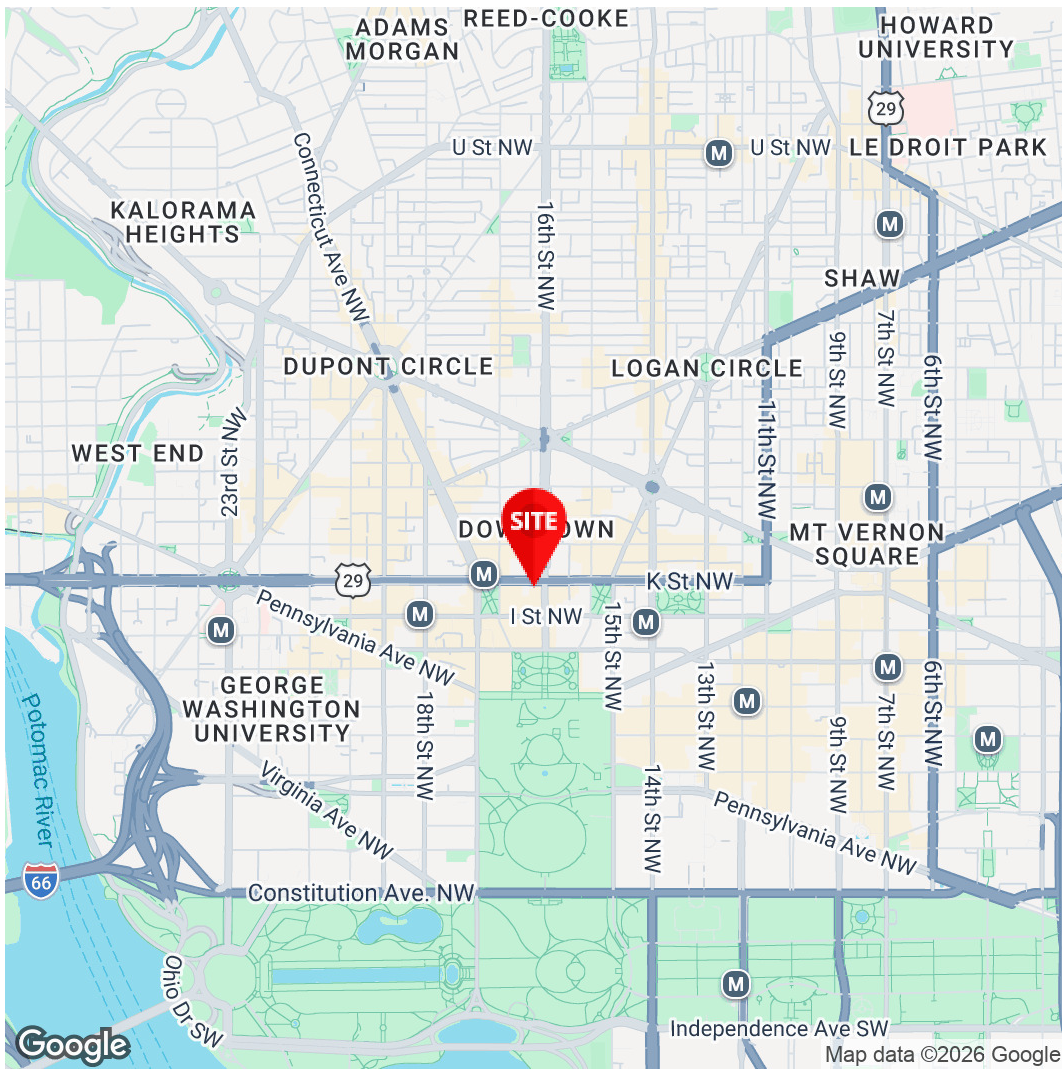
POPULATION

	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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