

# 1717 K STREET NW

## WASHINGTON, DC

3680 SF AVAILABLE





**RAPPAPORT**  
CULTIVATING PLACES



## 1717 K STREET NW WASHINGTON, DC

- | Fully Built out former financial services space with floor to ceiling glass
- | This trophy building is located in the heart of Golden Triangle across from Farragut Square Metro
- | Excellent ground floor K Street opportunity for investment office or professional service firm

### DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	155	11,912	61,680
 DAYTIME POPULATION	80,922	204,823	335,027
 HOUSEHOLD INCOME	\$71,968	\$122,726	\$136,680
 TRAFFIC COUNTS	29,360 on Connecticut Avenue		

### AREA RETAILERS









1717 K STREET NW  
WASHINGTON, DC

Poki DC  
 dcPIZZA  
 Wawa  
 CHOPT

INTERNATIONAL SQUARE

ORGANIC COFFEE  
 WELLS FARGO  
 STARBUCKS

WASHINGTON SQUARE

lou lou SARAR

FIREHOOK  
 BAKERY  
 KELLARI  
 DUNKIN'

CVS pharmacy

FOUNDING FARMERS  
 bindaas  
 CHIPOTLE MEXICAN BOWL  
 WESTERN MARKET

GAP  
 BLUESTONE LANE  
 ANN TAYLOR  
 corepower  
 YOGA

H&M  
 bluemercury  
 makeup • skincare • spa

1717 K STREET NW

citi PORCELANOSA  
 CHARLES TYRWHITT



LUKE'S  
 sweetgreen

COMPASS COFFEE

roti  
 Peets COFFEE  
 POTBELLY  
 Panera BREAD  
 subway

THE WHITE HOUSE

M STREET NW

16TH STREET NW

15TH STREET NW

L STREET NW

K STREET NW

17TH STREET NW

I STREET NW

H STREET NW

14TH STREET NW

VERMONT AVE NW

Peets COFFEE

Residence Inn Marriott

CHIPOTLE MEXICAN BOWL

citi

MCCORMICK & SCHMICK'S  
 SEAFOOD RESTAURANT

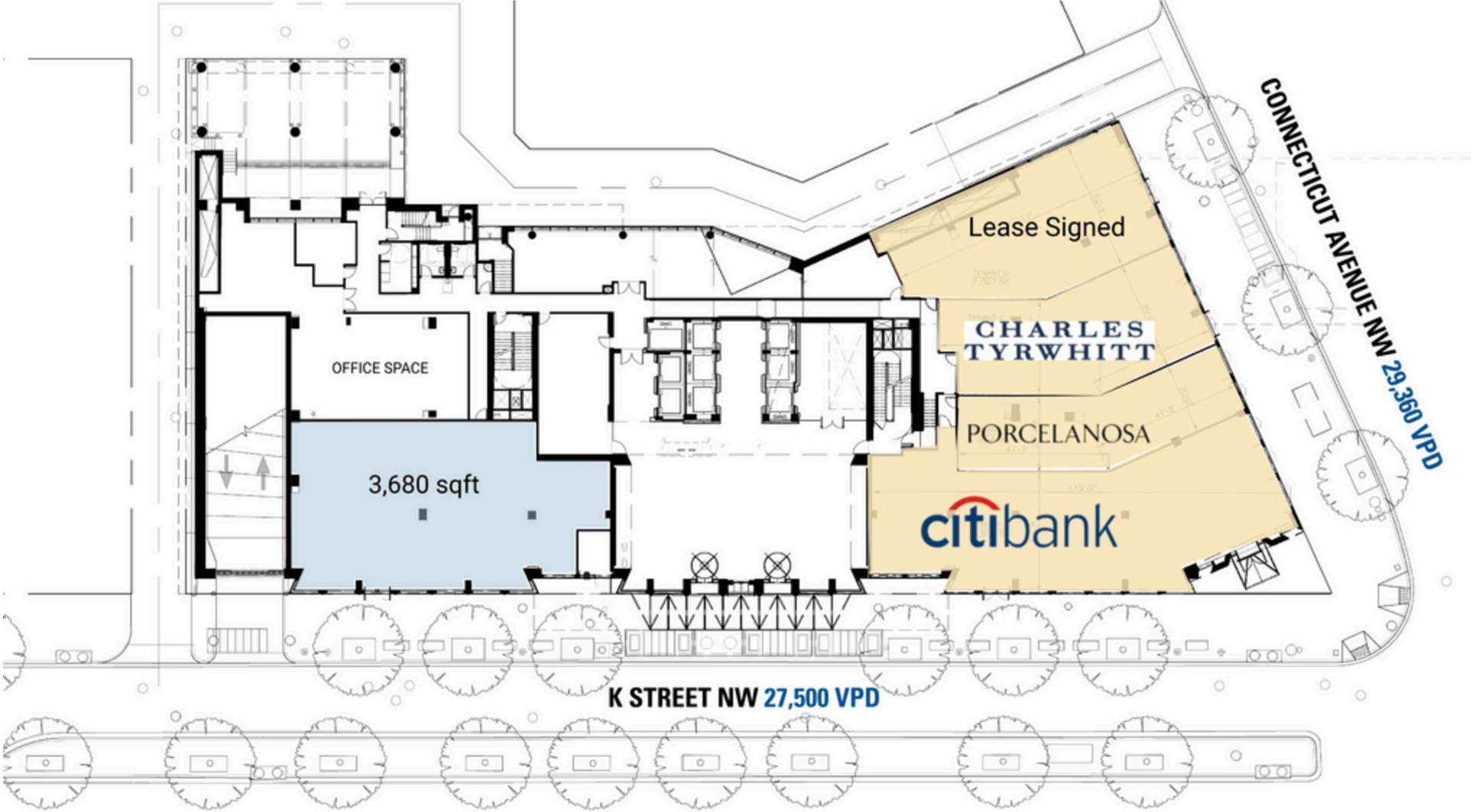
noodles company

Hilton

# SITE PLAN

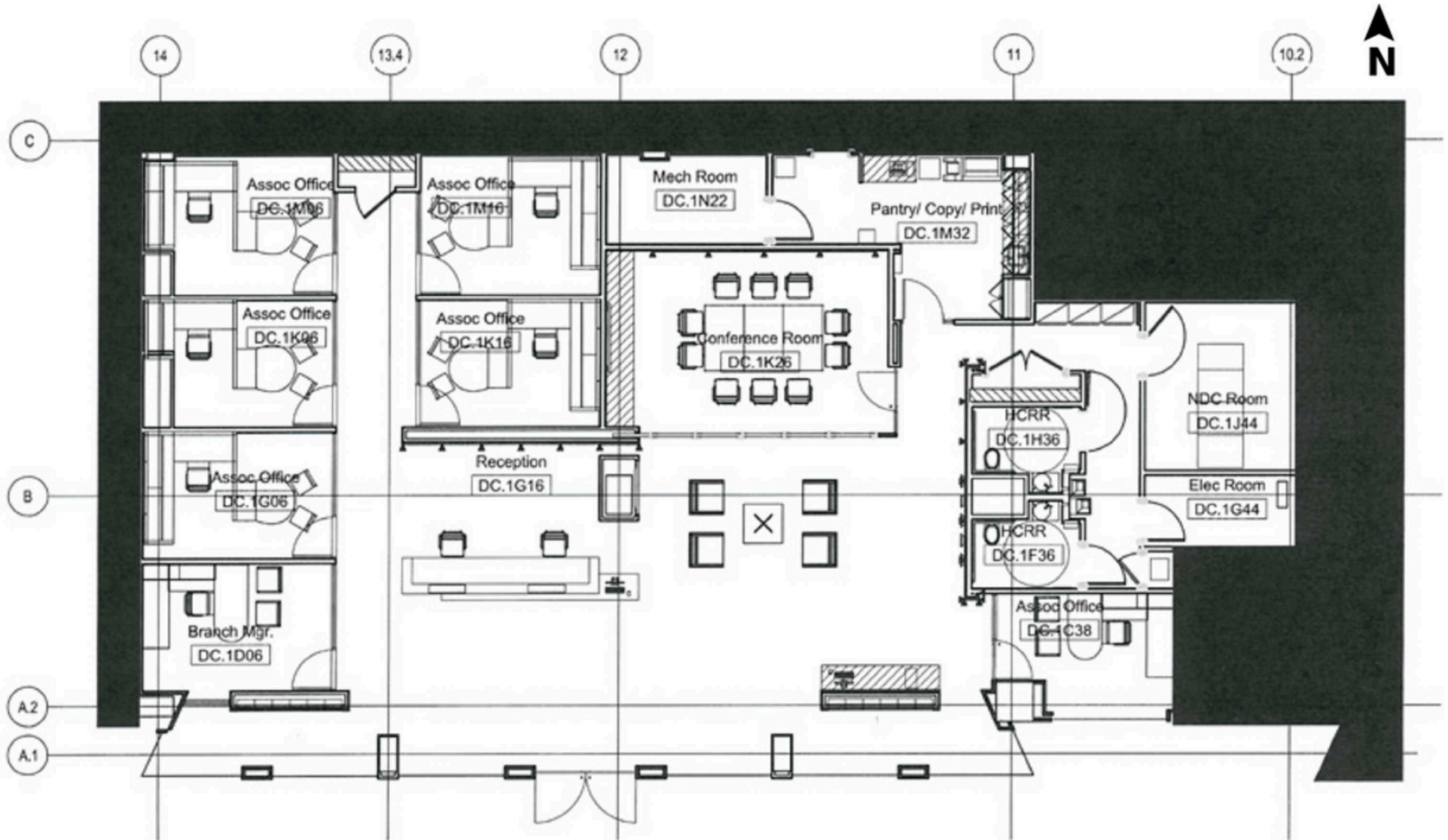
1717 K STREET NW | WASHINGTON, DC

3,680 SF AVAILABLE



# SITE PLAN

1717 K STREET NW | WASHINGTON, DC



**K STREET NW 27,500 VPD**



**1717 K STREET NW, WASHINGTON, DC**

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