

1717 K STREET NW

WASHINGTON, DC

1,604 - 3,680 SF AVAILABLE





RAPPAPORT
CULTIVATING PLACES





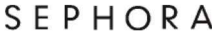

1717 K STREET NW WASHINGTON, DC

- | 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

GAP
 BLUESTONE LANE
 ANN TAYLOR
 corepower
 YOGA

H&M
 bluemercury
 makeup • skincare • spa

1717 K STREET NW

citi PORCELANOSA
 CHARLES TYRWHITT

FIREHOOK
 BAKERY
 KELLARI
 DUNKIN'

LUKE'S
 sweetgreen

FOUNDING FARMERS
 bindaas
 CHIPOTLE MEXICAN BOWL
 WESTERN MARKET

PENNSYLVANIA AVE NW

rōti
 POTBELLY
 Panera
 Peet's COFFEE
 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

Peet's COFFEE

Residence Inn Marriott

CHIPOTLE MEXICAN BOWL

citi

noodles company

MCCORMICK & SCHMICK'S
 SEAFOOD RESTAURANT

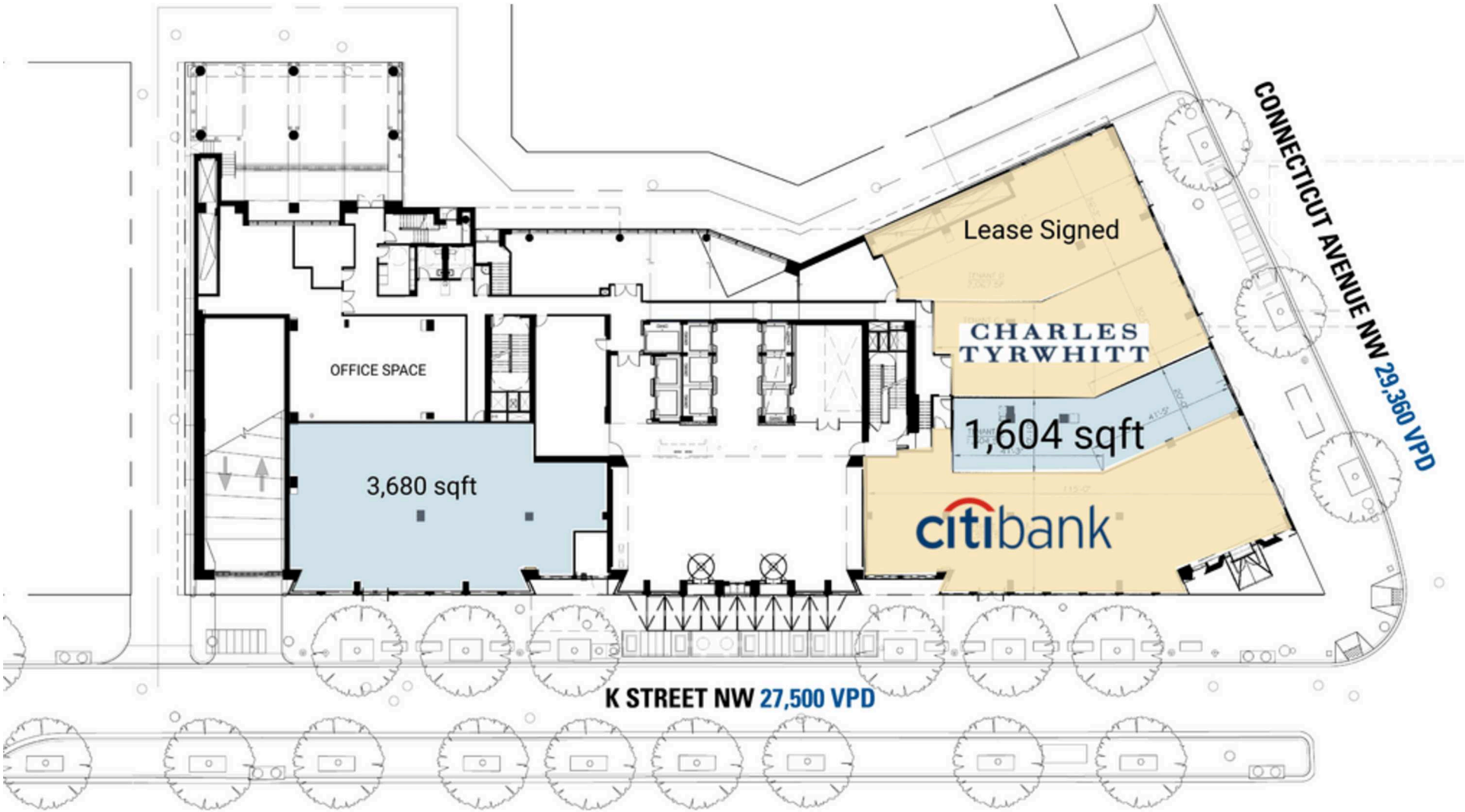
Hilton



SITE PLAN

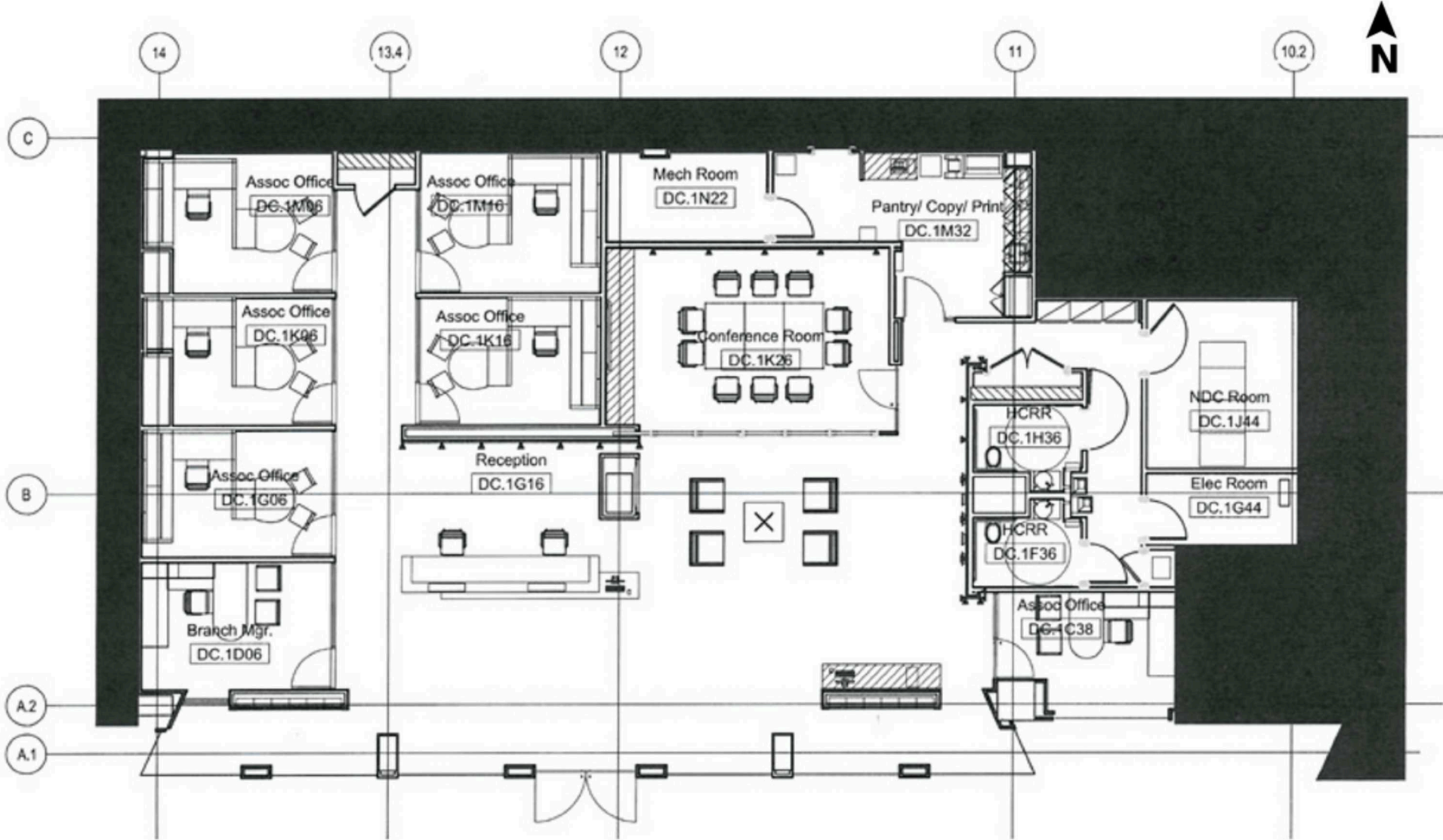
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K STREET NW 27,500 VPD



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