



1717 K Street NW
Washington, DC

1,604 - 3,680 SF available

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Washington

District of Columbia

- This trophy building is located in the heart of Golden Triangle across from Farragut Square Metro
- 1,604 SF street-front retail opportunity on Connecticut Ave alongside Starbucks, Charles Tyrwhitt, and Citibank
- 3,680 SF fully built-out former financial services space with floor to ceiling glass
- Excellent ground floor K Street opportunity for investment office or professional service firm



2025 Demographics

	0.5 mi.	1 mi.	2 mi.
Population	11,826	63,481	201,620
Daytime Population	132,504	223,920	508,990
Household Income	\$139,541	\$175,702	\$178,501
Traffic Counts	29,360 on Connecticut Avenue		

Area Retailers



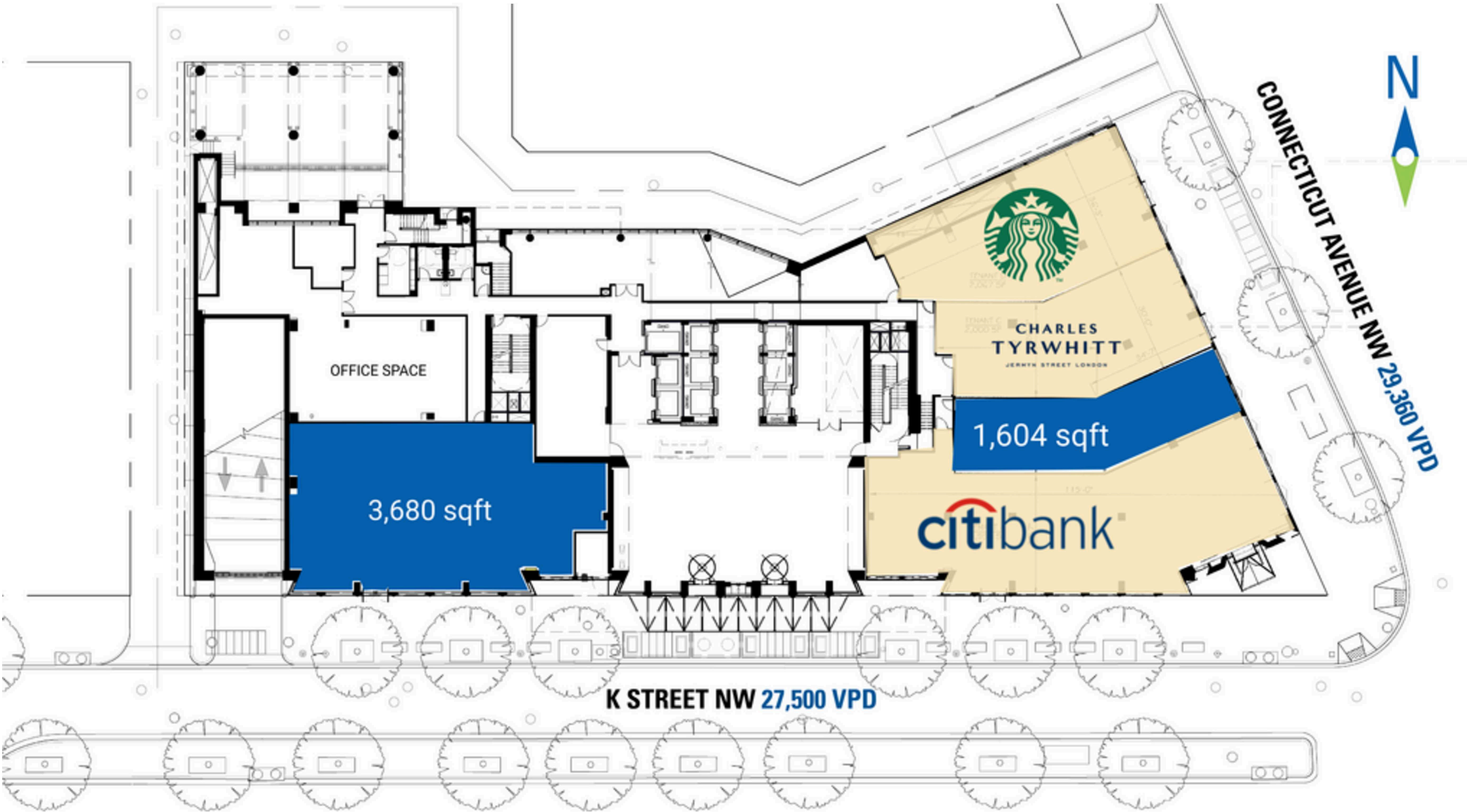


1717 K Street NW

Site Plan

1,604 - 3,680 SF available

Space #	Sq. Ft.	Tenant
1	3,680	Available
2	3,955	Citibank
3	1,604	Available
4	2,000	Charles Tyrwhitt
5	2,607	Starbucks



Space 1 Site Plan

3,680 SF available



Space #	Sq. Ft.	Tenant
1	3,680	Available



K STREET 27,500 VPD

Space 3 Site Plan

1,604 SF available

Space #	Sq. Ft.	Tenant
1	1,604	Available



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1717 K STREET NW, WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Mike Howard | mhoward@rappaportco.com | 571.382.1219

Melissa Webb | mwebb@rappaportco.com | 703.980.6829