

1424 K ST NW

Washington, DC 20005

Office For Lease

1,205 - 5,779 SF



Leasing Information:
202.513.6700

Lincoln

Merrill Turnbull	Adam Biberaj	Tim Whitebread
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101 Constitution Avenue NW
Suite 325 East
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Available Space Summary

1,205 - 5,779 SF



Availabilities	SF	Lease Rate	Date Available
Suite 700	5,758 SF	\$49.00 FS	Immediately
Suite 600	5,779 SF	\$49.00 FS	Immediately
Suite 403	1,506 SF	\$47.00 FS	30 Days
Suite 402	1,205 SF	\$47.00 FS	Immediately
Suite 401	3,051 SF	\$47.00 FS	Immediately
Suite LL100	3,413 SF	\$35.00 FS	Immediately

Property Highlights

- Prime location on K Street, one-block from McPherson Square Metro
- Office-intensive in a historic boutique building
- Updated modern lobby
- Efficient layout suited for professional services users
- Window-lined space with strong natural light
- Convenient access to nearby Metro, dining and amenities



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Sixth Floor
5,779 SF



Suite	Size	Lease Rate	Description
■ Suite 600	5,779 SF	\$49.00 FS	Full floor spec suite available immediately. Space features four conference/meeting rooms, eight offices & six workstations.

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Suite 600



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For more information, please contact: 202.513.6700

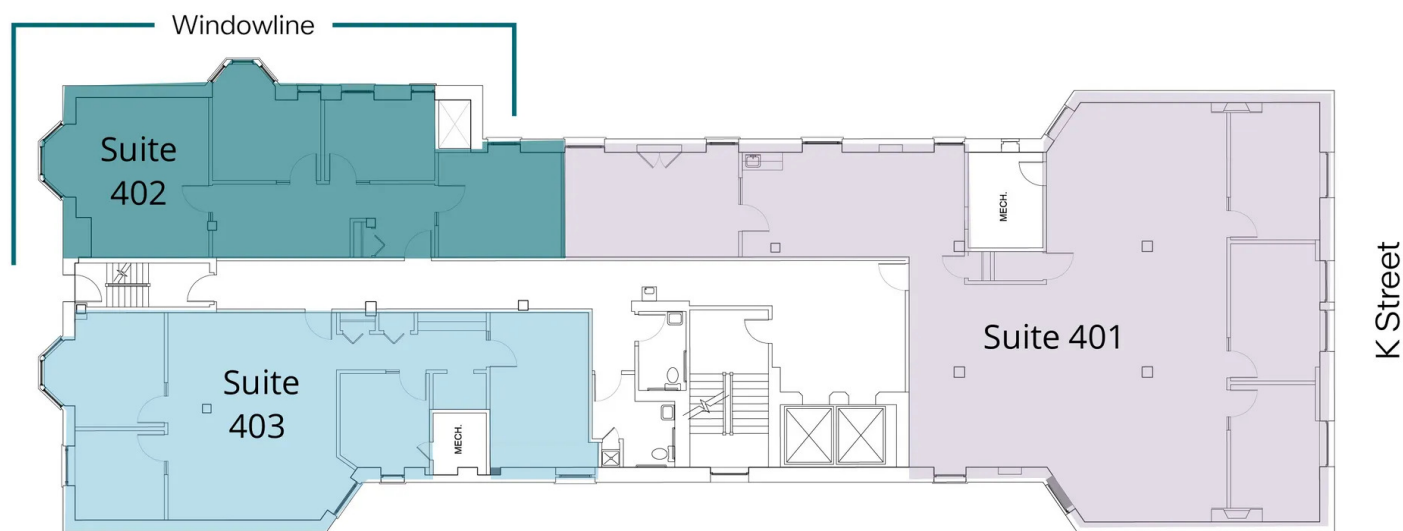
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Fourth Floor

1,205-3,051 SF



Suite	Size	Lease Rate	Description
■ Suite 403	1,506 SF	\$47.00 FS	Office intensive suite available within 30 days.
■ Suite 402	1,205 SF	\$47.00 FS	Office intensive suite available immediately. Space features three windowed offices & conference room.
■ Suite 401	3,051 SF	\$47.00 FS	Front of building suite facing K Street available immediately. Combined space with three offices & one conference room.

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Lower Level
3,413 SF



Suite	Size	Lease Rate	Description
■ Suite LL100	3,413 SF	\$35.00 FS	Great windowed suite available immediately, with exposed brick & dedicated entrance off K Street. Space features three conference/meeting rooms, three offices and 13 workstations.

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Tenant Suites



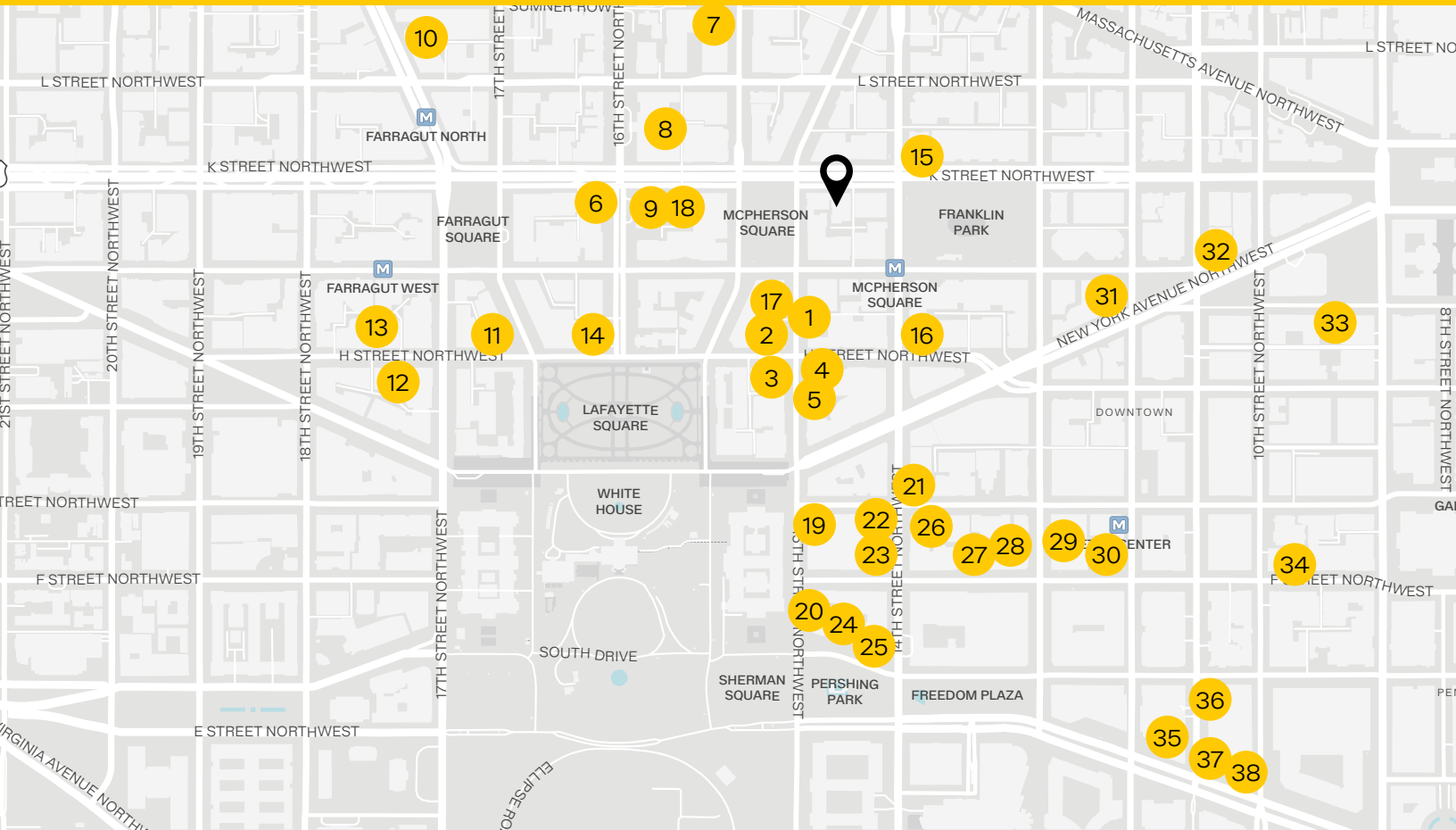
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Abundant Amenities



Nearby Retail

- | | | | |
|--|-----------------------|---|--|
| 1. Bobby Van's Steakhouse | 11. Teasm | 22. Swing's Coffee | 31. Bobby Van's Grill |
| 2. Opaline Bar & Brasserie | 12. AKA White House | 23. The Hamilton | 32. Sfoglina |
| 3. Joe's Seafood, Prime Steak & Stone Crab | 13. Hampton Inn | 24. The Occidental | 33. Del Frisco's Double Eagle Steakhouse |
| 4. Cheesecake Factory | 14. The Hay-Adams | 25. Café du Parc | 34. Moon Rabbit by Kevin Tien |
| 5. Zeke's Coffee | 15. Hamilton Hotel | 26. Le Grande Boucherie, Olie E Piu & Omakase Room by Tadayoshi | 35. Fogo de Chão Brazilian Steakhouse |
| 6. P.J. Clarke's | 16. Hilton Garden Inn | 27. Proper 21 | 36. Rania |
| 7. Grazie Nonna | 17. Sofitel | 28. Mastro's Steakhouse | 37. Central Michel Richard |
| 8. Capital Hilton | 18. Hyatt Place | 29. Coffee Republic | 38. Café Fiorello |
| 9. St. Regis | 19. Old Ebbitt Grill | 30. The Oceanaire Seafood Room | |
| 10. The Mayflower Hotel | 20. VUE Rooftop | | |
| | 21. Ocean Prime | | |

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