



LEASING 2025.1400

1601 K STREET REPRESENTS THE PERFECT
CULMINATION OF TIMELESS EXTERIOR DESIGN,
MODERN INTERIOR ELEMENTS AND AN ICONIC
SETTING STEPS FROM THE WHITE HOUSE IN
THE HEART OF DOWNTOWN WASHINGTON, DC.

The Building's location only two blocks from the White House and steps from each major Metro line provides its clients with unparalleled accessibility to executive housing, mass transit, the best hotels and restaurants in the city as well as the highest quality of service and architecture that the most discerning tenants require and deserve. As a LEED Gold-certified building designed by WDG and RTKL with a brand-new lobby, fitness center and secure bike room, 9' finished ceilings, abundant natural light and fabulous views of the DC skyline, the project delivers a five-star hotel quality tenant experience from top to bottom.



02.

CENTER OF POWER

1601 K Street was carefully designed to provide best-in-class office space in one of the nation's most powerful settings. Clients and visitors are afforded unmatched proximity to the White House coupled with its iconic K Street address. Additionally, the trophy project is within walking distance of a vast array of fine dining options, convenience retail amenities and some of the most storied hotels in the city. The prominent corner location of 1601 K Street also provides tenants with commanding views of the White House and Washington Monument.









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TIMELESS ARCHITECTURE

Designed by WDG and RTKL, 1601 K Street was created with a timeless architecture that incorporates elements of a classic building with today's modern details to provide tenants and their guests with an unparalleled office environment. As a LEED Gold-certified building with a brand-new lobby, new fitness center and secure bike room, abundant natural light and fabulous views of the DC skyline, the project delivers a trophy quality tenant experience from top to bottom.

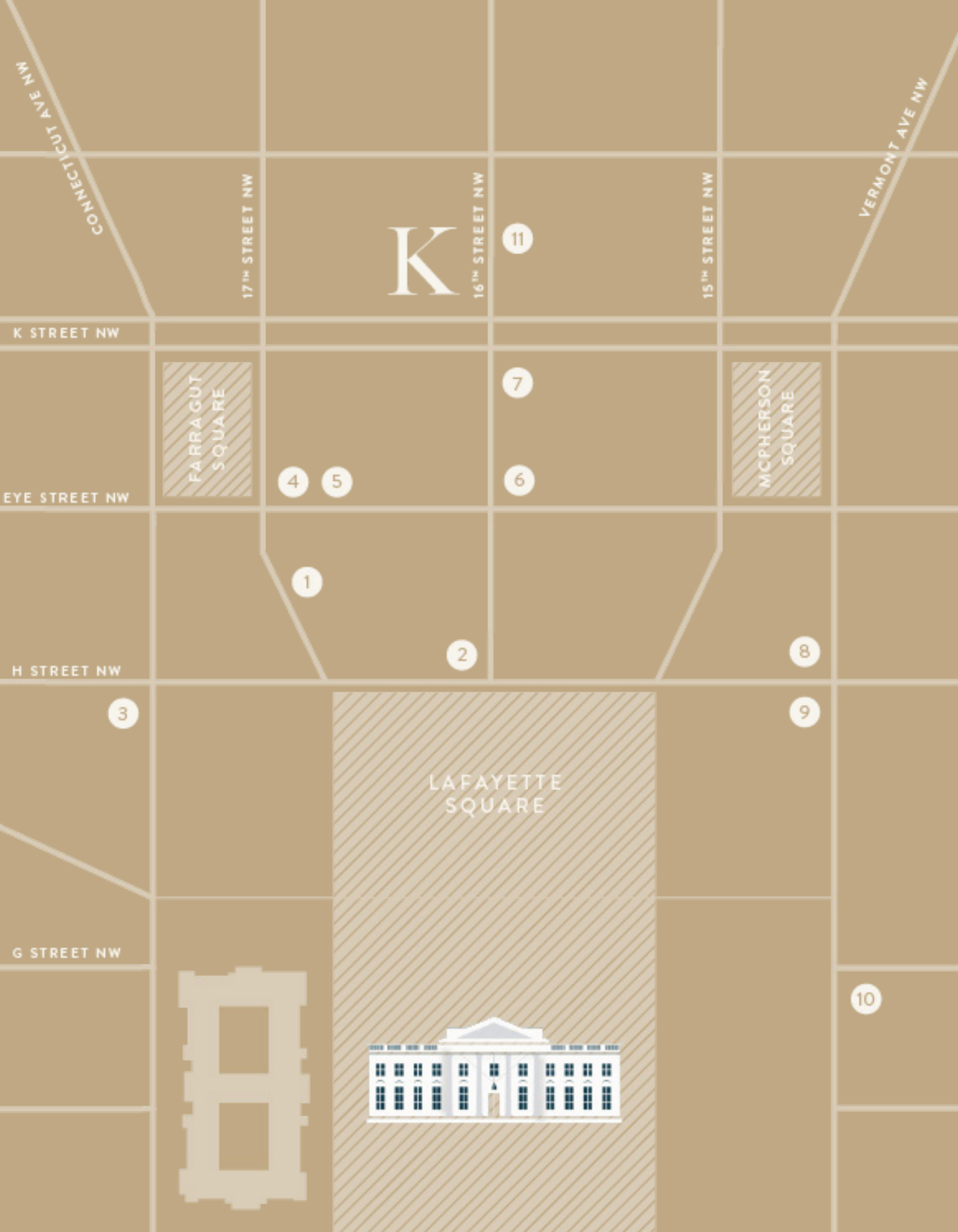
04.

A STRIKING FIRST IMPRESSION

Prominently situated at the corner of 16th and K Streets, the Building provides a striking presence along the city's main thoroughfare. A uniquely designed and beautifully designed entry courtyard provides a wonderful initial impression as clients and guests are led to a newly redeveloped modern lobby with museum-like finishes and impactful artwork. Every element has been thoughtfully engineered to make a lasting first impression.







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17TH STREET NW

16TH STREET NW

15TH STREET NW

VERMONT AVE NW

K STREET NW

FARRAGUT
SQUARE

MCPHERSON
SQUARE

EYE STREET NW

4

5

7

6

1

2

8

3

9

H STREET NW

LAFAYETTE
SQUARE

G STREET NW

10



CONNECTED TO EVERYTHING

1601 K Street offers one of the most accessible locations in the heart of Downtown Washington, DC, with convenient ingress/egress along K Street and 16th Street to and from major residential nodes, as well as being within walking distance of the Farragut North and Farragut West Metro Stations, providing access to the Red, Orange, Blue and Silver Lines.

1 BOMBAY CLUB

2 HEY ADAMS HOTEL

3 METROPOLITAN CLUB

4 ARMY & NAVY CLUB

5 BLT STEAK

6 RARE STEAKHOUSE

7 ST. REGIS HOTEL

8 THE SOFITEL HOTEL

9 JOE'S

10 OLD EBBIT GRILL

11 CAPTIOL HILTON

05.

06.

TROPHY EFFICIENCY & UTILITY

With 9'0" finished ceilings, expansive 30'x30' column bays and abundant natural light, the building was created to provide flexible, efficient and high-quality modern office space.







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AMENITIES ABOUND

Rounding out the property's first-class offering is a state-of-the-art amenities package – best exemplified through a newly renovated state-of-the-art fitness center and spa-quality locker rooms. The Building also features electric vehicle charging stations, and a secure bike storage room with lockers, repair tools, tire pump and direct access to the fitness center locker rooms.





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