

**655**  
◀ K STREET NW ▶  
1,653 USF Retail Available

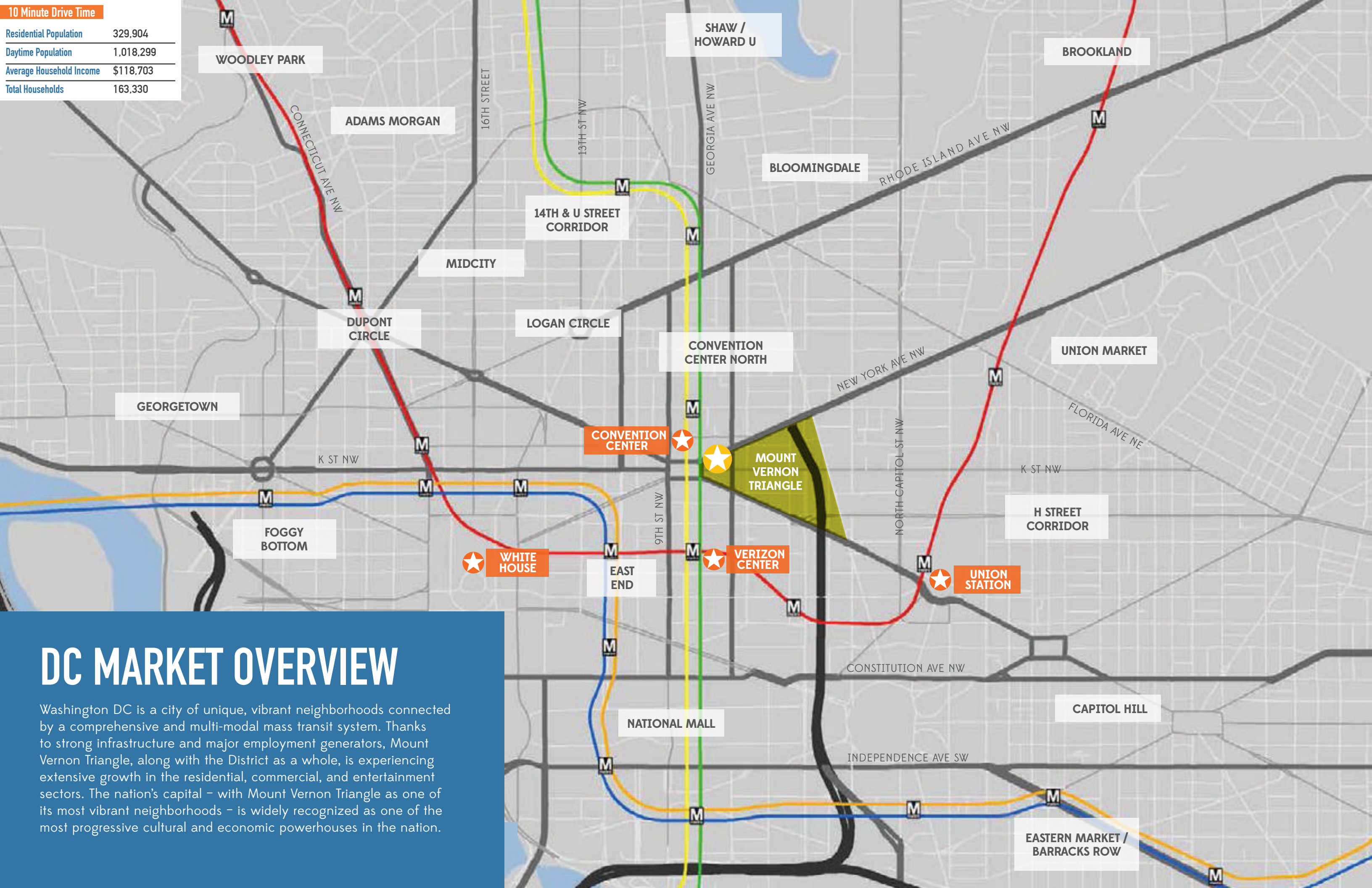


 **Douglas  
Development**  
CORPORATION



## 10 Minute Drive Time

|                          |           |
|--------------------------|-----------|
| Residential Population   | 329,904   |
| Daytime Population       | 1,018,299 |
| Average Household Income | \$118,703 |
| Total Households         | 163,330   |



# DC MARKET OVERVIEW

Washington DC is a city of unique, vibrant neighborhoods connected by a comprehensive and multi-modal mass transit system. Thanks to strong infrastructure and major employment generators, Mount Vernon Triangle, along with the District as a whole, is experiencing extensive growth in the residential, commercial, and entertainment sectors. The nation's capital - with Mount Vernon Triangle as one of its most vibrant neighborhoods - is widely recognized as one of the most progressive cultural and economic powerhouses in the nation.



**KEY RECENT & FUTURE DEVELOPMENTS WITHIN ¼ MILE**

- A CityCenterDC**  
295,000 SF Retail  
515,000 SF Office  
458 Apartments  
216 Condominiums
- B Marriott Marquis**  
1,175 Hotel Rooms
- C 655 K Street**  
79,000 SF Retail  
678,000 SF Office
- D 635 Mass Ave**  
18,000 SF Retail  
450,000 SF Office
- E 600 Mass Ave**  
Retail Space  
380,000 SF Office
- F Square 483**  
30,000 SF Retail  
575,000 SF Office
- G 550 K Street**  
Retail Space
- H 465 New York Ave**  
181 Hotel Rooms
- I Yale Lofts**  
224 Apartments
- J 460 New York Ave**  
63 Condominiums
- K Meridian at MVT**  
390 Apartments
- L 400 New York Ave**  
340 Apartments
- M CityVista**  
115,000 SF Retail  
244 Apartments  
441 Condominiums
- N 450 K Street**  
7,000 SF Retail  
233 Apartments
- O 440 K Street**  
9,500 SF Retail  
234 Apartments
- P 400 K Street**  
12,500 SF Retail  
250,000 SF Office
- Q Arts at 5th & Eye**  
10,000 SF Retail  
350 Hotel Rooms
- R 459 Eye Street**  
170 Apartments
- S Dept. of Veterans Affairs**  
26,353 SF Retail  
361,647 SF Office  
285,434 SF V.A. Office
- T 300 K Street**  
25,000 SF Retail  
500,000 SF Office
- U 455 Mass**  
Retail Space  
250,000 SF Office
- V 401 & 425 Mass**  
559 Apartments
- W Madrigal Lofts**  
259 Condominiums
- X 255 H Street**  
325 Apartments
- Y The Sonata**  
75 Condominiums
- Z Air Rights Tunnel Project**  
2,300,000 SF

**KEY TENANTS WITHIN ¼ MILE**

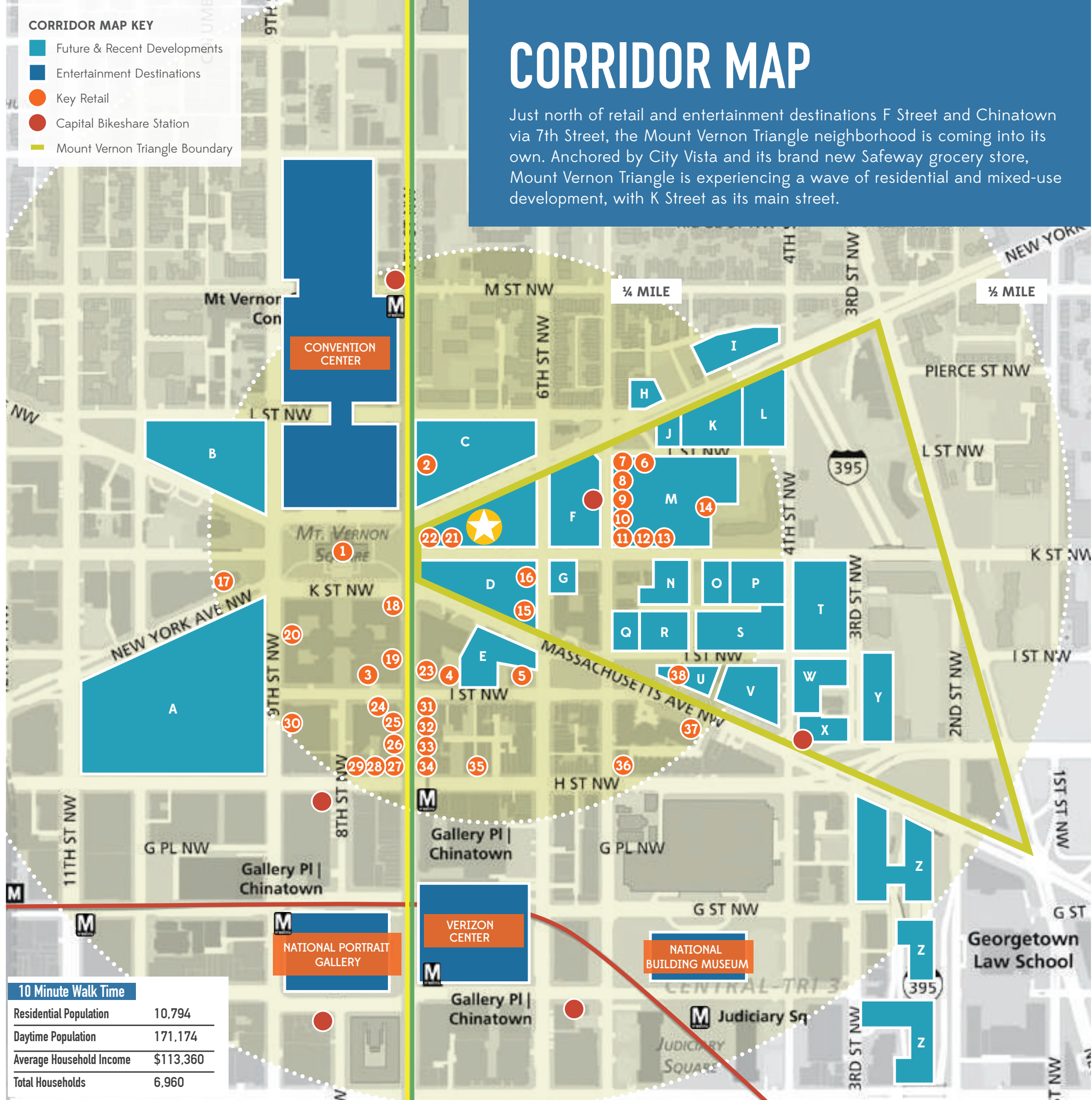
- 1 Apple**  
801 K Street
- 2 Bar 7**  
1015 7th Street
- 3 Del Campo**  
777 I Street
- 4 Dangerously Delicious Pies**  
675 I Street
- 5 La Colombe**  
900 6th Street
- 6 Safeway / Starbucks**  
490 L Street
- 7 Capital One**  
1075 5th Street
- 8 Sweetgreen**  
1065 5th Street
- 9 Ace Hardware**  
1055 5th Street
- 10 Chipotle**  
1045 5th Street
- 11 Busboys & Poets**  
1025 5th Street
- 12 Taylor Gourmet**  
485 K Street
- 13 Mandu**  
453 K Street
- 14 VIDA Fitness**  
445 K Street
- 15 SoulCycle**  
601 Massachusetts
- 16 Arnold & Porter**  
635 Massachusetts Avenue
- 17 Acadiana**  
901 New York Avenue
- 18 FedEx**  
800 K Street
- 19 Ping Pong Dim Sum**  
900 7th Street
- 20 VIDA Fitness / Starbucks**  
999 9th Street
- 21 Shouk**  
655 K Street
- 22 Walgreens**  
655 K Street
- 23 TD Bank**  
901 7th Street
- 24 Yard House**  
812 7th Street
- 25 RFD Washington**  
810 7th Street
- 26 Fado Irish Pub**  
808 7th Street
- 27 Starbucks**  
800 7th Street
- 28 Matchbox**  
713 H Street
- 29 Asian Spice**  
717 H Street
- 30 Cuba Libre**  
801 9th Street
- 31 PNC Bank**  
833 7th Street
- 32 Hooters**  
825 7th Street
- 33 Nando's Peri-Peri**  
819 7th Street
- 34 Walgreen's / Panera Bread**  
801 7th Street
- 35 Vapiano**  
623 H Street
- 36 Chinatown Coffee Co.**  
475 H Street
- 37 Sixth Engine**  
438 Massachusetts Avenue
- 38 The UPS Store**  
455 Massachusetts Avenue

**CORRIDOR MAP KEY**

- Future & Recent Developments
- Entertainment Destinations
- Key Retail
- Capital Bikeshare Station
- Mount Vernon Triangle Boundary

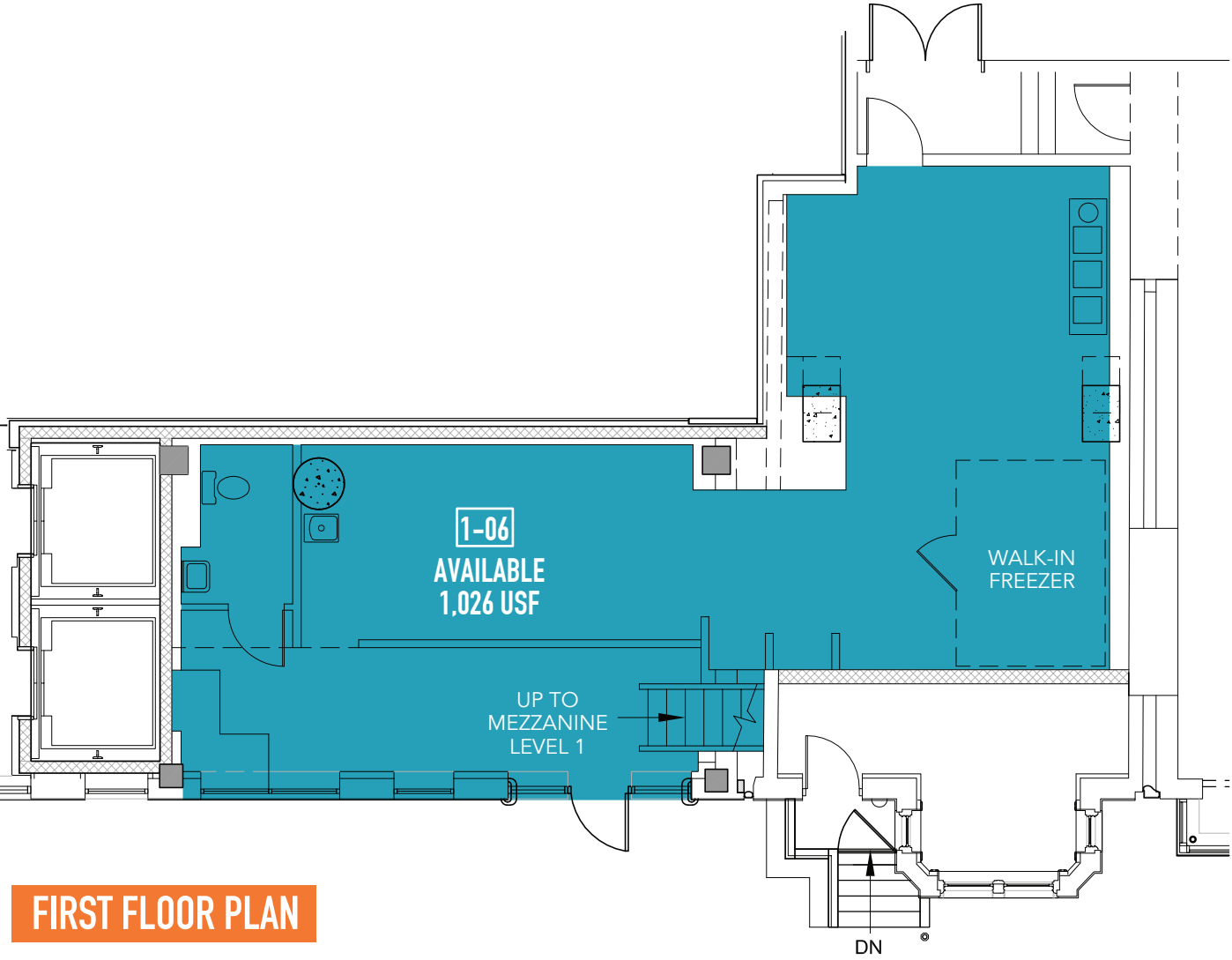
# CORRIDOR MAP

Just north of retail and entertainment destinations F Street and Chinatown via 7th Street, the Mount Vernon Triangle neighborhood is coming into its own. Anchored by City Vista and its brand new Safeway grocery store, Mount Vernon Triangle is experiencing a wave of residential and mixed-use development, with K Street as its main street.

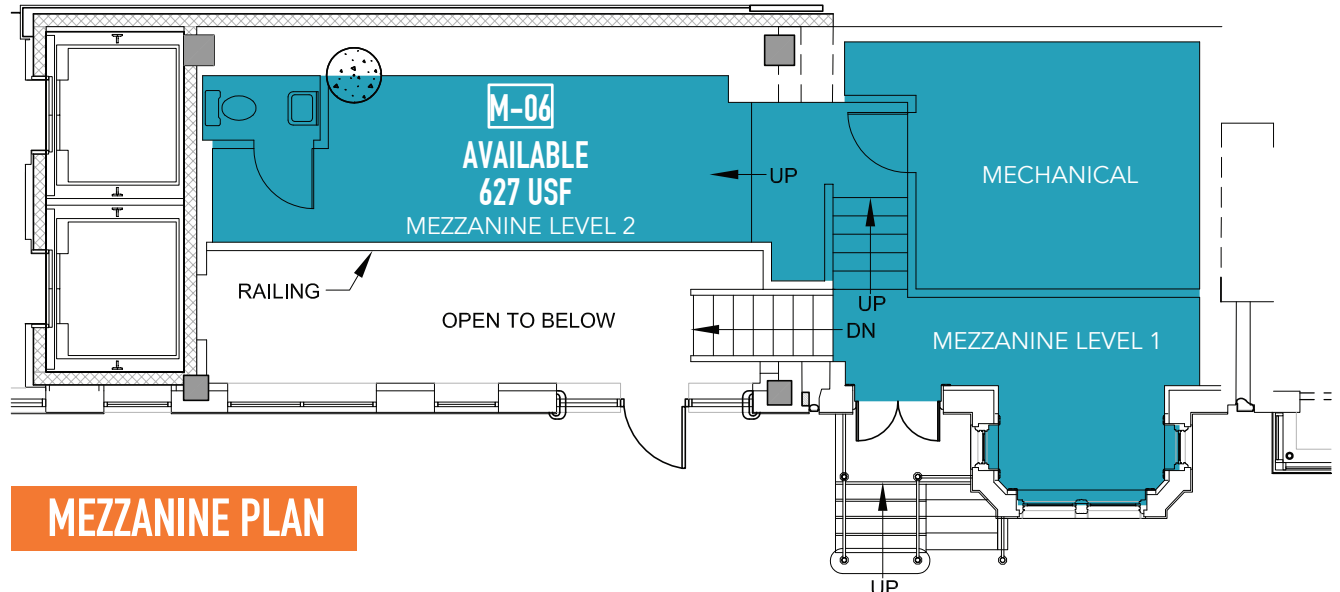
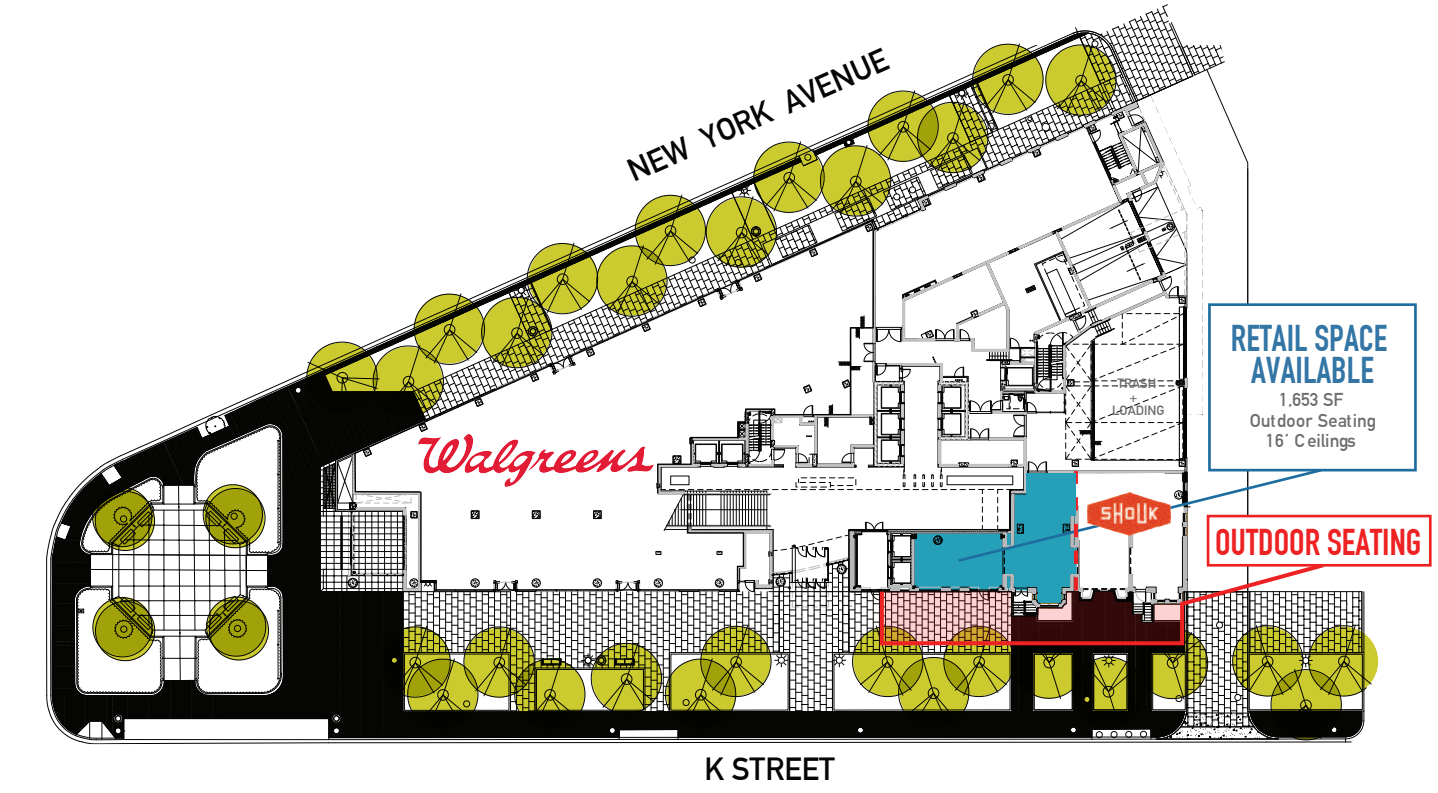


| 10 Minute Walk Time      |           |
|--------------------------|-----------|
| Residential Population   | 10,794    |
| Daytime Population       | 171,174   |
| Average Household Income | \$113,360 |
| Total Households         | 6,960     |





**FIRST FLOOR PLAN**



**MEZZANINE PLAN**

# the plan + the specs

655 K is positioned in the heart of Mount Vernon Triangle, with retail opportunities facing both K Street and New York Avenue.

- Excellent visibility
- 180 feet of frontage on New York Avenue
- 100 feet + 89 feet of frontage on K Street
- American Association of Medical Colleges upstairs

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