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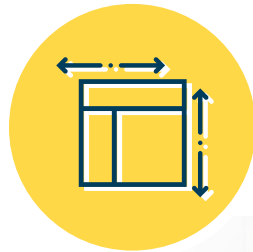
FIND YOUR FIT.



2033 K

EASE INTO THE ADVANTAGES

2033 K Street offers flexibility and convenience for all the ways people work.



Bright/Slender Floor Plans



Customizable Build-Outs



Brand-New Amenities



High Quality Renovations



On-Site Restaurant & Bar



Walk Score®

Walk Score: 98



Bike Score®

Bike Score: 69



LEED Certified



BRAND-NEW LOBBY



BRAND-NEW ENTRANCE

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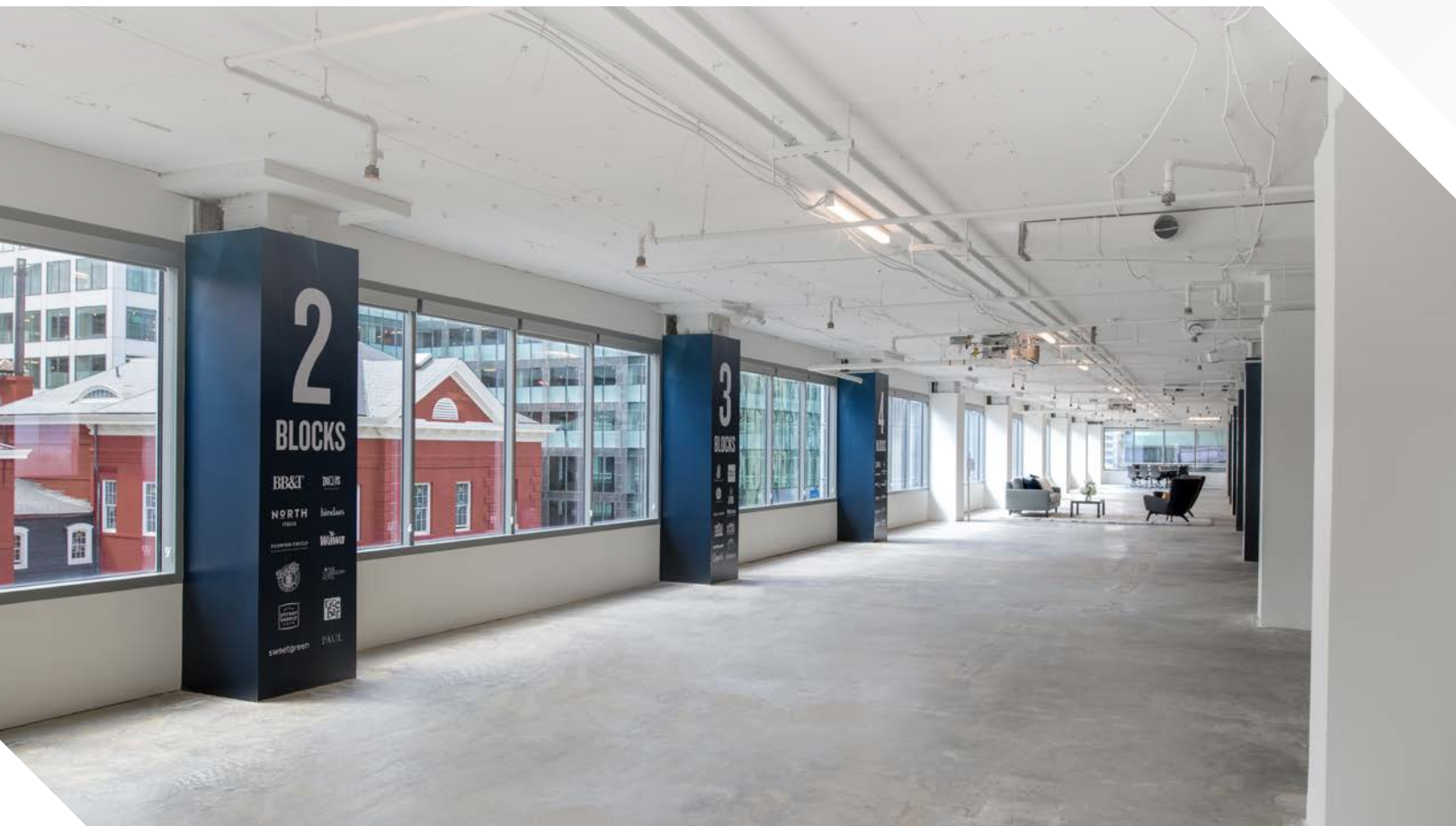
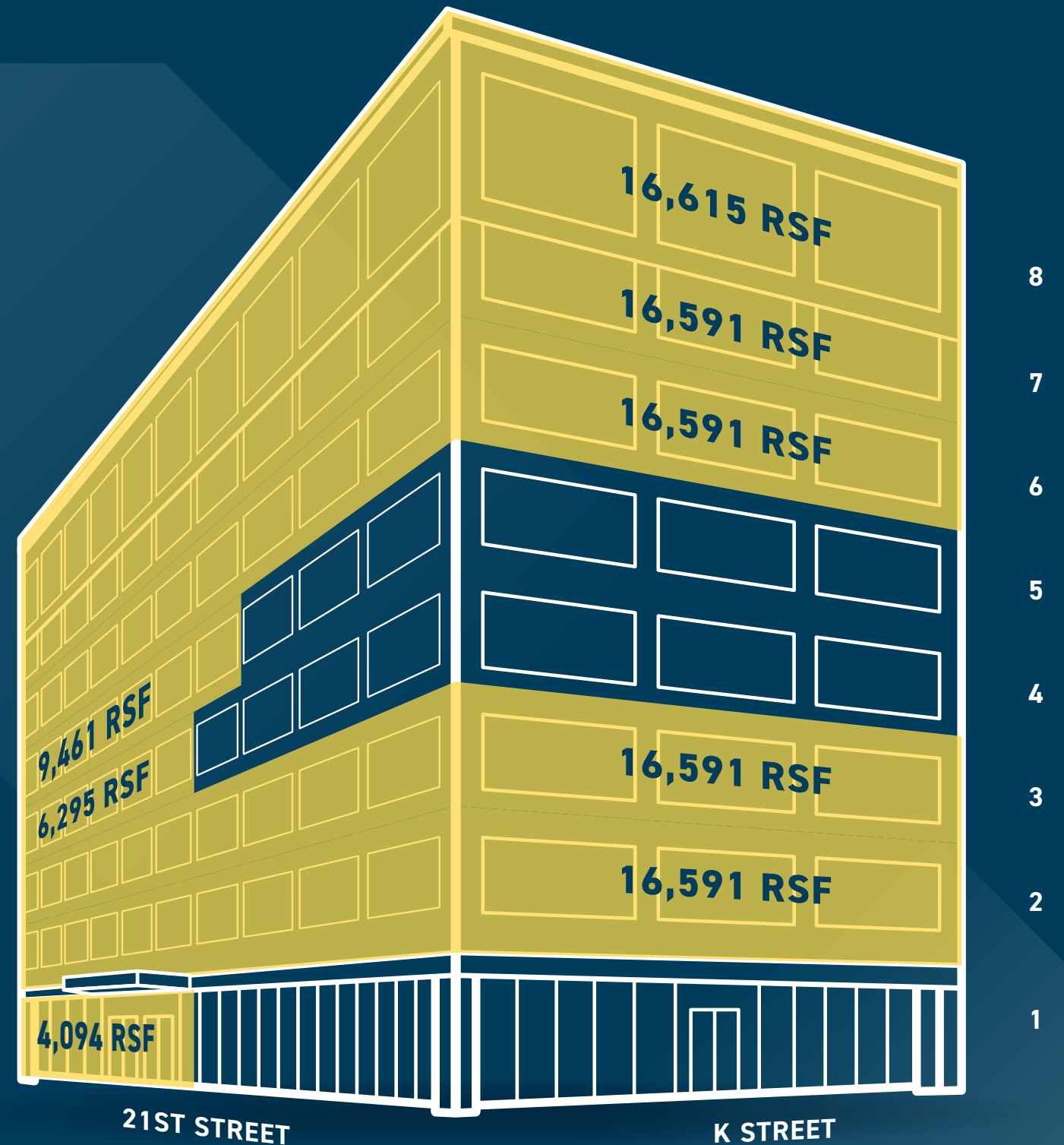
AVAILABILITIES

2033 K Street's slender and efficient floor plates allow for maximum flexibility – from a 2,800 sf spec suite to an approximately 100,080 sf large block – and offer stunning views of the surrounding cityscape.

FIND YOUR

FIT

From spec suites to large blocks, **2033 K Street** offers the opportunity to provide a custom fit for almost any user.



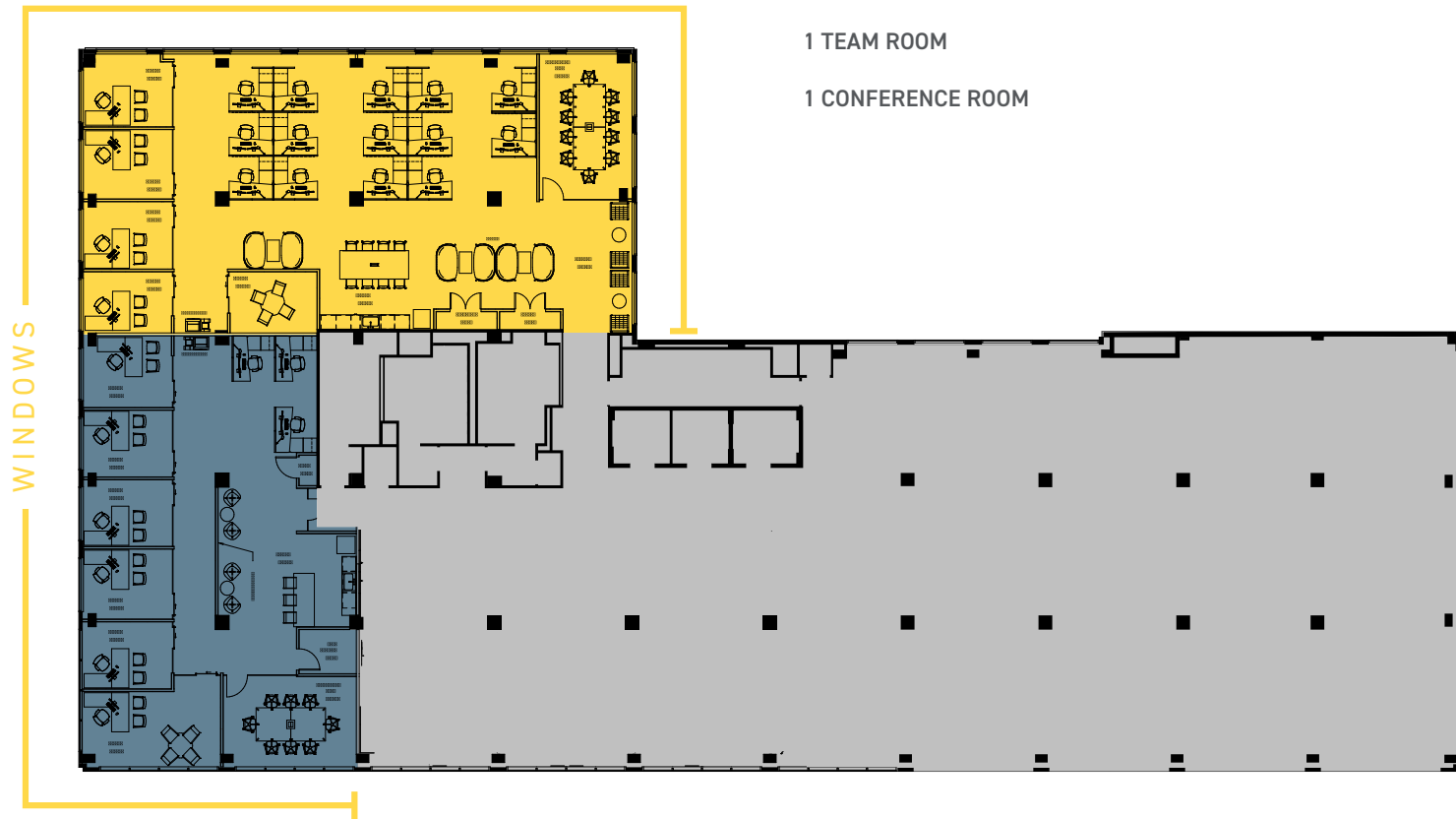
AVAILABLE SPACE

4TH FLOOR SPEC SUITES



SUITE 475 / 4,040 RSF

- 1 EXECUTIVE OFFICE
- 3 PERIMETER OFFICES
- 14 WORKSTATIONS
- 1 TEAM ROOM
- 1 CONFERENCE ROOM



SUITE 475

21ST STREET

SUITE 450 / 2,885 RSF

- 1 EXECUTIVE OFFICE
- 5 PERIMETER OFFICES
- 3 WORKSTATIONS
- 1 CONFERENCE ROOM

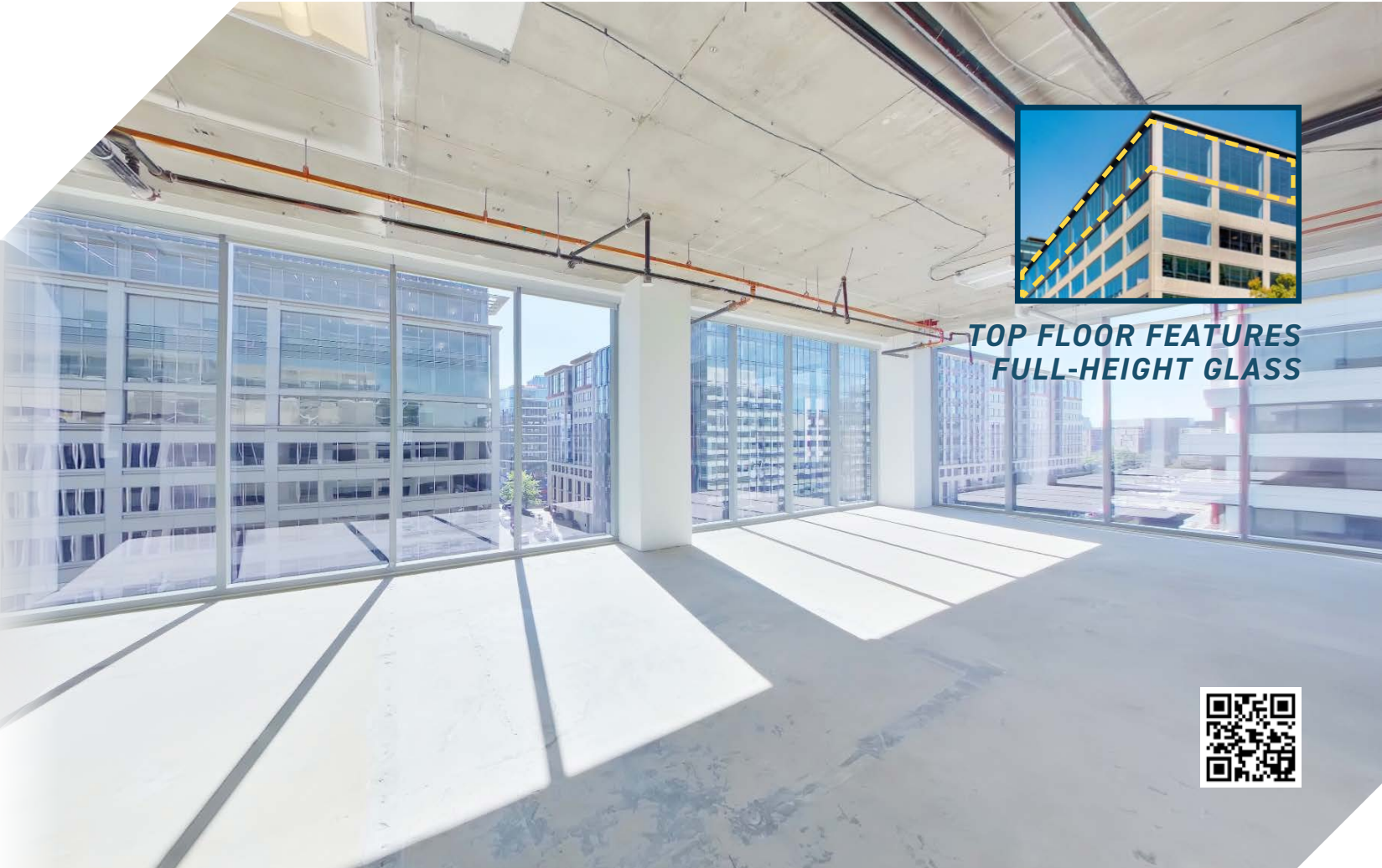


SUITE 450

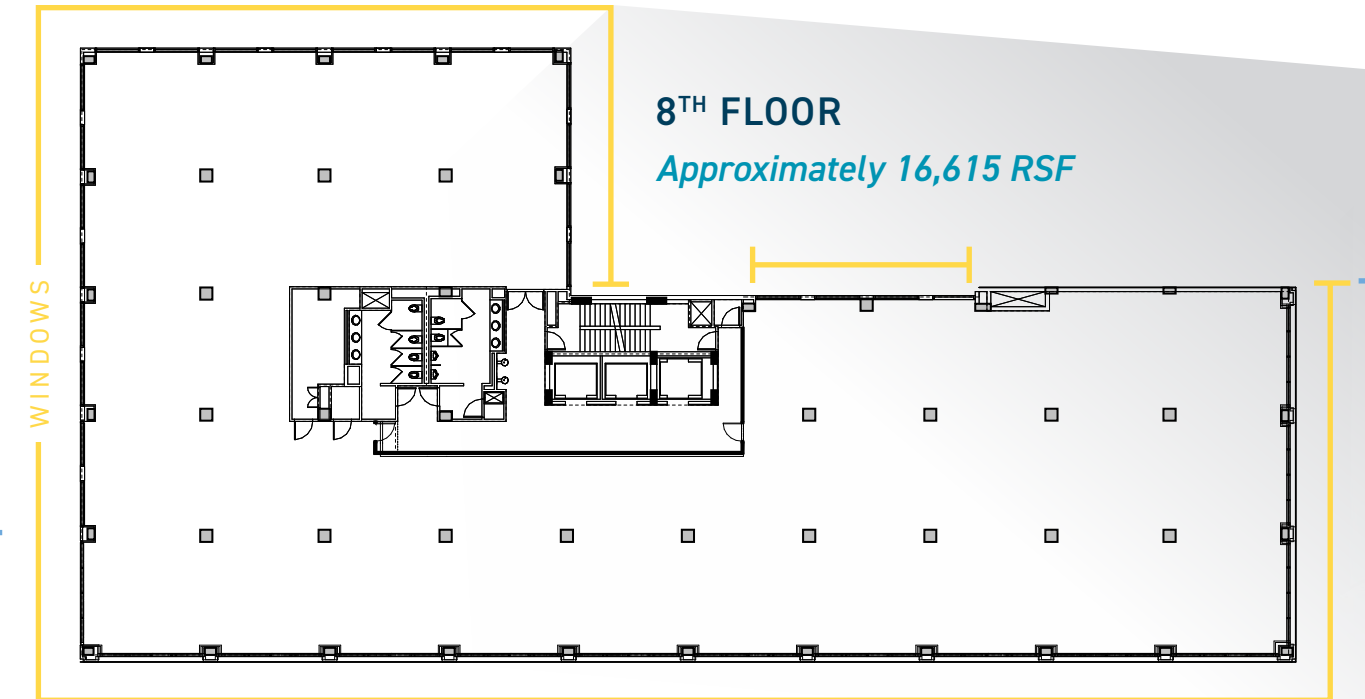
AVAILABLE SPACE



21ST STREET



TOP FLOOR FEATURES FULL-HEIGHT GLASS



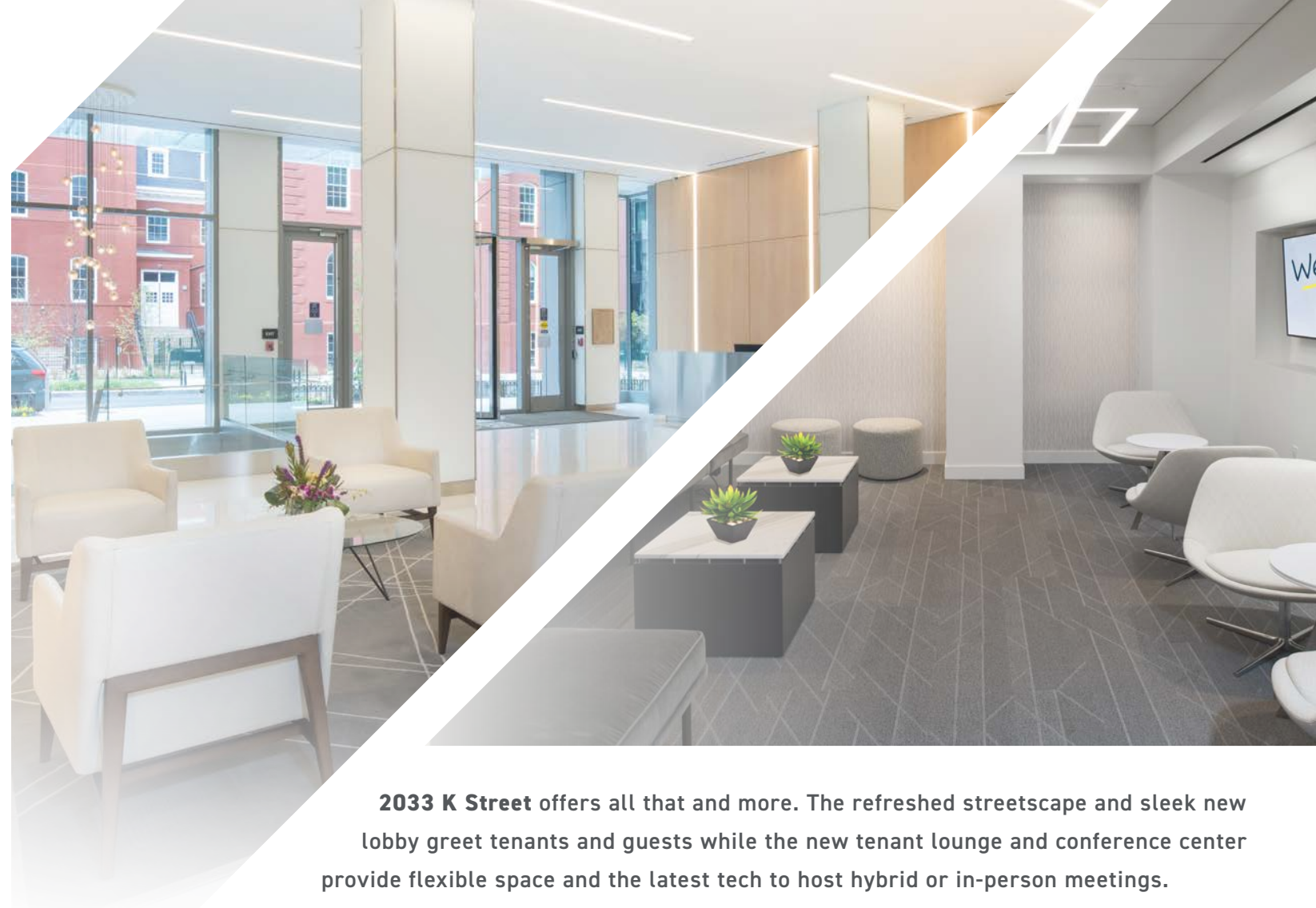
FULL-HEIGHT GLASS



2033 K

ENGAGE WITH LIFE

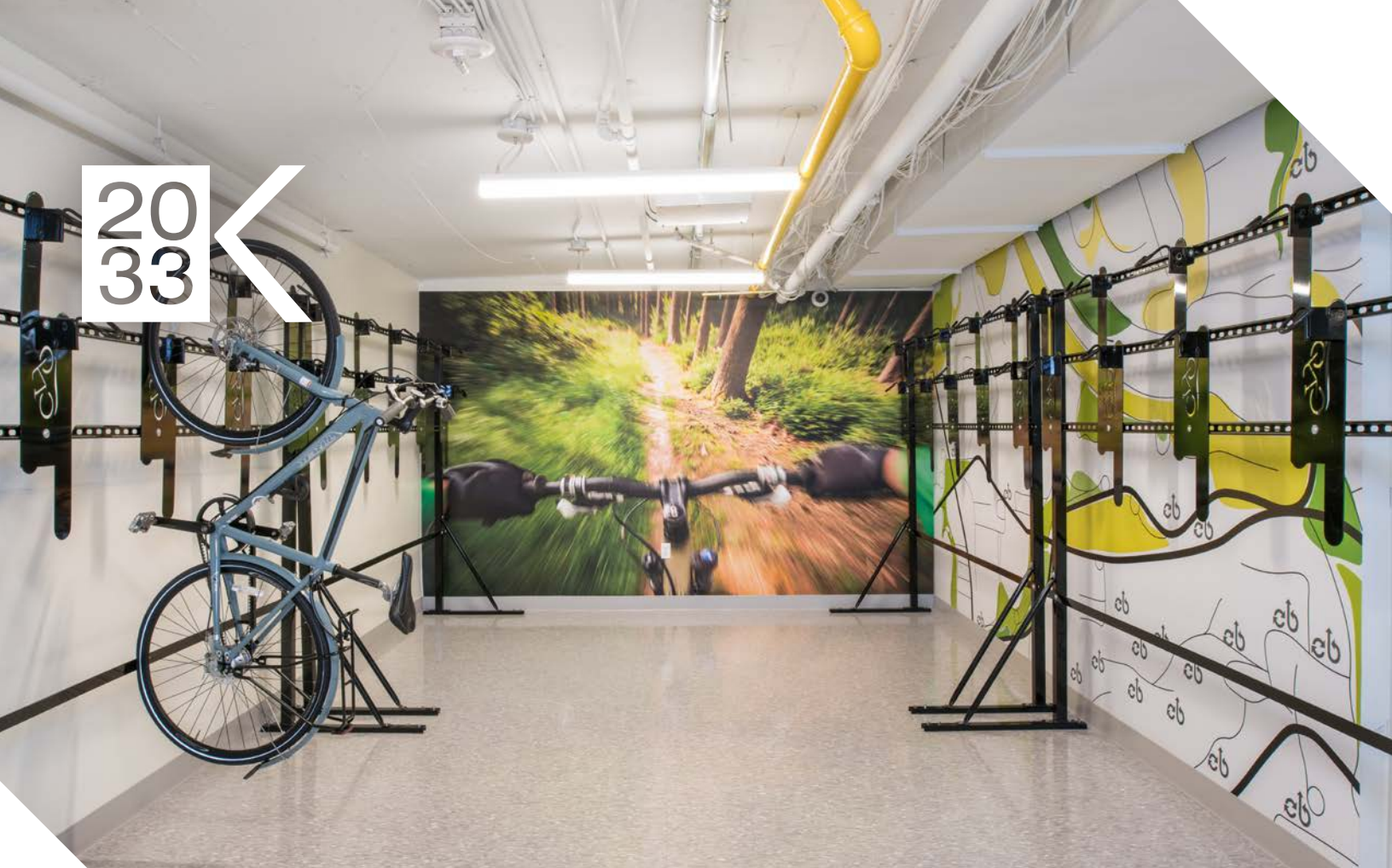
Modern workplaces have to offer more than just a space to work. They need to fit into the broader, **active lifestyle** that employees want – one that's centered around **connection** and **engagement**.



2033 K Street offers all that and more. The refreshed streetscape and sleek new lobby greet tenants and guests while the new tenant lounge and conference center provide flexible space and the latest tech to host hybrid or in-person meetings. Plus, the new tenant-only fitness center with spa-quality locker rooms and showers features Peloton, Nautilus and LifeFitness equipment.

Stay active. Stay fit. Stay in the game at 2033 K Street.

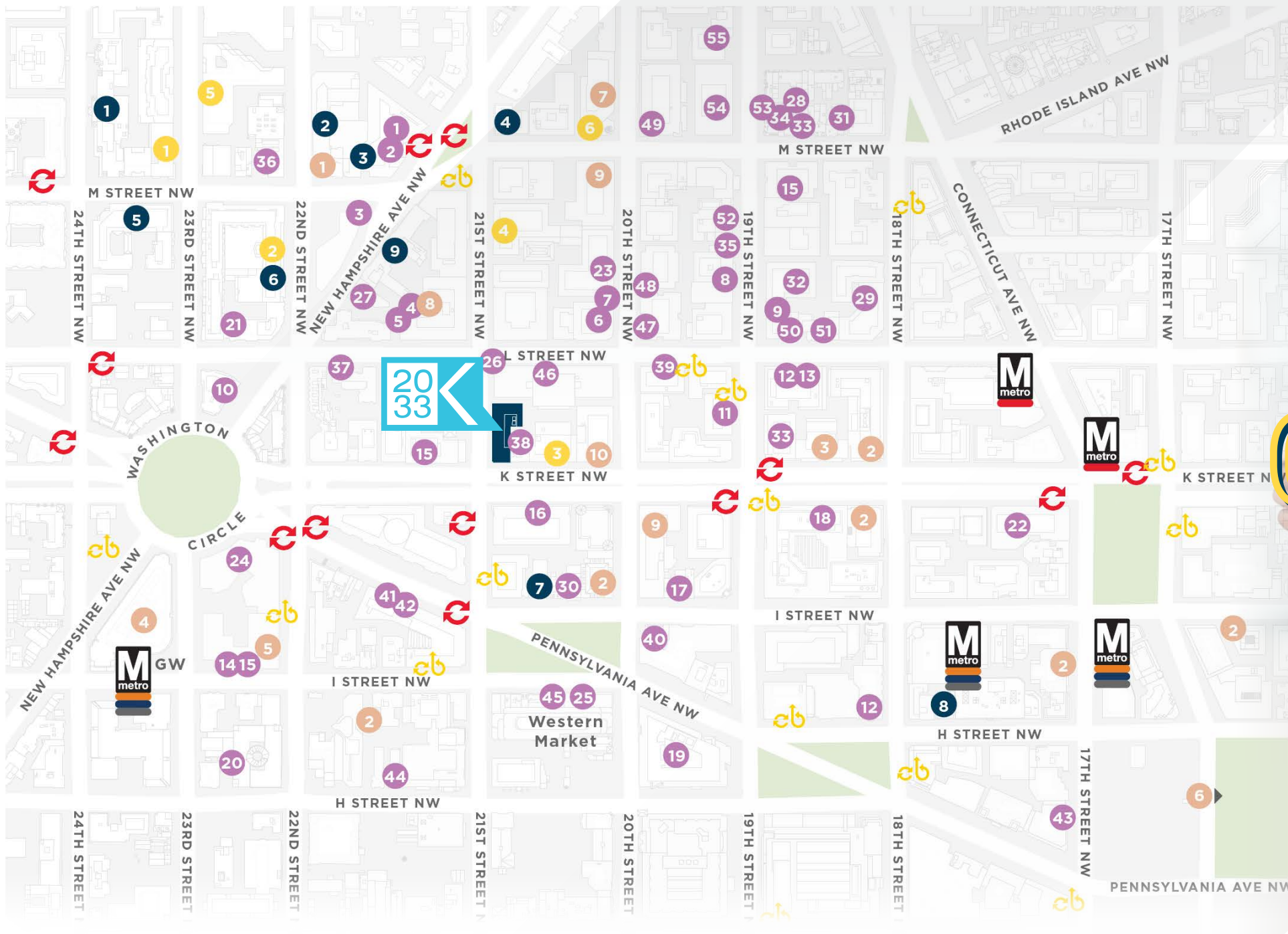




EMBRACE THE NEW ENVIRONMENT

2033 K Street's newly renovated spaces include some of the most in-demand amenities that get people excited about coming back to the office:

- Secure bike storage
- Fitness center with Peloton + more
- Spa-quality locker rooms with showers
- Spacious conference center for 70 people
- Comfortable tenant lounge
- Sleek, modern lobby



With so many nearby **amenities**, you'll wonder why you ever worked anywhere else! The neighborhood boasts a **Walk Score of 98** and more than **550** of DC's best **restaurants, shops, bars, and parks** nearby.



Capital Bikeshare Circulator Bus Stop

FITNESS

- 1 SoulCycle
- 2 Equinox
- 3 Ambitious Athletics
- 4 Row House
- 5 Solidcore
- 6 Rumble

HOTEL

- 1 Park Hyatt
- 2 Marriott Georgetown
- 3 Hyatt Place

- 4 The St. Gregory
- 5 Westin Georgetown
- 6 The Ritz-Carlton
- 7 Hotel Lombardy
- 8 Hampton Inn
- 9 Your's Truly

SERVICES

- 1 Walgreens
- 2 Bank of America
- 3 Amalgamated Bank
- 4 GWU Medical Center

- 5 Whole Foods Market
- 6 PR at Partners Salon
- 7 Bambini Play
- 8 Bright Horizons
- 9 CVS
- 10 Tschiffely Pharmacy

RESTAURANTS

- 1 Tatte
- 2 Grillfish
- 3 Rasika West End
- 4 Bourbon Coffee

- 5 Soi 38
- 6 Crepeaway
- 7 Panera Bread
- 8 Nooshi
- 9 Chop't
- 10 Circle Bistro
- 11 Rice Bar
- 12 Corner Bakery
- 13 Pret-A-Manger
- 14 CIRCA
- 15 Roti Mediterranean Grill
- 16 Prime Rib

- 17 KAZ Sushi
- 18 Sochuan Pavilion
- 19 Founding Farmers
- 20 Beefsteak
- 21 Ris
- 22 Kellari Taverna
- 23 West Wing Cage
- 24 Devon & Blakely
- 25 Paul Bakery
- 26 Ruth's Chris
- 27 Casta Rum Bar
- 28 Bar & Lounge 54

- 29 Pisco y Naza Ceviche Gastro Bar
- 30 Aperto
- 31 Ozio Lounge
- 32 WaWa
- 33 Bubbie Plant Burgers @ Plant Food Lab
- 34 Boqueria
- 35 Donburi
- 36 Chef Geoff
- 37 Char Bar
- 38 Proper 21
- 39 Baja Fresh

- 40 El Chalan
- 41 Flower Child
- 42 North Italia
- 43 Peet's Coffee
- 44 Chick-fil-A
- 45 Captain Cookie & The Milk Van
- 46 Four Five Coffee
- 47 Starbucks
- 48 PF Chang's
- 49 District Taco

- 50 Poki DC
- 51 Recessions Bar & Grill
- 52 Five Guys
- 53 Yafa Grille
- 54 Taylor Gourmet
- 55 Teddy & The Bully Bar

* The foregoing list of amenities may be inaccurate or incomplete. No reliance should be assumed or taken by Tenant on the foregoing list and Tenant should seek advice from independent third parties to verify all of the foregoing.

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FIND YOUR FIT.