



InRel
PROPERTIES



CBRE



Your Workspace, Reimagined.

Discover the adaptability and effortless convenience of 2033 K Street,
where innovative design meets the evolving needs of modern work.



Make a Statement from the Start

Where first impressions matter. The lobby's striking design welcomes all, with bright, voluminous entry and curated elements.



THE EXPERIENCE

LOBBY



Connect, Create and Unwind

PREMIUM AMENITIES, STYLISH SPACE.

Enhance your productivity with our newly upgraded amenities, featuring a multifunction conference center for impactful events, complemented by a welcoming tenant lounge designed for comfort.

THE EXPERIENCE



TENANT LOUNGE



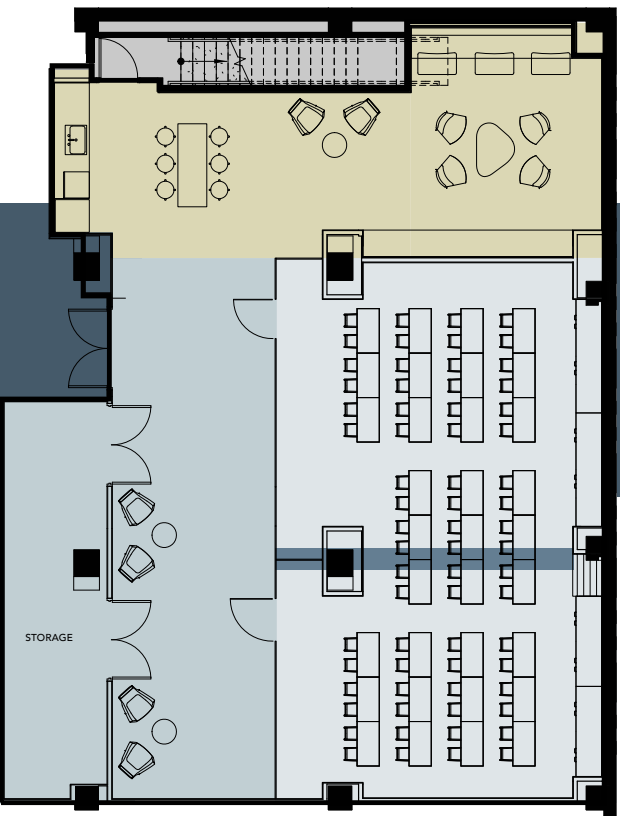
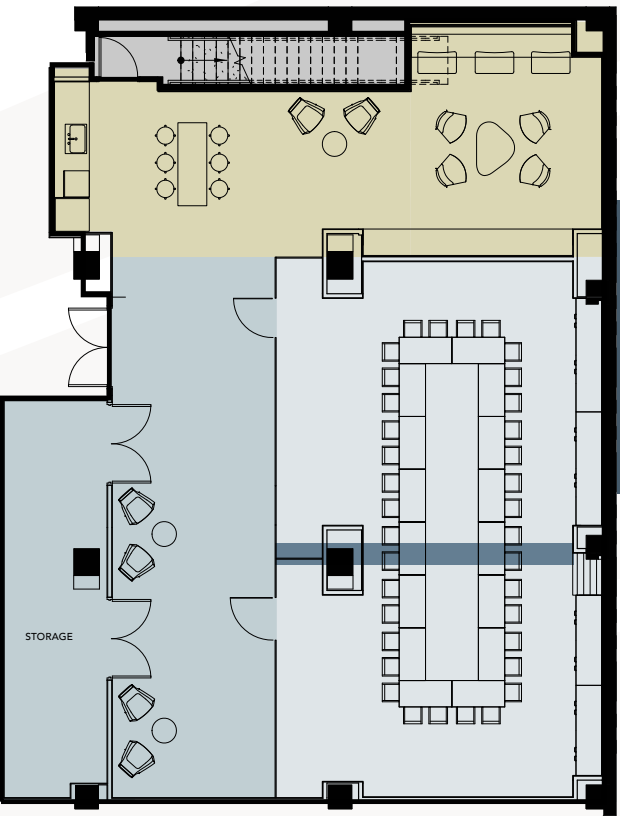
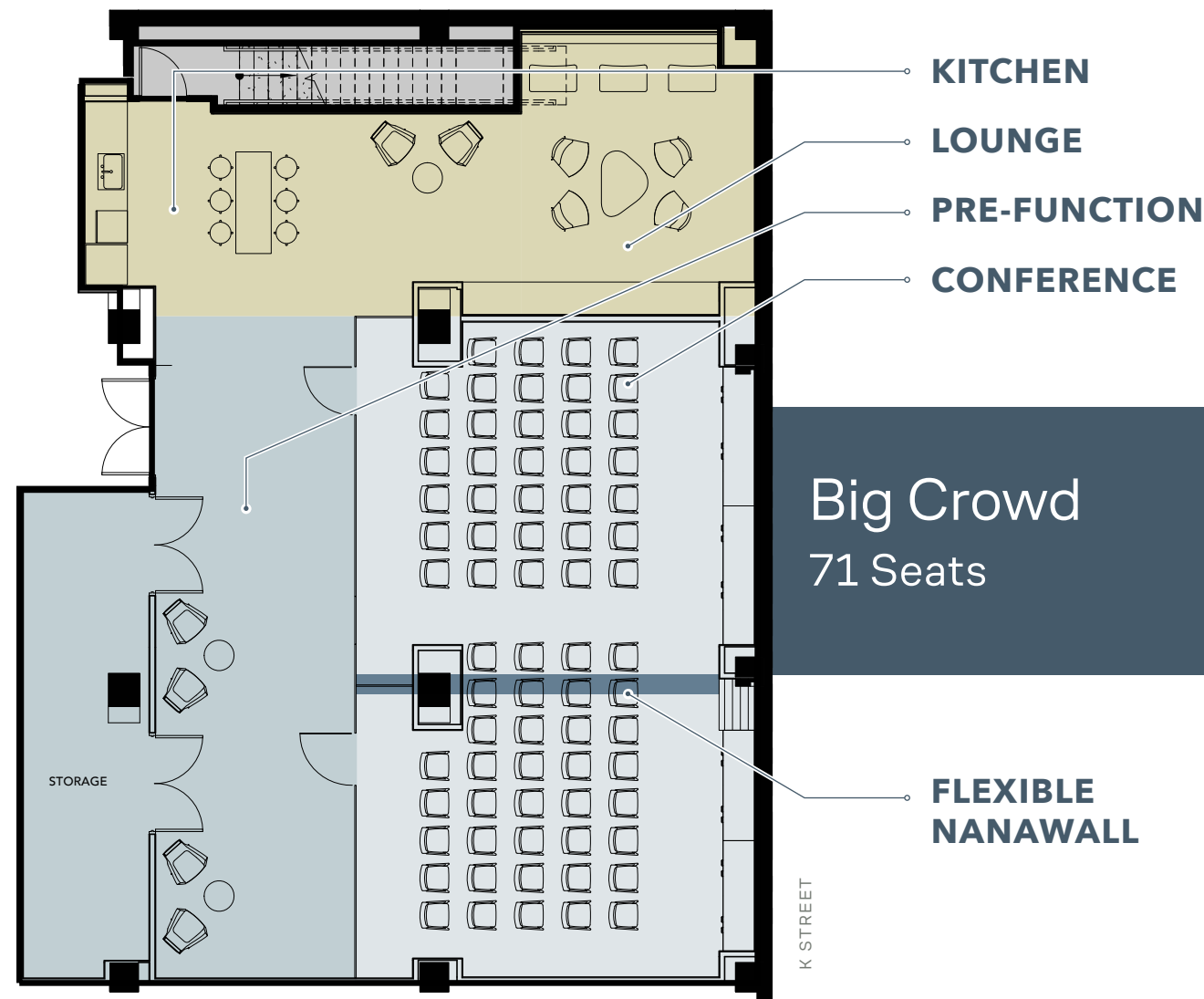
CONFERENCE CENTER

Control the Room. Transform Your Space.

FLEXIBLE CONFERENCE OPTIONS

- Flexible NanaWall partition
- Spacious conference center for 70+ people
- Comfortable tenant lounge & pre-function space
- Monumental stair from lobby to amenity floor

THE EXPERIENCE





BIKE ROOM



LOCKER ROOM



FITNESS CENTER



Fitness center with **Peloton** + more

Spa-quality locker rooms with showers

Secure bike storage with direct access from garage

An Exceptional Location

Your new address: Where work meets play. Explore a world of DC's best restaurants, shops, bars, and parks. It's a thriving neighborhood that truly has it all.

K STREET ADVANTAGE AT YOUR FRONT DOOR

Steps of Farragut West, Farragut North, and Dupont Circle Metro stops

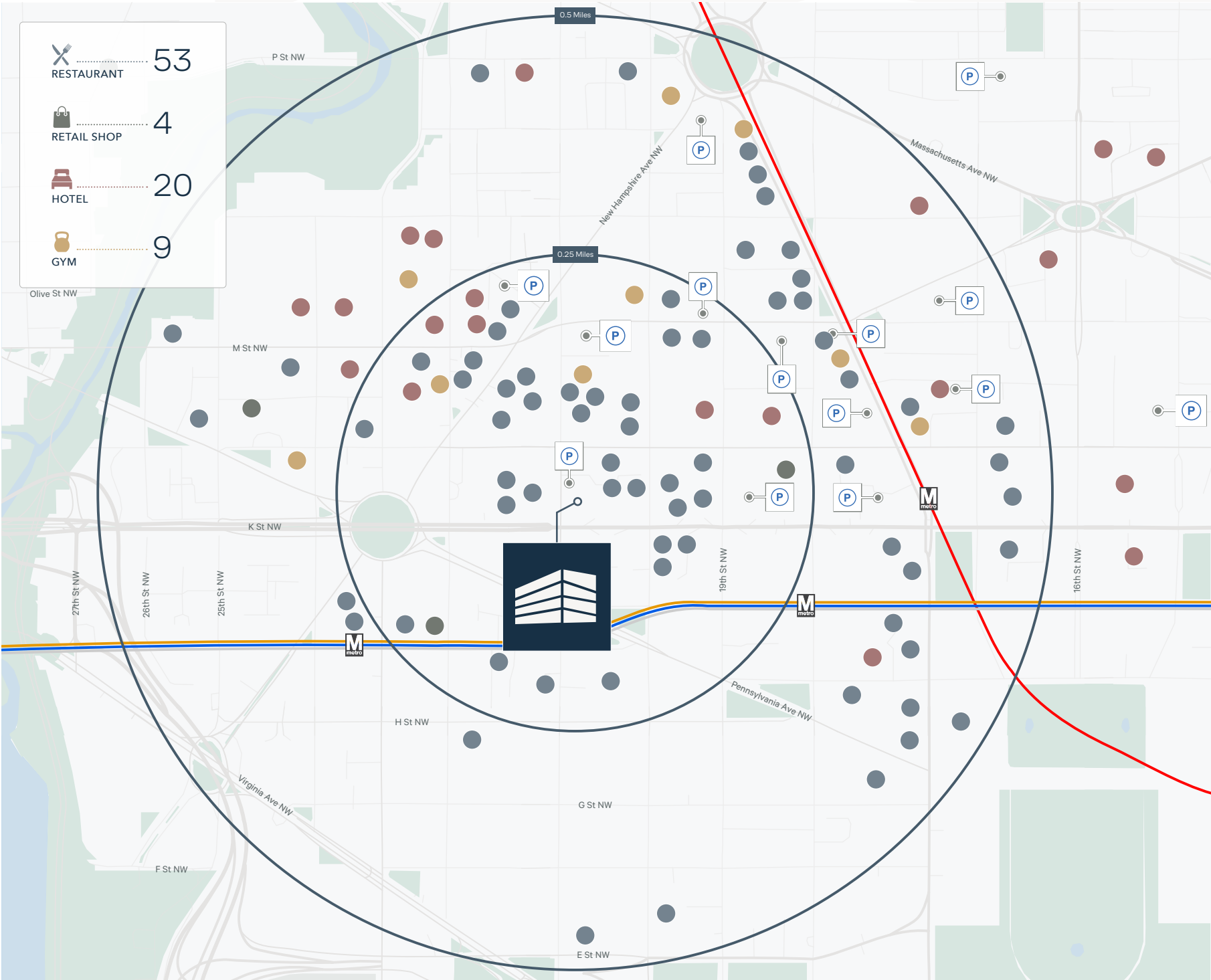


An accessible bike lane on L Street that eliminates the need to cross traffic

Proper21 on the ground floor, plus fast casual and white tablecloth restaurant steps away



Celebrate successes without leaving the building!
Enjoy a delicious meal or drinks at Proper 21,
located on-site.



60,00 RSF Top Down Availability

SPACE AVAILABLE NOW

60,000 SF
AVAILABLE

- 8th Floor / 16,615 RSF
- 7th Floor / 16,591 RSF
- 6th Floor / 16,591 RSF
- 5th Floor / 9,461 RSF

Retail / Private Entrance

5th Floor / Leased

4th Floor / Leased

3rd Floor / 2,000-5,000 RSF

2nd Floor / 2,000-5,000 RSF

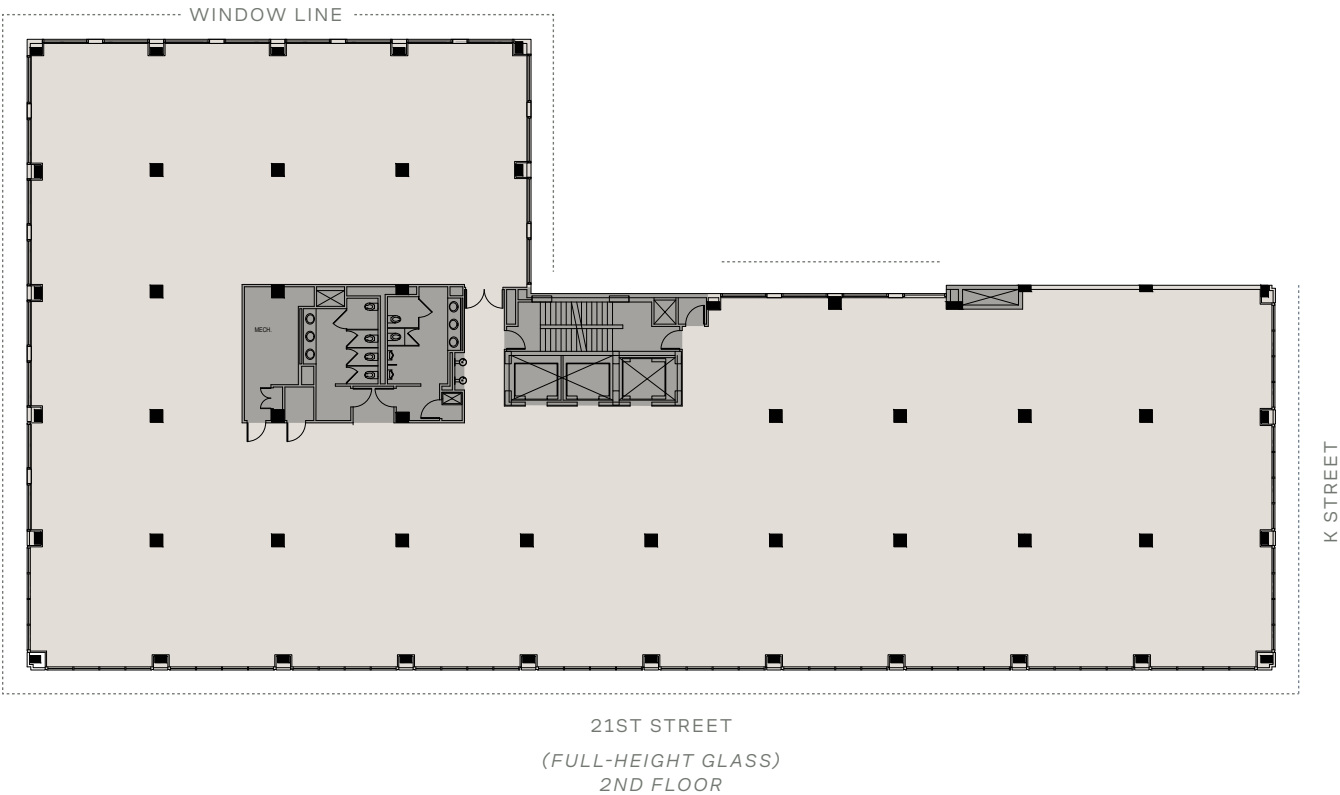
AVAILABLE 2026

Furnished & Wired
Town Hall Spec Suites

8TH FLOOR

Rare Top-Down Availability

560' OF LINEAR FULL HEIGHT GLASS
VIRTUALLY FREESTANDING



SPACE FEATURES

Light-filled floor plates allow for maximum efficiency

Stunning views and setbacks

Top floor features 11'4" clear height & full-height glass along 21st & K Streets

SPACE IMAGERY





VIEWS LOOKING EAST DOWN K STREET



VIEWS LOOKING NORTH UP 21ST STREET



VIEWS LOOKING WEST TOWARDS WASHINGTON CIRCLE

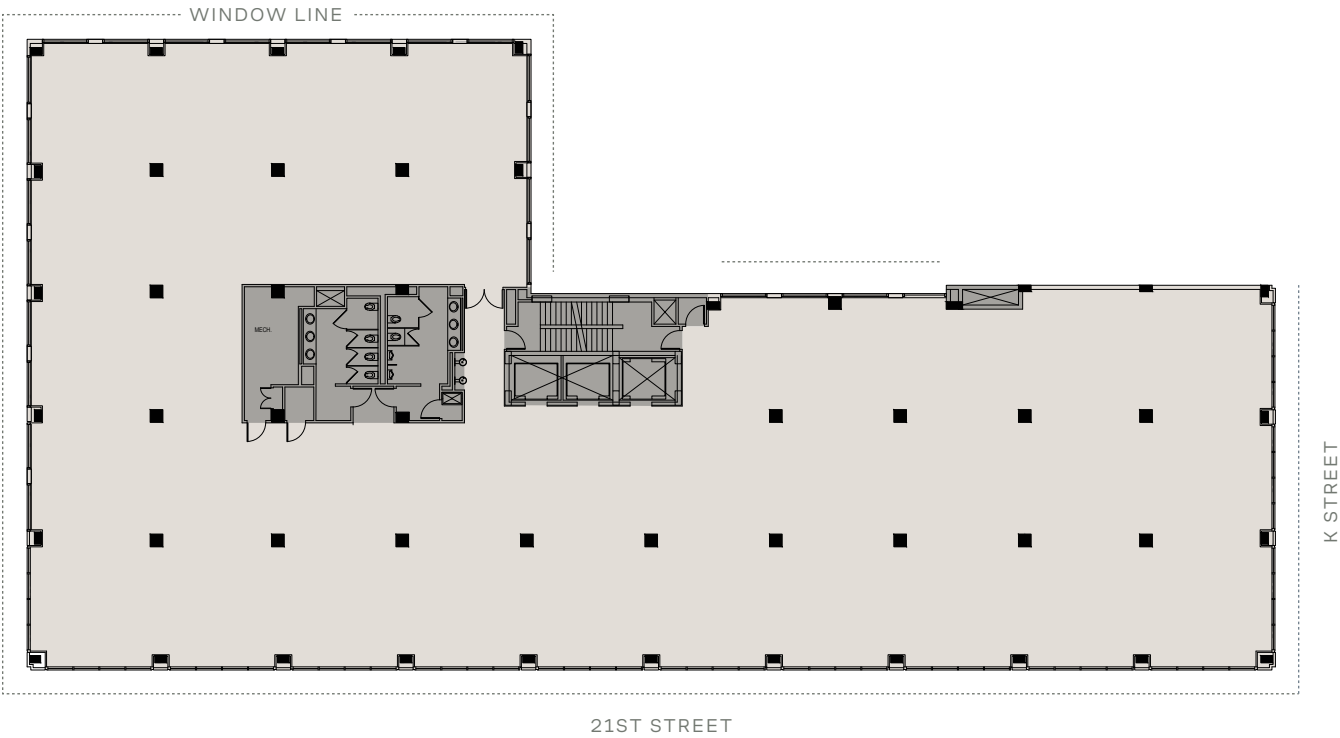
8TH FLOOR VIEWS

AVAILABILITY

7TH FLOOR

Suite 700

16,591 RSF
FULL FLOOR OPPORTUNITY



AVAILABILITY

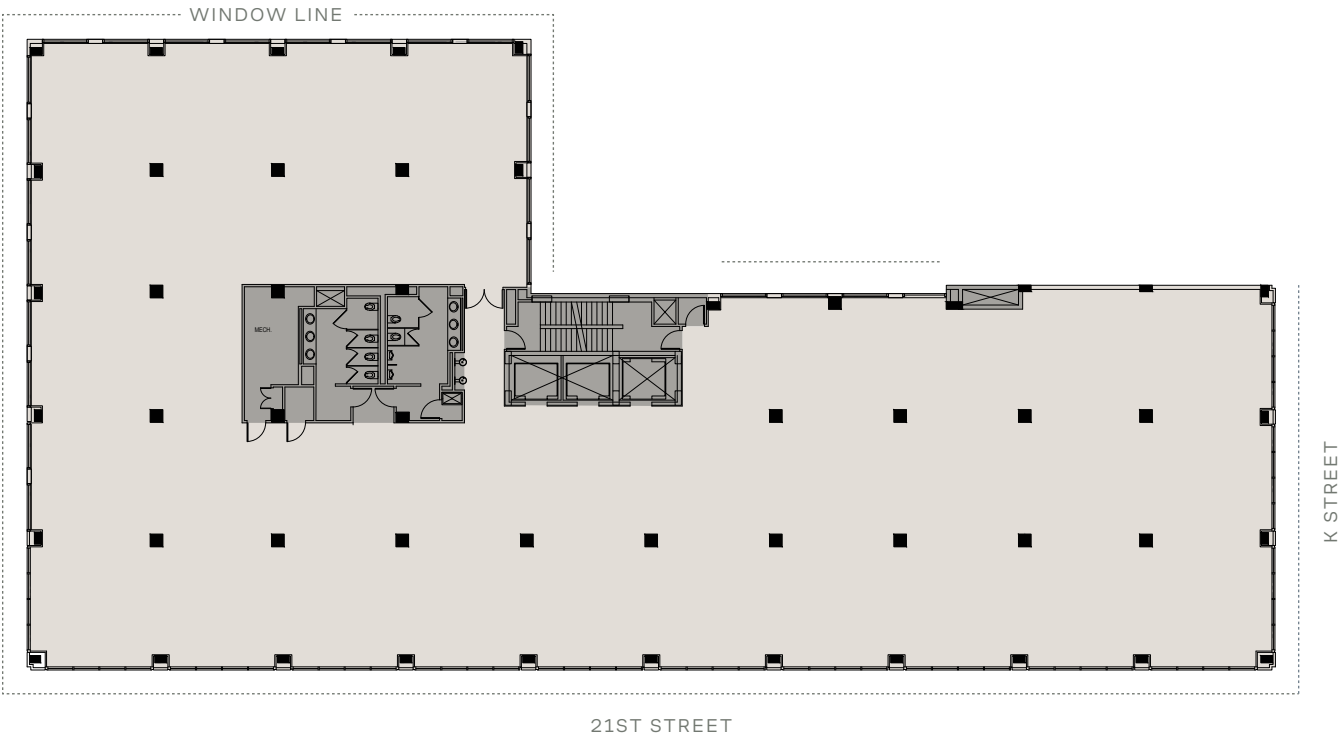
SPACE FEATURES

- Light-filled floor plates allow for maximum efficiency
- Stunning views and setbacks

6TH FLOOR

Suite 600

16,591 RSF
FULL FLOOR OPPORTUNITY



AVAILABILITY

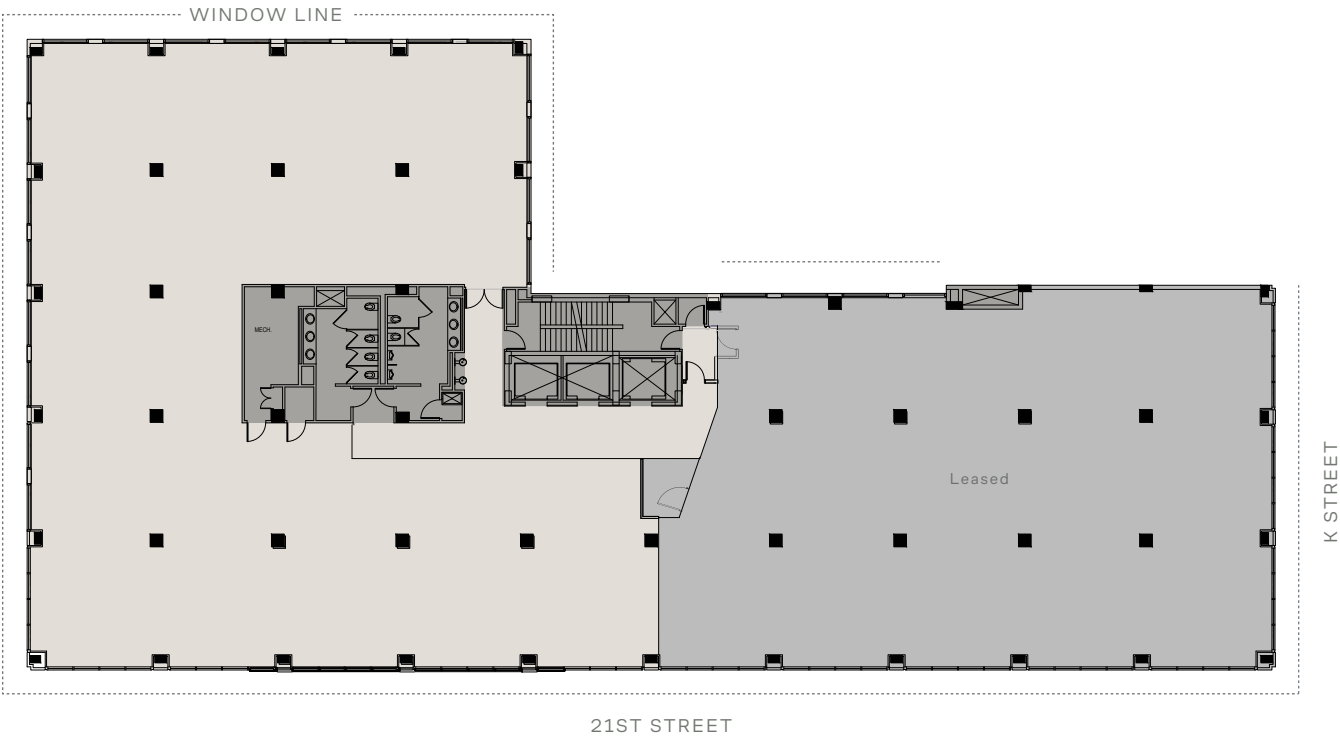
SPACE FEATURES

- Light-filled floor plates allow for maximum efficiency
- Stunning views and setbacks

5TH FLOOR

Suite 550

9,461 RSF
SHELL CONDITION



AVAILABILITY

SPACE FEATURES

- Light-filled floor plates allow for maximum efficiency
- Stunning views and setbacks

3RD FLOOR

Spec Suites

1,000 - 3,000 RSF
SPEC SUITE OPPORTUNITY



AVAILABILITY

FURNISHED & WIRED TOWN HALL SPEC SUITES
DELIVERING Q2/3 2026

2ND FLOOR

Spec Suites

2,000 - 5,000 RSF
SPEC SUITE OPPORTUNITY



AVAILABILITY

FURNISHED & WIRED TOWN HALL SPEC SUITES
DELIVERING Q1 2026



REPRESENTATIVE SPEC SUITE IMAGERY

In-Rel Invited

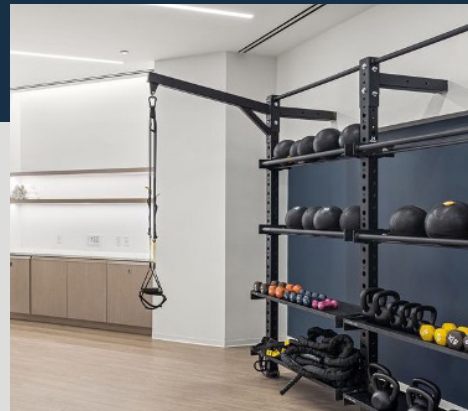
BY IN-REL PROPERTIES

CAN'T MAKE IT DOWNTOWN TODAY?

Come experience the perks and visit us in Bethesda or Arlington!

Unlock a superior work experience across DC, MD, and VA.

When you are a tenant in one of In-Rel's properties, you have access to a network of premium amenities, including access to a best-in-class 100+ person conference center, parking, state-of-the-art fitness centers, rooftop lounges, co-working spaces and more.



PARTNERS



In-Rel Properties was founded in 1984 and is a privately held, vertically integrated real estate investment and management firm. With a focus on enhancing property value through strategic investment, renovation, and tenant-focused management, In-Rel is dedicated to creating superior commercial real estate experiences.

In-Rel Invited Locations

2033 K St. NW
Washington, DC 20006

7500 Old Georgetown Rd.
Bethesda, MD 20814

Ballston Gateway
3865 Wilson Blvd.
Arlington, VA 22203





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