

2021 K Street

*Located in the heart of CBD
in Washington, D.C.'s
Golden Triangle District*

**UNDER NEW
OWNERSHIP**

**Renovations
Coming Soon**





3 blocks from
George Washington
University Hospital



13 minute drive
to DCA



Blue, Red, and Orange
line Metro stops within
an 8 minute walk



Surrounding restaurants
include The Prime Rib,
Froggy Bottom, and Proper 21 K

162,000 SQ. FT, 8 Story Medical Office Building

Welltower Knows Medical

Welltower has become known for its unparalleled relationship network and premier-quality health care real estate portfolio. Owning the finest assets and working with the best health care providers is simple in concept but demanding in execution. Over more than 40 years of exclusively investing in health care, Welltower has built unique capabilities and the industry's best team.



High End Building Improvements Coming Soon



High End Building Improvements Coming Soon



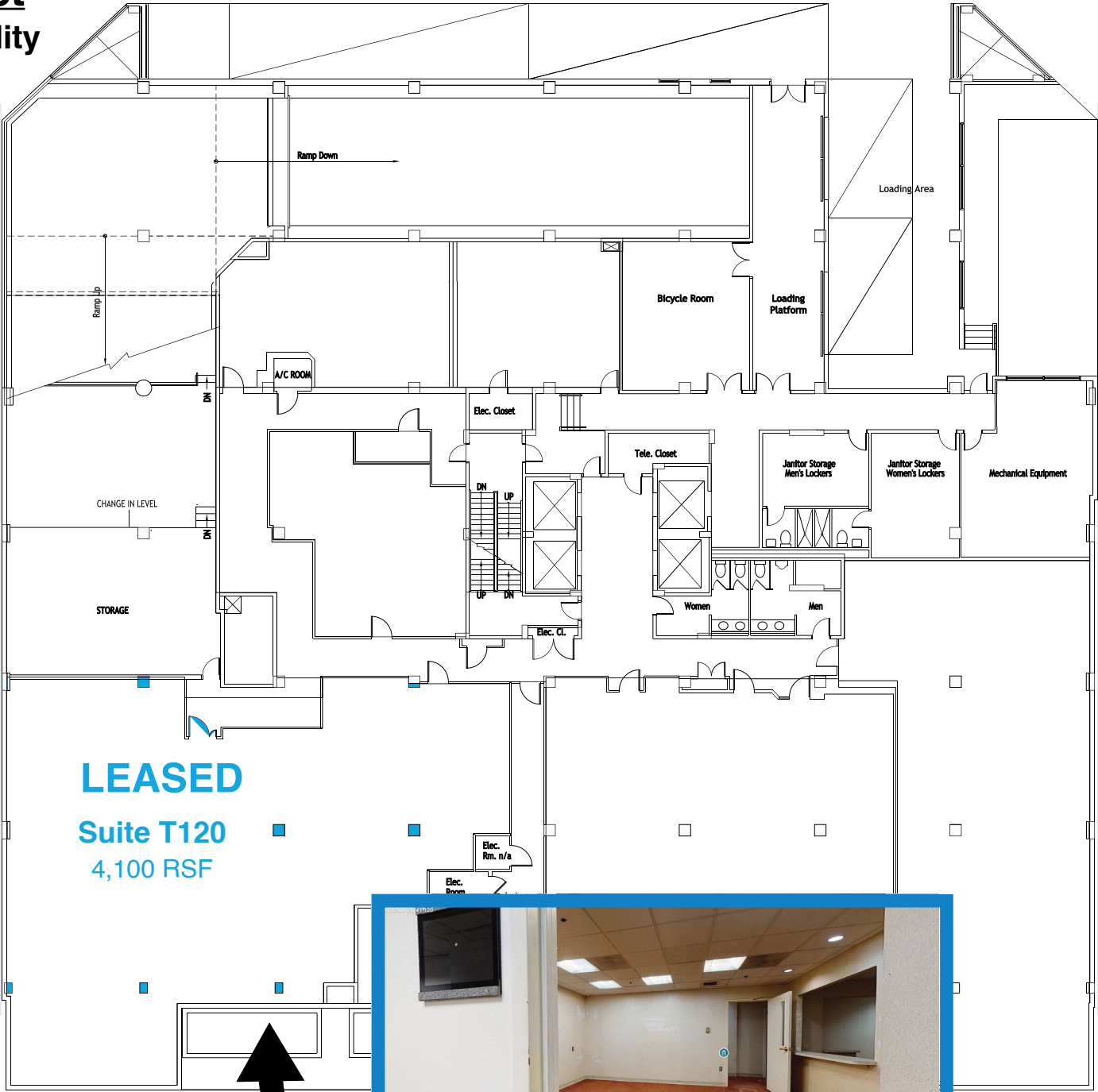
Spec Suite Under Construction



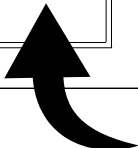
Suite 315 will be a modern conversion of a second generation medical layout. The 3,389 Square Foot Unit boasts six exam rooms with sinks, one central Procedure room, shared doctor's office, ADA compliant in-suite restroom, and plenty of storage. Available beginning of 2025.



2021 K Street Terrace Availability

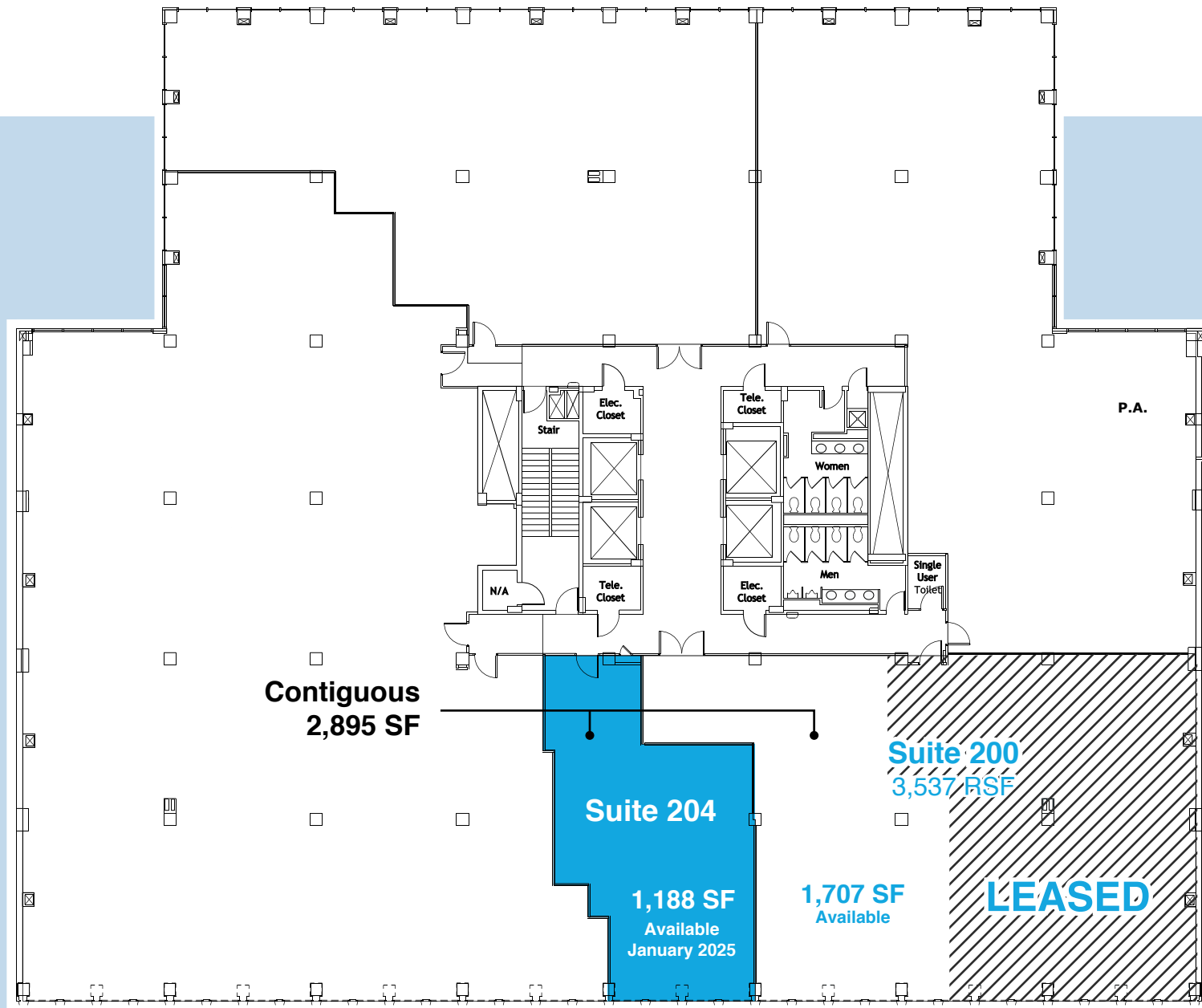


LEASED
Suite T120
4,100 RSF



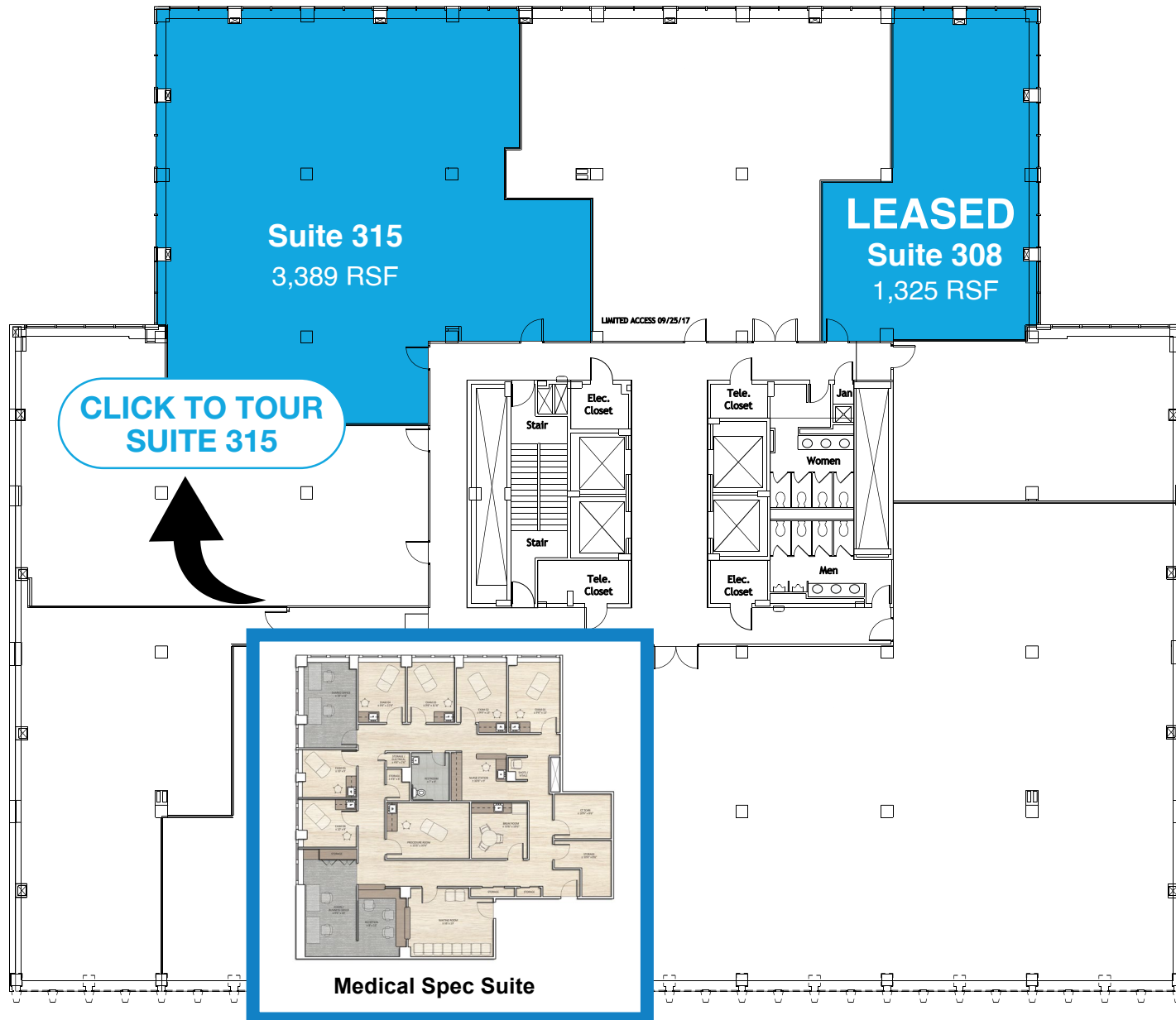
2021 K Street

Second Floor Availability with K Street Frontage



2021 K Street

Third Floor Availability



2021 K Street

Fourth Floor Availability with K Street Frontage

Suite 420
3,331 SF

[CLICK TO TOUR SUITE 420](#)

Suite 408
4,595 RSF

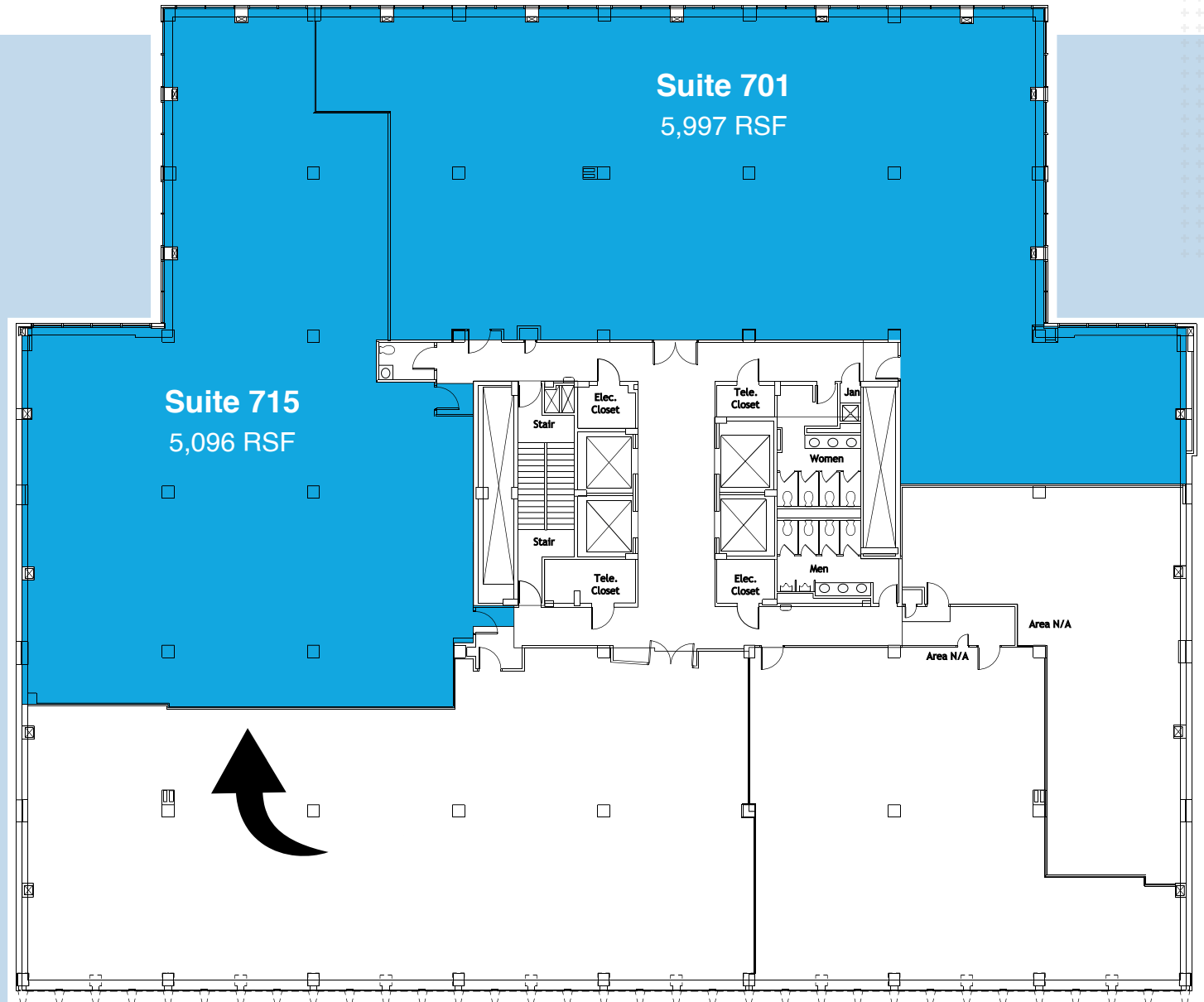
[CLICK TO TOUR SUITE 408](#)

Elec. Closet
Tele. Closet
Jan.
Elec. Closet
Tele. Closet

2021 K St NW DC #408

2021 K Street

Seventh Floor Availability



2021 K Street

2021 K STREET AVAILABILITY

CLICK TO TOUR IN 3D VIEW

Suite 200 1,188-2,895 RSF, K Street Frontage

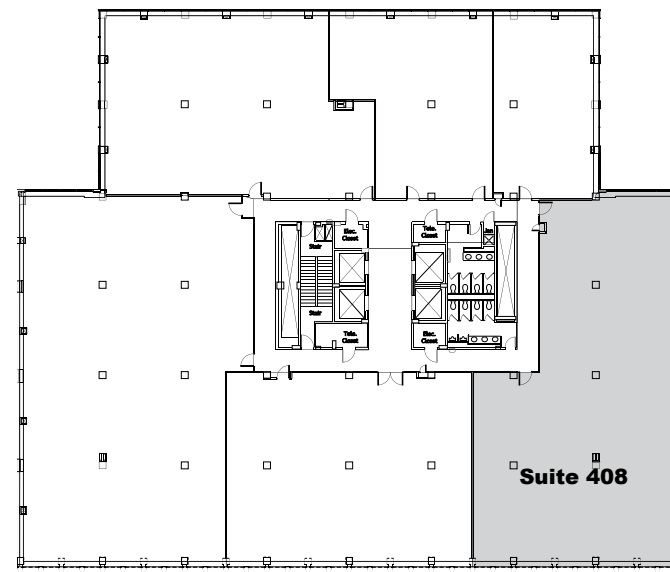
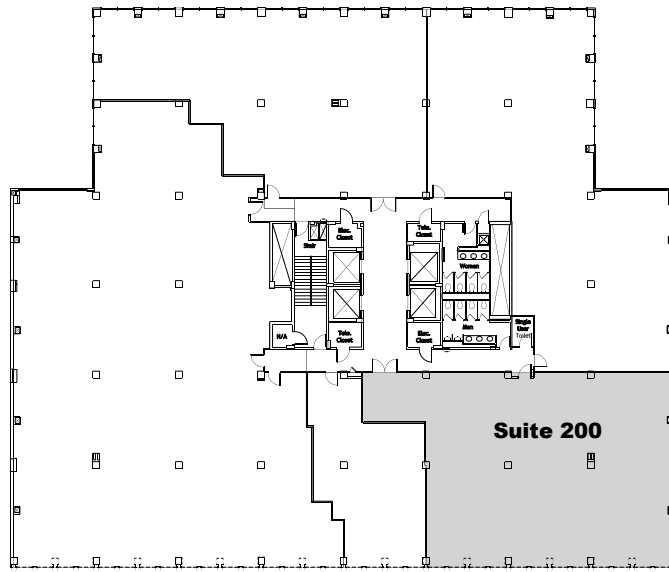
Suite 315 3,389 RSF

➔ **Suite 408** 4,595 RSF, K Street Frontage

➔ **Suite 420** 3,331 RSF

Suite 701 5,997 RSF

➔ **Suite 715** 5,096 RSF



welltower

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