



DOCHTER & ALEXANDER
RETAIL ADVISORS

2100



Square Footage | 4,960 - 35,495 RSF

Rent/Nets | Negotiable

Timing | 2024

CONTACT

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HIGHLIGHTS

- ▼ Trophy class renovations will bring up to **26 ft ceiling heights** to the **flagship corner** for marked presence
- ▼ Optimal retail configurations for **entertainment** and **fitness uses**, and a thoughtfully designed **food market hall space**
- ▼ Neighboring **Michelin recognized restaurants**: Rasika, Nobu, Tredici Vinoteca, and Boqueria

NEARBY TENANTS

RASIKA
FLAVORS OF INDIA

NOBU

WHOLE
FOODS
MARKET

RUTH'S
CHRIS
STEAK HOUSE

tredici
enoteca

EQUINOX

BOQUERIA

grillfish
SUSTAINABLE SEAFOOD
RESTAURANT & MARKET

STRONG. BOLD. ICONIC.





2100 M stands prominently at the convergence of four DC neighborhoods. Strong. Bold. Iconic. Transforming a prime downtown corner into a vibrant junction of work and life.



REGIONAL DESTINATION & DELIVERY NETWORK

15 MIN UBER

UPPER NW

SHAW

GEORGETOWN



NOMA UNION MARKET

ARLINGTON

NATIONAL MALL

US CAPITOL

FALLS CHURCH

CAPITOL RIVERFRONT

AMAZON NATIONAL LANDING

ALEXANDRIA

Total Population	433,415
Avg Household Income	\$154,895
Daytime Population	980,314
Avg Food Away from Home Spend	\$6,814

15 MIN UBER DEMOS

THE INTERSECTION OF FOUR NEIGHBORHOODS

DUPONT ESTABLISHED RESIDENTIAL IN HISTORIC NEIGHBORHOOD

- 12,597 Residents
- \$159,135 Avg Household Income
- 92% Bachelors Degree +
- 22,723 Daytime Population
- \$7,019 Avg Food Away from Home Spend

15 MIN WALK	-----
POPULATION	38,327
AVG HOUSEHOLD INCOME	\$141,752
HOUSING UNITS	22,553
DAYTIME POPULATION	234,332

TOTAL DC VISITORS IN 2019

DOMESTIC	22.8M
INTERNATIONAL	1.8M
TOTAL	24.6M

GEORGETOWN

WEST END LUXURY RESIDENTIAL AND TROPHY OFFICE NEIGHBORHOOD

- 5,539 Residents
- \$167,663 Avg Household Income
- 3.5 Million Square Feet of Office
- 18,046 Daytime Population
- \$7,457 Avg Spend Food Away from Home

CENTRAL BUSINESS DISTRICT PRIVATE SECTOR OFFICE HUB

- 115,811 Workers in Dense Office
- 32,000,000 Square Feet of Office
- \$105,000 Avg Worker Salary
- 31 Top 100 Law Firms

LOGAN CIRCLE

M STREET

GW
HOSPITAL

GEORGE
WASHINGTON
UNIVERSITY

EAST END

FOGGY BOTTOM GW UNIVERSITY & STATE DEPT

- 11,139 Housing Units
- \$978,509 Average Home Value
- 20,636 Daytime Population
- 12,546 GW University undergrads

THE WHITE HOUSE

THE
KENNEDY
CENTER

THE US
STATE
DEPARTMENT

WALKING PATHS & TOURISM LEAD TO 2100 M



DAYTIME TRADE AREA

Streets: N STREET NW, M STREET NW, L STREET NW, K STREET NW, 24TH STREET NW, 23RD STREET NW, 22ND STREET NW, 21ST STREET NW, 20TH STREET NW, 19TH STREET NW.

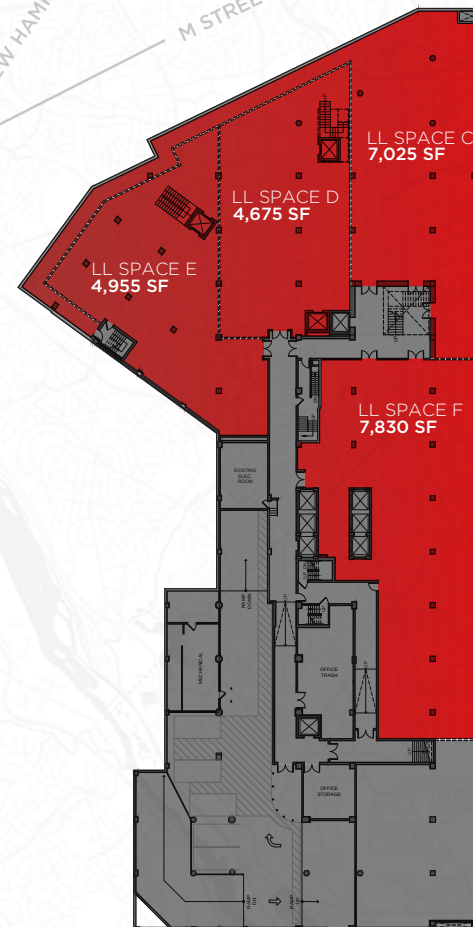
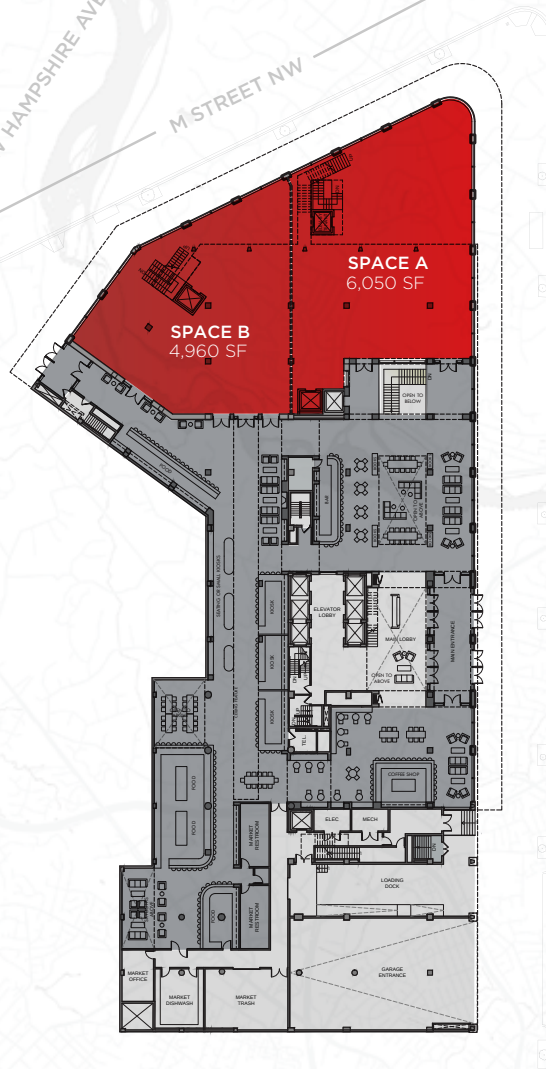
Transit Connections:

- 8 MIN WALK DUPONT METRO
- 13 MIN WALK TO GEORGETOWN
- 9 MIN WALK TO FARRAGUT NORTH METRO
- 7 MIN WALK TO FOGGY BOTTOM

Buildings and Landmarks:

- Embassy Suites** (318 HOTEL KEYS)
- Legacy West End** (197 Residential Units)
- The Bond** (83 Residential Units)
- Hamilton House** (304 Residential Units)
- The World Bank Hotel** (121 HOTEL KEYS)
- Hyatt Place** (168 HOTEL KEYS)
- Marriott World Geo** (470 HOTEL KEYS)
- Equinox** (300 HOTEL KEYS)
- Carriage House** (160 Residential Units)
- West Light** (164 Luxury Condos)
- Winston House** (140 Residential Units)
- 2100 L STREET NW** (100,000 SF OFFICE MORRISON & FOERSTER LAW FIRM ANCHORED. UNDER CONSTRUCTION DELIVERING Q2 2020)
- European Union Delegation to the USA**
- MedStar Georgetown University Hospital**
- MedStar Georgetown Faculty Associates**
- Bluestone Lane**
- Equinox**
- Carriage House**
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PROPOSED RETAIL LAYOUT



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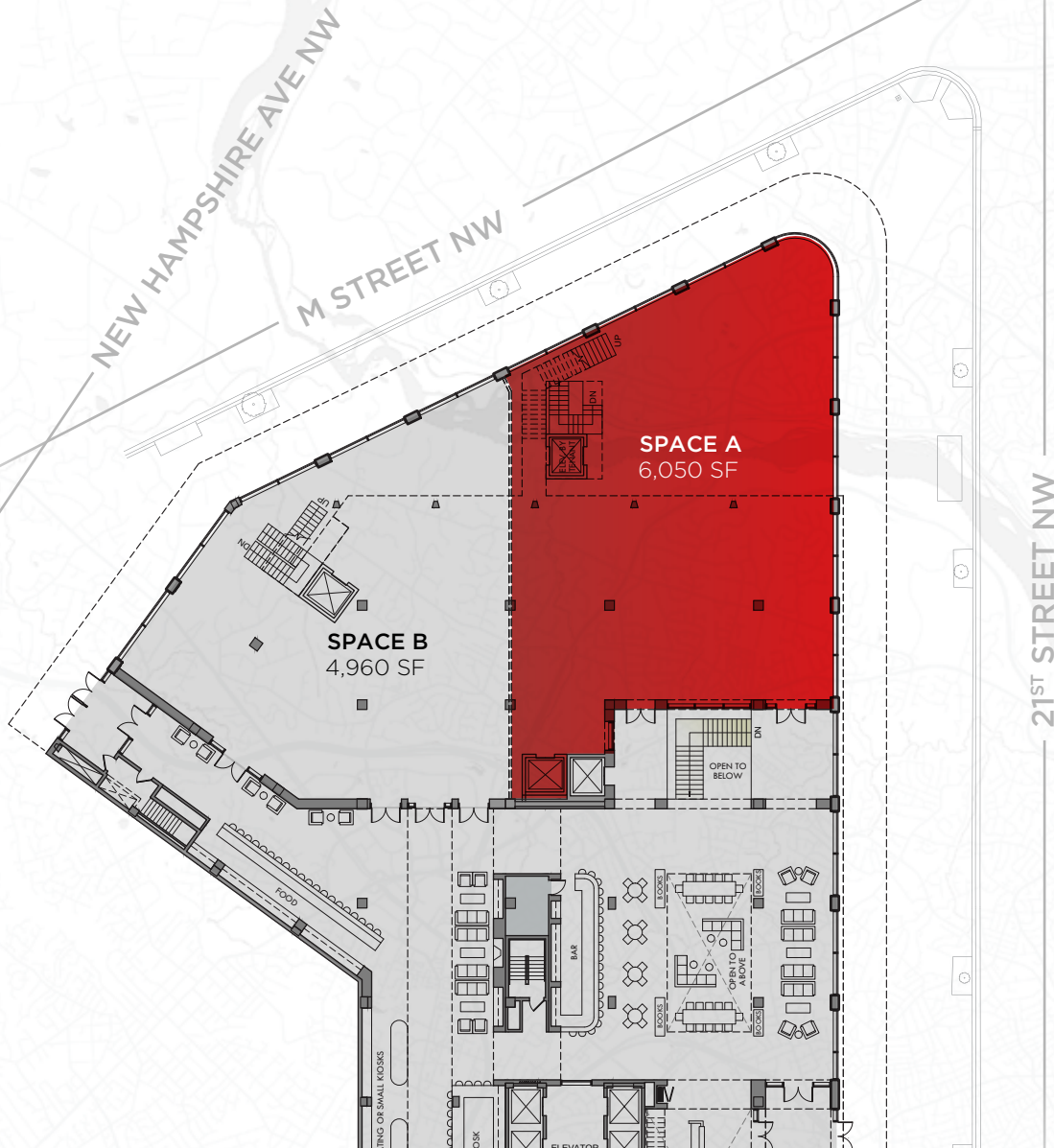
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RESTAURANT A



SPECS

Square Footage | 6,050 - *12,195+ SF

Ceiling Heights | 14' - 26'

Rent/Nets | Pricing Upon Request

**Larger square footage includes lower level and mezzanine space*

CONTACT

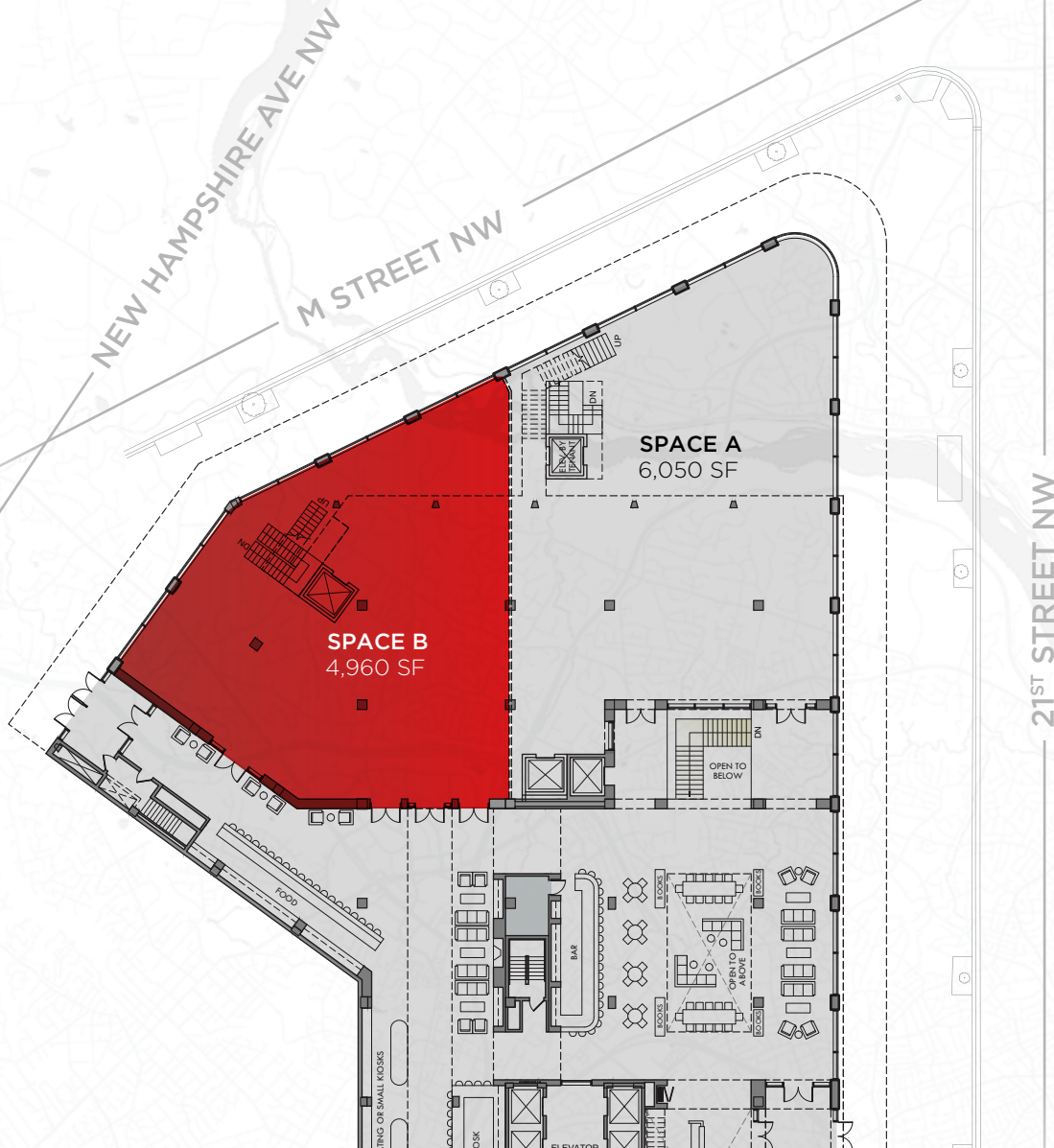
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RESTAURANT B



SPECS

Square Footage | 4,960 - *10,725+ SF

Ceiling Heights | 14' - 26'

Rent/Nets | Pricing Upon Request

**Larger square footage includes lower level and mezzanine space*

CONTACT

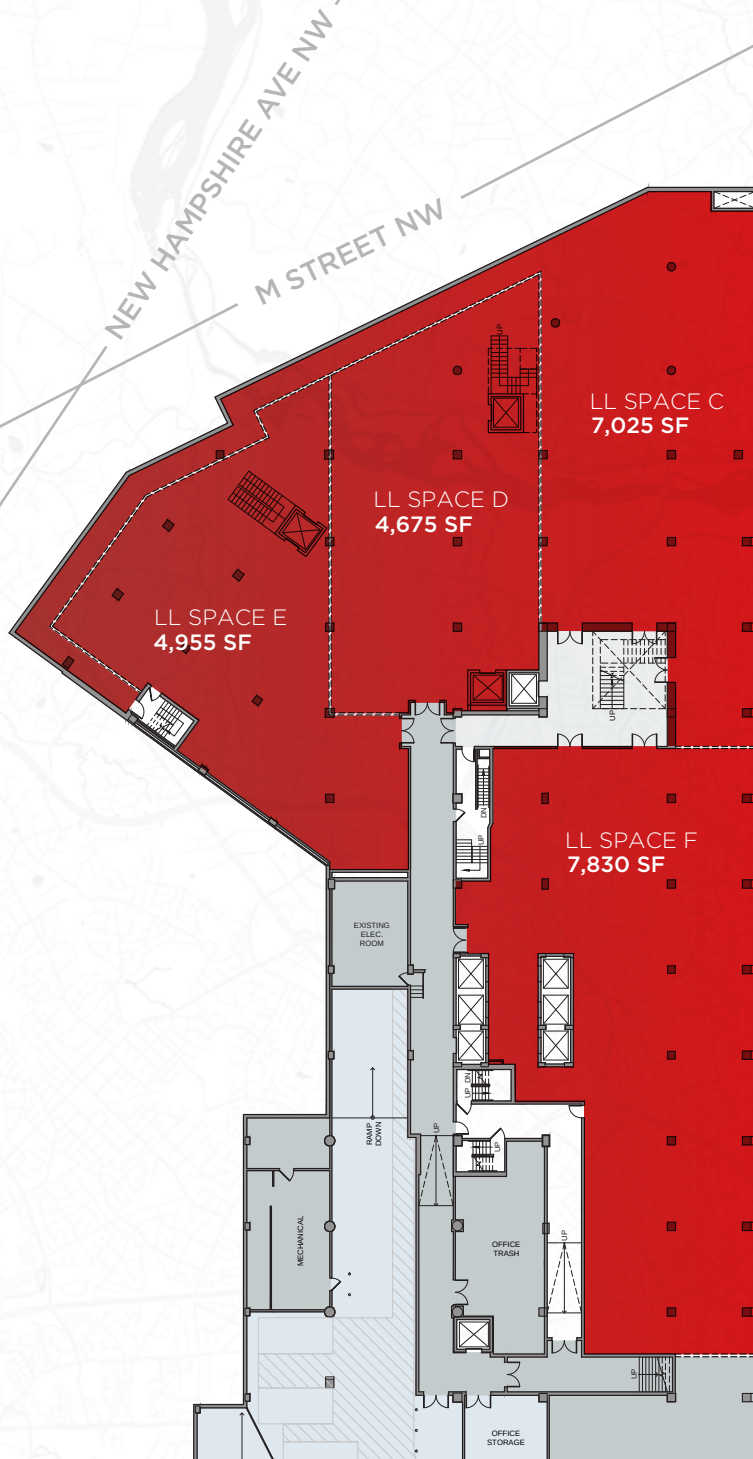
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ENTERTAINMENT + FITNESS



SPECS

Square Footage | 4,675 - *24,485 SF

Ceiling Heights | 14'

Rent/Nets | Pricing Upon Request

**Larger square footage includes full lower level*

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