3040M
GEORGETOWN | DC

DISTINCT DESTINATION
NOTEWORTHY NEIGHBORS

LINCOLN PROPERTY COMPANY

DOCHTER & ALEXANDER
RETAIL ADVISORS

3040 M STREET NW

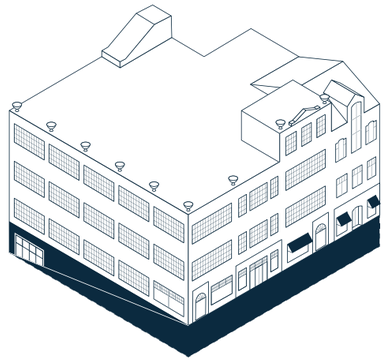
3040 M is an opportunity to occupy a unique, contemporary industrial space in the heart of the most lively and lovely retail corridor in DC — M Street in Georgetown. Become a destination within a destination by situating your flagship amidst a collection of stellar neighbors, from the classics like Apple and Ralph Lauren to the fresh faces like Everlane, Buck Mason, and All Birds.

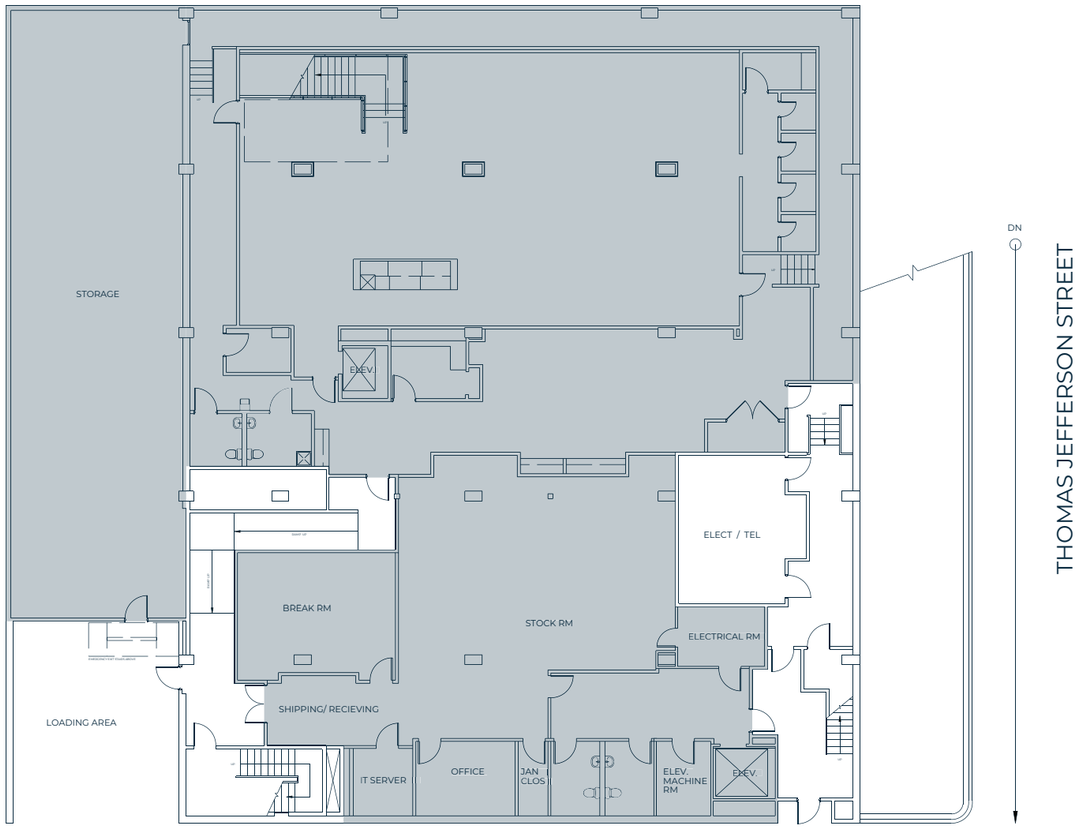
M Street has something for everyone, and 3040 M has everything for your brand. This experiential flagship destination boasts unbeatable square footage, sky-high ceiling heights, and frontage for days. When it comes to brand presence potential, 3040 M is second to none.

Rentable SF	**±44,582**
Ceiling Heights	**8’2”–26’**
Total Frontage on M	**113”**
Total Frontage on Thomas Jefferson St.	**108’4”**
Rent	**Negotiated**

LOWER LEVEL

±9,840 SF

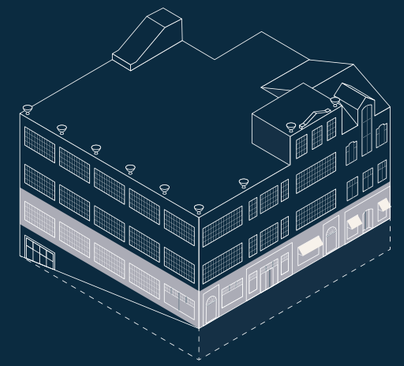


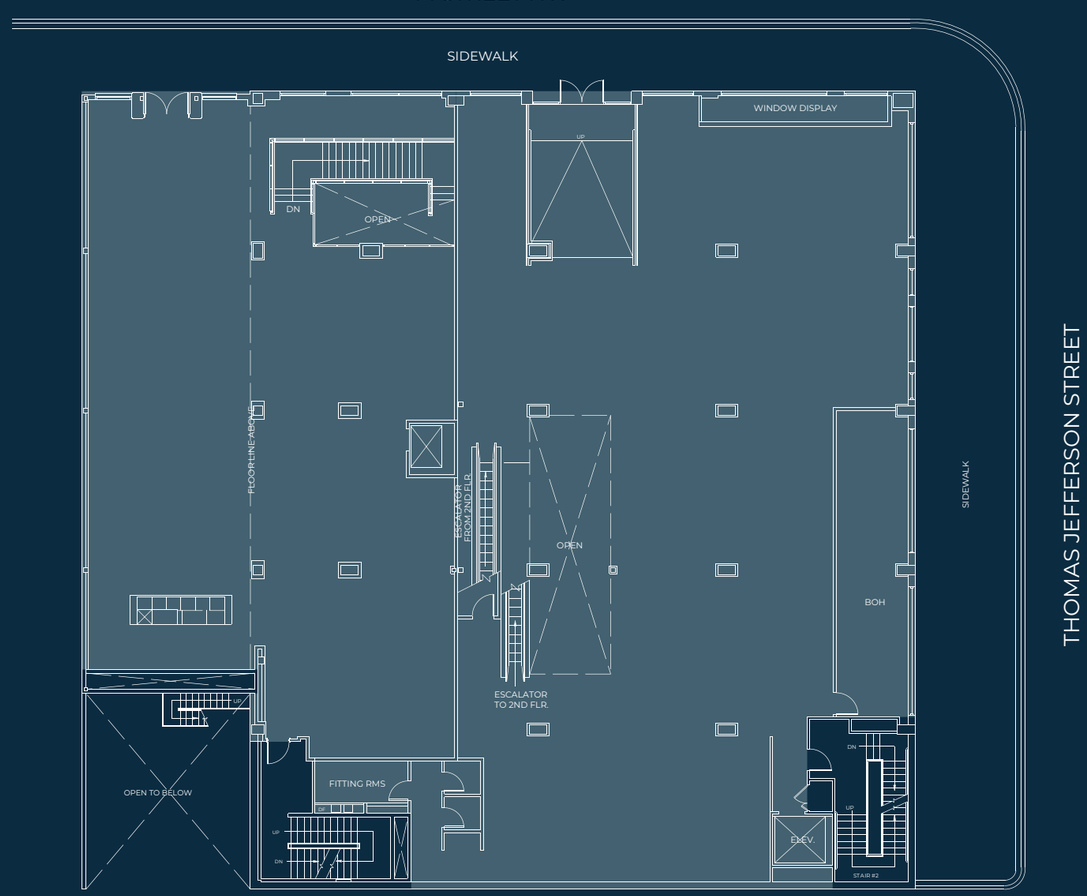


10' WIDE PUBLIC ALLEY

GROUND FLOOR

±11,862 SF **VIRTUAL TOUR**

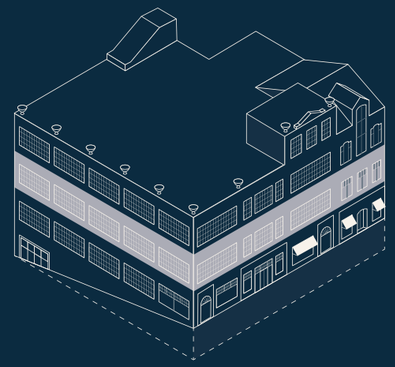




10' WIDE PUBLIC ALLEY

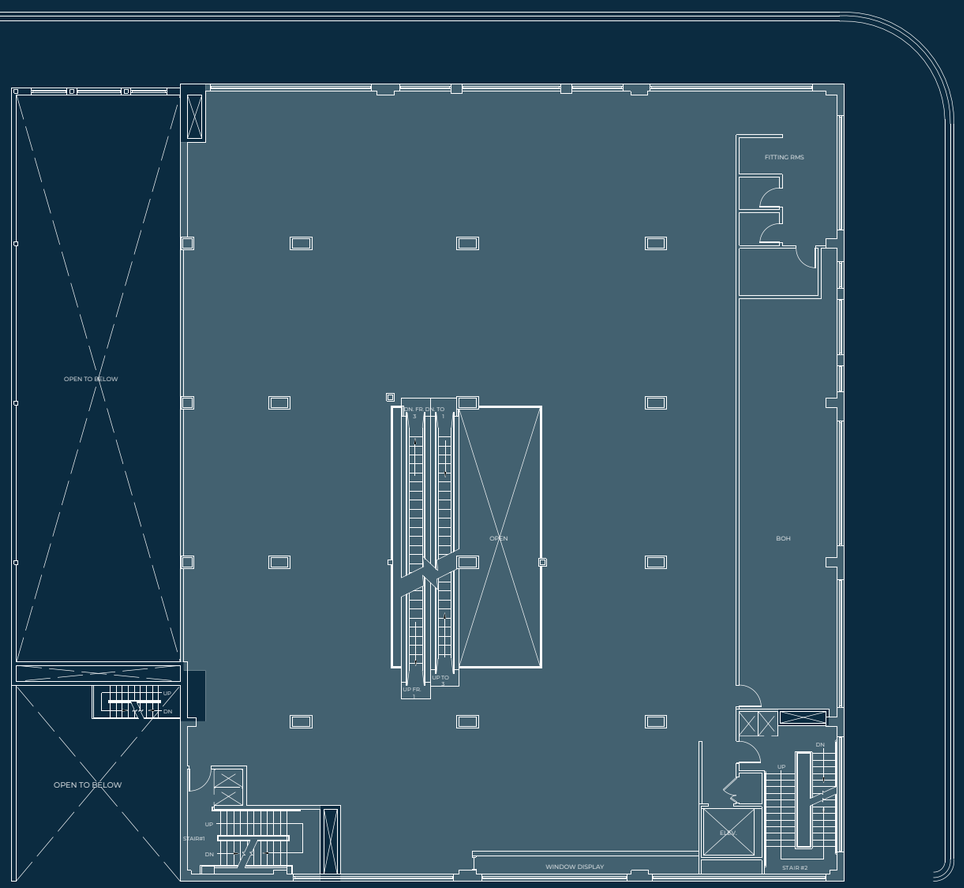
3040M

SECOND FLOOR



±9,681 SF **VIRTUAL TOUR**

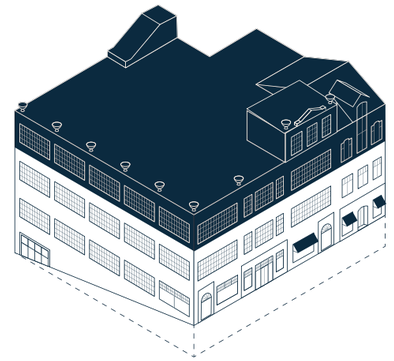
M STREET NW



THOMAS JEFFERSON STREET

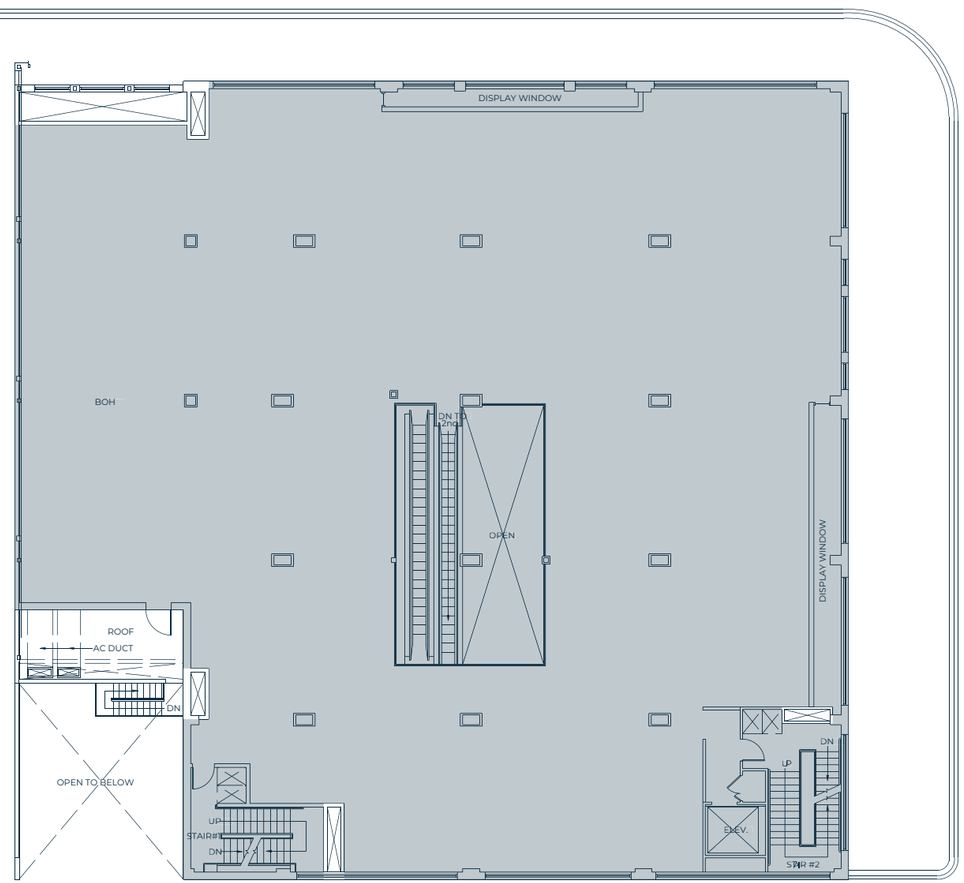
10' WIDE PUBLIC ALLEY

THIRD FLOOR



±11,096 SF **VIRTUAL TOUR**

M STREET NW



THOMAS JEFFERSON STREET

10' WIDE PUBLIC ALLEY

3040M

Georgetown University, looking across the Potomac River

GEORGE TOWN IS YOUR TOWN

The Georgetown neighborhood of Washington, DC is the city's most recognizable destination for shopping, dining, and entertainment. Behind these historic storefronts and charming side streets sit some of DC's trendiest boutiques and eateries. Home to an affluent, highly educated population, Georgetown is also a destination for visiting dignitaries, politicos, and the casual shopper. The retail corridor is flanked by Georgetown University to the north and the Georgetown Waterfront at Washington Harbour to the south, drawing visitors and residents year-round.

THE NEIGHBORHOOD

	0.25 mile	0.5 mile	1 mile
Total Population	2,068	11,937	43,218
Avg HH Income	$282,054	$209,452	$170,914
Bachelors Degree +	88.65%	93.47%	89.09%
Total Employees	13,116	26,086	147,856
Hotel Keys	516	1,769	6,993

*2021 Data

GEORGETOWN UNIVERSITY

Undergrad Students	Grad Students	Faculty & Staff
7,357	12,014	5,000+

3040M

THE WASHINGTON, DC MSA
#2 IN AVERAGE HH INCOME
#1 IN EDUCATION
5TH LOWEST UNEMPLOYMENT RATE

North Bethesda
270
95
Beltsville
1
Greenbelt
355
Bethesda
Silver Spring
College Park
MARYLAND
VIRGINIA
5.55 MILES | 23 MINUTE DRIVE
29
DISTRICT OF COLUMBIA
Lanham
Hyattsville
7
495
McLean
267
Tysons
9.19 MILES | 20 MINUTE DRIVE
3040M
The White House
The Capitol
Capitol Heights
Largo
Vienna
29
Falls Church
66
Arlington
50
295
Bailey's Crossroads
Fairfax
395
95
Temple Hills
Alexandria
123
Burke
Springfield
Franconia
Joint Base Andrews

THE DMV

DC
SUBMARKETS

CLEVELAND PARK
UPPER NW METRO RESIDENTIAL

ROCK CREEK PARK

COLUMBIA HEIGHTS
DENSEST RESIDENTIAL WITH BIG BOX RETAIL

ADAMS MORGAN
HIPSTER F&B

GLOVER PARK
GEORGETOWN COMMUNITY

14TH & U
YOUNG URBAN DWELLER

NORTH END SHAW
MILLENIAL ENCLAVE

DUPONT CIRCLE
HISTORIC RESIDENTIAL

14TH & LOGAN CIRLCE
HOMEGOODS & FOOD RENAISSANCE

SHAW
HIP FOOD & BEVERAGE

GEORGETOWN
ESTABLISHED FASHION RETAIL

WASHINGTON, DC

VIRGINIA

WEST END
HIGH END RESIDENTIAL

CBD
DENSE OFFICE

MIDTOWN
CITYSCAPE WHITEHOUSE

CITY CENTER
DOWNTOWN HIGH END LUXURY

MOUNT VERNON TRIANGLE
RESIDENTIAL, WEEKLY NEEDS

NOMA
NEW NEIGHBORHOOD TRANSIT TRANSPLANTS

UNION MARKET
WAREHOUSE DISTRICT RETAIL COLLECTION

H STREET NE
COOL VIBES, MIXED USE RESIDENTIAL

THE WHITE HOUSE

EAST END
DOWNTOWN OFFICE & TOURISM

FOGGY BOTTOM
GW UNIVERSITY & HOSPITAL

ROSSLYN
REGIONAL HUB, LIVE WORK PLAY

THE NATIONAL MALL

UNITED STATES CAPITOL

CAPITOL HILL
EASTERN MARKET NEIGHBORHOOD RETAIL

L'ENFANT
GOVERNMENT CENTRIC

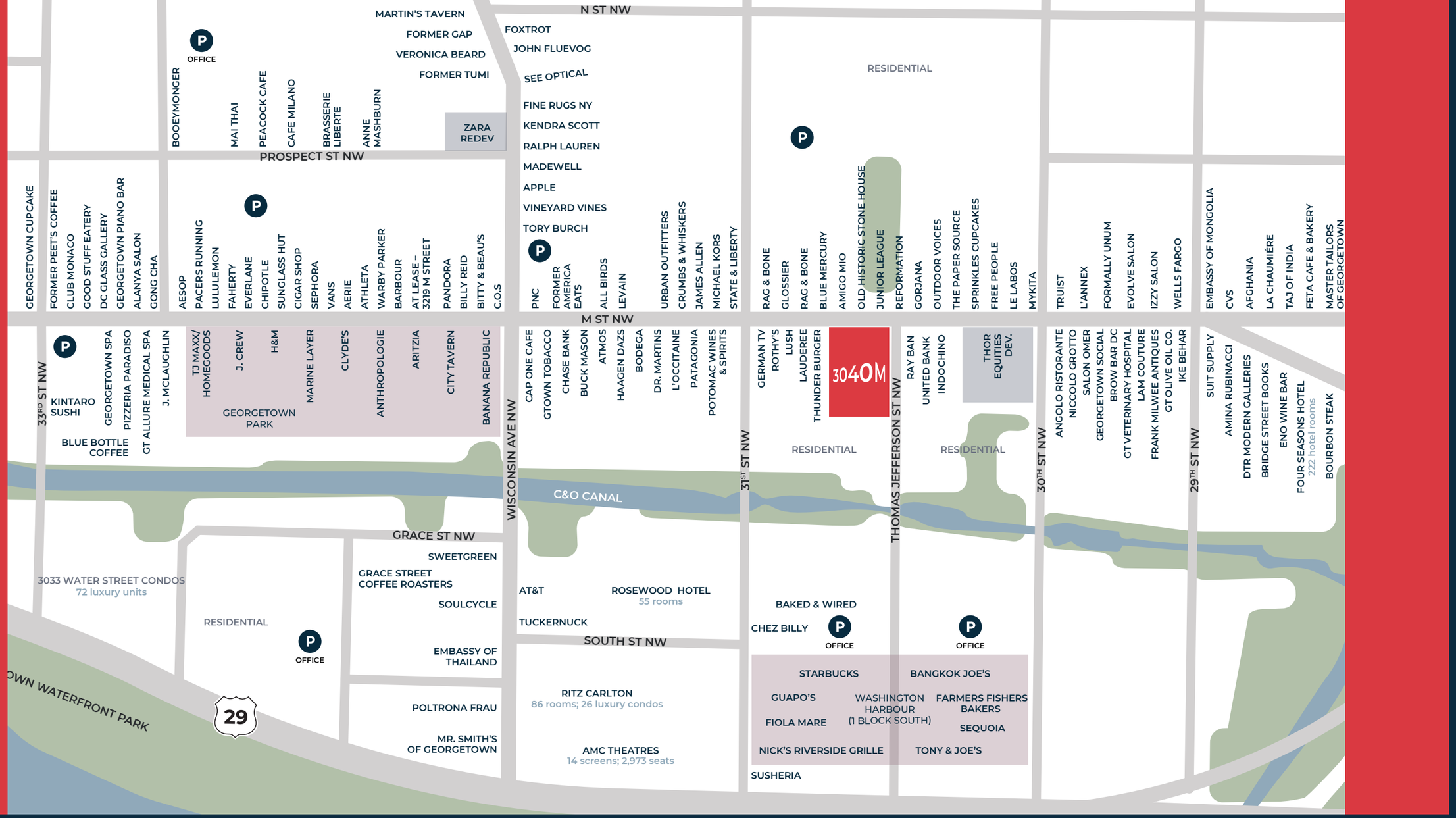
THE WHARF
DESTINATION ENTERTAINMENT

ARLINGTON NATIONAL CEMETERY

CAPITOL RIVERFRONT
BALLPARK NAVY YARD MIXED USE

SW WATERFRONT
DEVELOPING MIXED USE

PENTAGON CITY
FASHION DESTINATION, AMAZON HQ



OVER 100' OF FRONTAGE ON M

M Street is one of the most sought after retail corridors in the country, and for good reason... with storefronts offering everything from timeless classics to the trendiest designs, retailers know they can count on Georgetown as a picture perfect backdrop to highlight their brand. Top tier restaurants serve a variety of cuisines and cater to ever appetite, from cupcakes to prime cuts, there is something for everyone on these brick-lined streets. You're sure to find a home for your flagship among some truly noteworthy neighbors in 3040 M.

3040M

NOTEWORTHY NEIGHBORS

WARBY PARKER
Barbour
PANDORA
BILLY REID
Billy Reid
COS
ZARA
REDEV
ARITZIA
BANANA REPUBLIC
sweetgreen
SOULCYCLE
DA

SEE
FINE RUGS NY SINCE 1916
RALPH LAUREN
KENDRA SCOTT
Madewell
vineyard vines
TORY BURCH
P
PNC
allbirds
Levain BAKERY
CapitalOne café
Georgetown Tobacco
CHASE
BUCK MASON
atmos
Häagen-Dazs
BODEGA
Dr. AirWair Martens
L'OCCITANE EN PROVENCE
patagonia
AT&T
TUCKERNUCK
ROSEWOOD HOTEL
55 rooms

CRUMBS & WHISKERS
URBAN OUTFITTERS
JAMES ALLEN
MICHAEL KORS
State & Liberty
2DF
ROTHY'S
LUSH
LADURÉE
rag & bone MEN'S NEW YORK
Glossier.
rag & bone WOMEN'S NEW YORK
P
bluemercury
AMIGO MIO
OLD HISTORIC STONE HOUSE
JUNIOR LEAGUE
Reformation
gorjana
Outdoor Voices
PAPER SOURCE
Sprinkles
FREE PEOPLE
LE LABO GRASSE – NEW YORK
MYKITA
3040M
BAKED WIRED
Chez Billy SUD
P
OFFICE

Ray-Ban
UNITED BANK
INDOCHINO MADE TO MEASURE
THOR EQUITIES
DEV
P
OFFICE

TRUIST
LANNEXE Cocktail Bar
EVOLVE SALON
IZZY
WELLS FARGO
Angolo RISTORANTE ITALIANO
BROW BAR
SALON OMER & SPA
GEORGETOWN OLIVE OIL CO. DC's #1 Choice for FRESH Olive Oil
IKE BEHAR NEW YORK

EMBASSY OF MONGOLIA
CVS
AFGHANIA
La Chaumière
TAJ OF INDIA
FETA CAFE & BAKERY
SUITSUPPLY
Amina Rubinacci
DTR
BRIDGE STREET BOOKS
eno WINE BAR
FOUR SEASONS
222 hotel rooms

M ST NW
WISCONSIN AVE NW
C&O CANAL
31ST ST NW
THOMAS JEFFERSON ST NW
30TH ST NW
29TH ST NW

DISTINCT DESTINATION

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DOCHTER & ALEXANDER
RETAIL ADVISORS

DAVID **DOCHTER**
202.971.8989
david@dochalex.com

MATTHEW **ALEXANDER**
202.971.8788
matthew@dochalex.com

LAURA **BELLANTONI**
703.899.5348
laura@dochalex.com