



DOCHTER & ALEXANDER
RETAIL ADVISORS

SAGAMORE
DEVELOPMENT

3150 M STREET NW
WASHINGTON, DC | GEORGETOWN

Square Footage | 4,152 - 12,921 RSF

Timing | Immediate

Rent/Nets | Pricing Upon Request

A SAGAMORE DEVELOPMENT PROPERTY

CONTACT

David Dochter
202.971.8989
david@dochalex.com

Matthew Alexander
202.971.8788
matthew@dochalex.com

HIGHLIGHTS

- Flagship Corner location at Wisconsin & M Street in Georgetown
- Highest foot trafficked intersection in Georgetown, **major branding potential**
- Great Georgetown **co-tenancy** with **national and international retailers**

NEARBY TENANTS



WARBY PARKER
GEORGETOWN

INTERMIX



ZARA

& other Stories

COS

Massimo Dutti

patagonia



lululemon athletica

kate spade
NEW YORK

BILLY REID

ALLSAINTS

rag & bone
NEW YORK

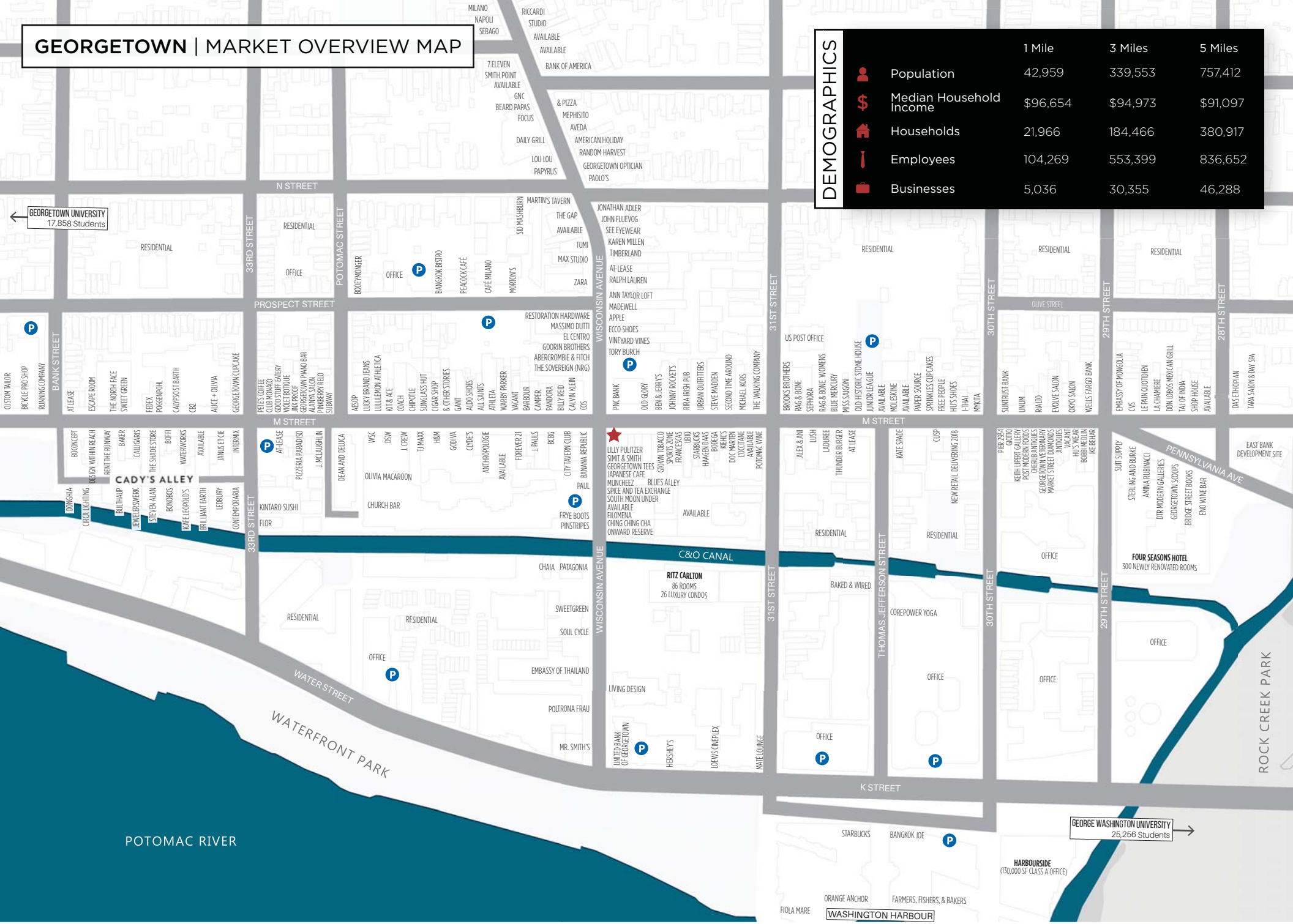
FLAGSHIP RETAIL CORNER AT
GEORGETOWN'S
WISCONSIN & M STREET



GEORGETOWN | MARKET OVERVIEW MAP

DEMOGRAPHICS

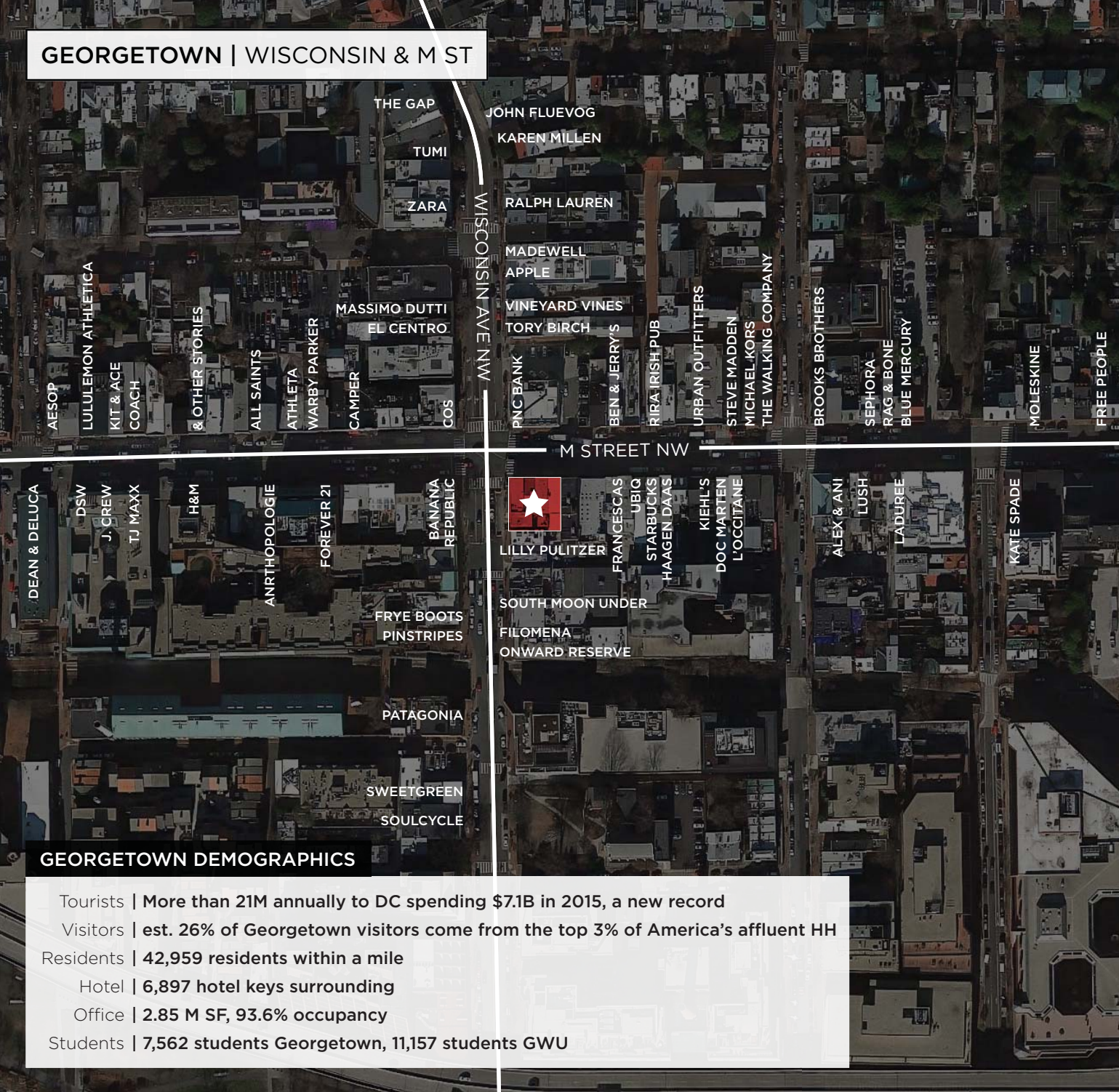
	1 Mile	3 Miles	5 Miles
Population	42,959	339,553	757,412
Median Household Income	\$96,654	\$94,973	\$91,097
Households	21,966	184,466	380,917
Employees	104,269	553,399	836,652
Businesses	5,036	30,355	46,288



3150 M Street NW
Washington, DC



GEORGETOWN | WISCONSIN & M ST

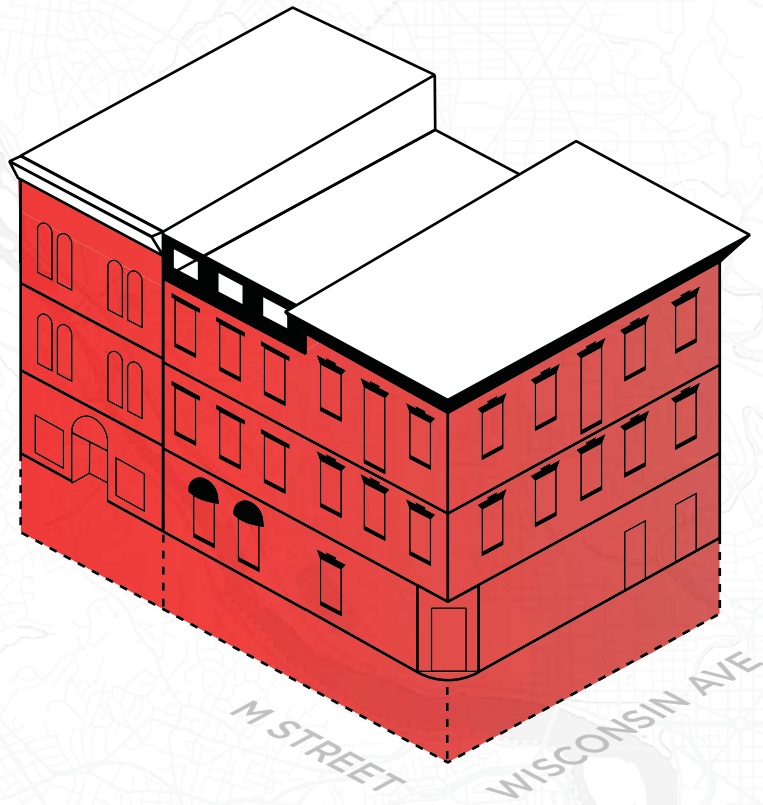


GEORGETOWN DEMOGRAPHICS

- Tourists | More than 21M annually to DC spending \$7.1B in 2015, a new record
- Visitors | est. 26% of Georgetown visitors come from the top 3% of America's affluent HH
- Residents | 42,959 residents within a mile
- Hotel | 6,897 hotel keys surrounding
- Office | 2.85 M SF, 93.6% occupancy
- Students | 7,562 students Georgetown, 11,157 students GWU



3150 M | FULL BUILDING SCENARIO



Square Footage | 12,921 RSF

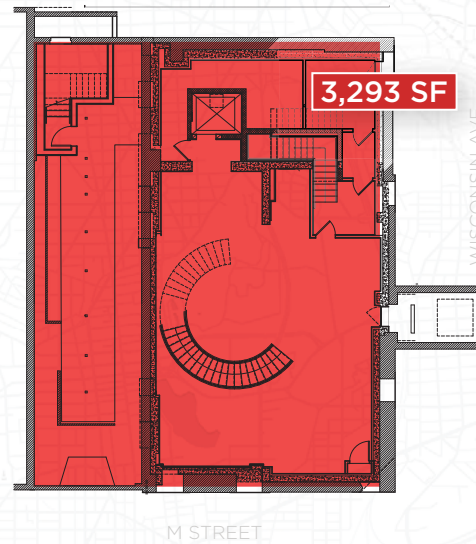
Lower Level | 3,293 RSF

Ground Floor | 3,426 RSF

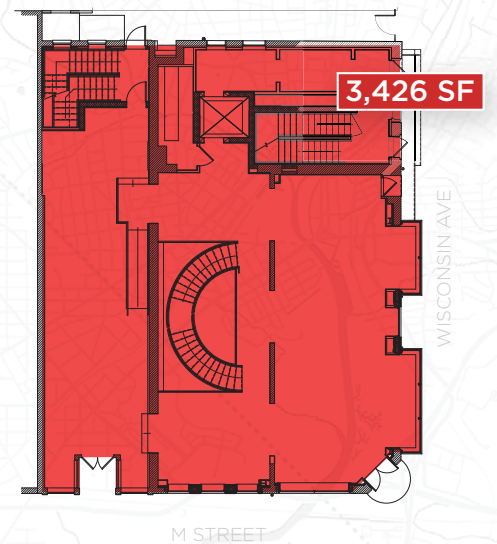
2nd Floor | 3,186 RSF

3rd Floor | 3,016 RSF

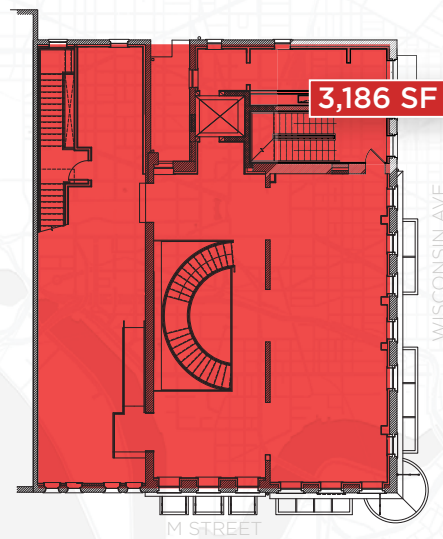
LOWER LEVEL



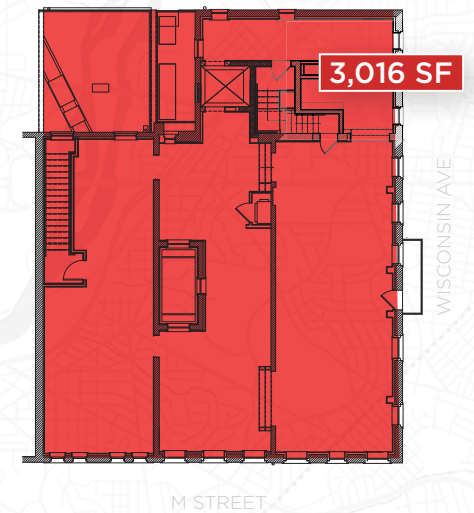
GROUND FLOOR



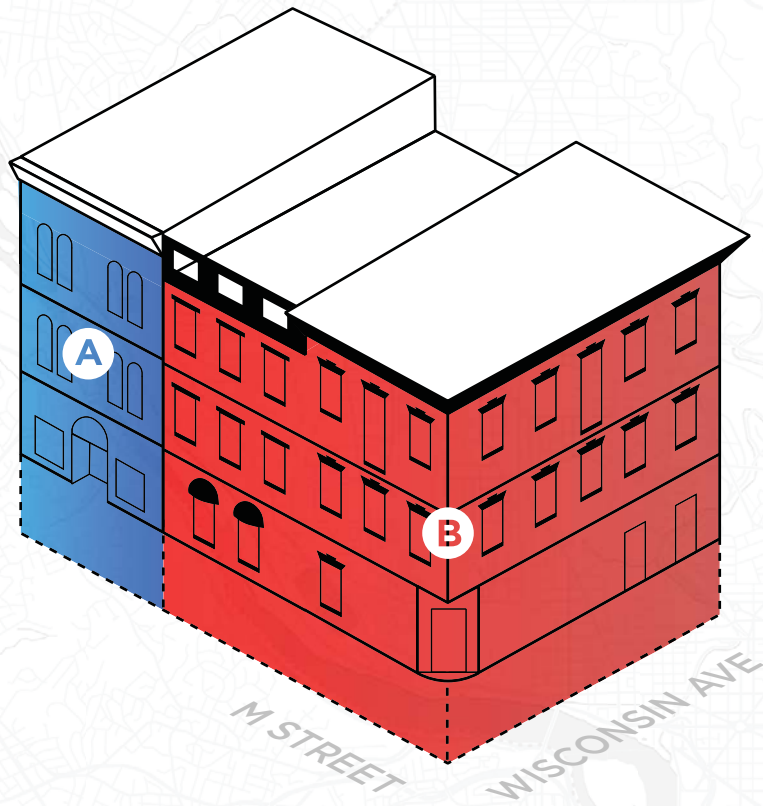
SECOND LEVEL



THIRD LEVEL



3150 M | SPLIT BUILDING SCENARIO



SPACE A

Square Footage | 4,152 RSF

Lower Level | 1,142 RSF

Ground Floor | 1,068 RSF

2nd Floor | 1,124 RSF

3rd Floor | 818 RSF

SPACE B

Square Footage | 8,769 RSF

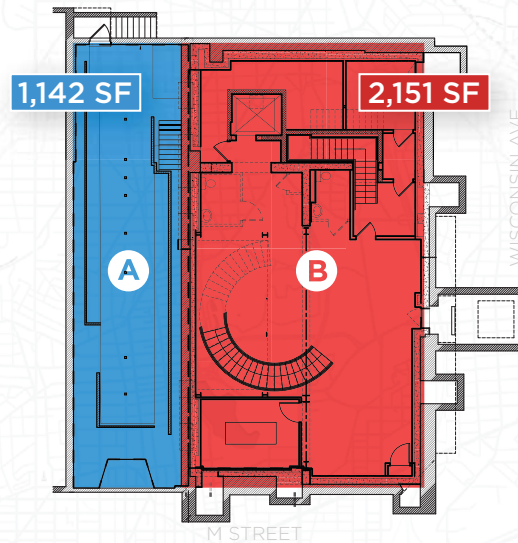
Lower Level | 2,151 RSF

Ground Floor | 2,358 RSF

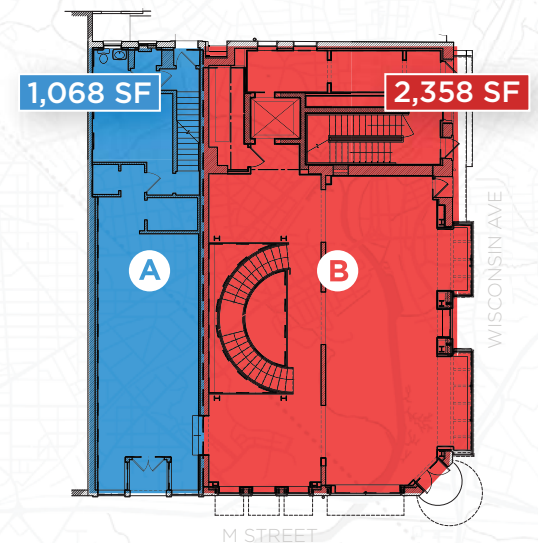
2nd Floor | 2,062 RSF

3rd Floor | 2,198 RSF

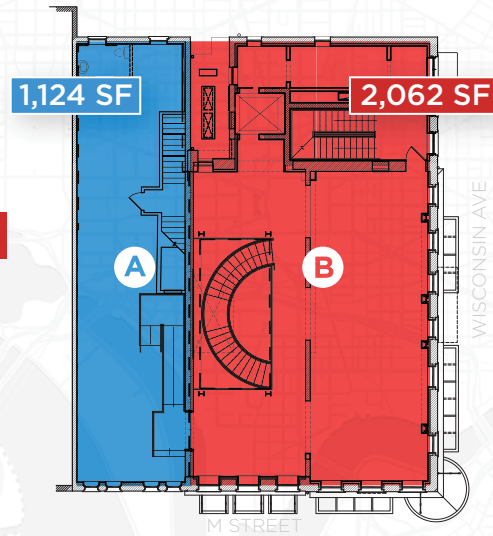
LOWER LEVEL



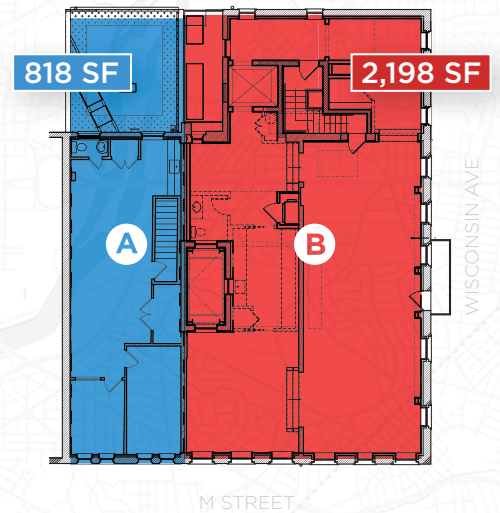
GROUND FLOOR



SECOND LEVEL



THIRD LEVEL



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WASHINGTON, DC | GEORGETOWN

FOR INQUIRIES, CONTACT

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   @DARetailAdvisor