

3040M  
GEORGETOWN | DC

# DISTINCT DESTINATION NOTEWORTHY NEIGHBORS





# 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.

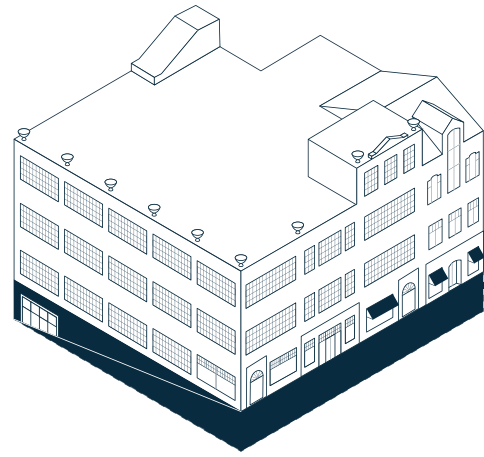
Rentable SF	±43,781
Ceiling Heights	8'2"—26'
Total Frontage on M	113"
Total Frontage on Thomas Jefferson St.	108'4"
Rent	Negotiated



3040M

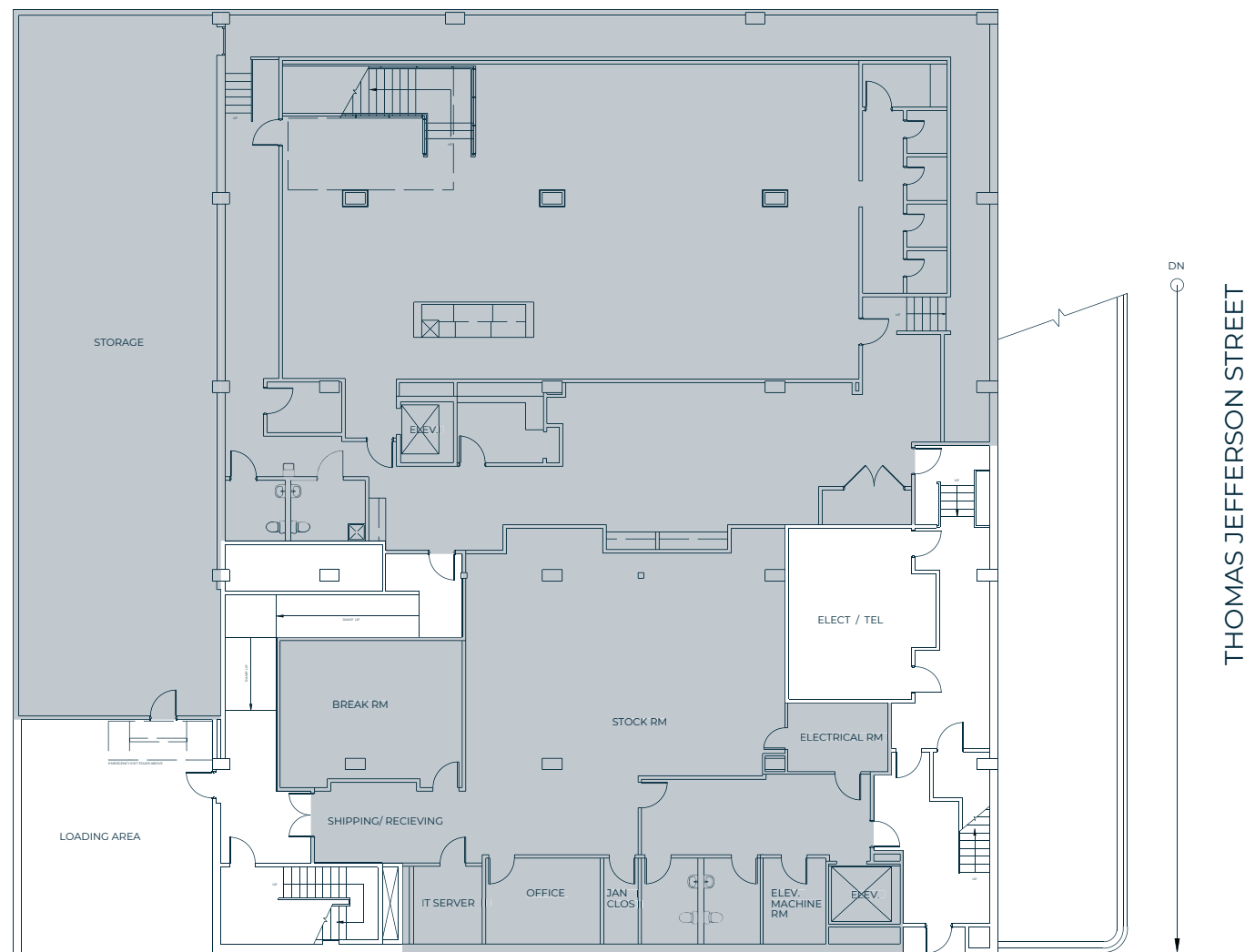


# LOWER LEVEL



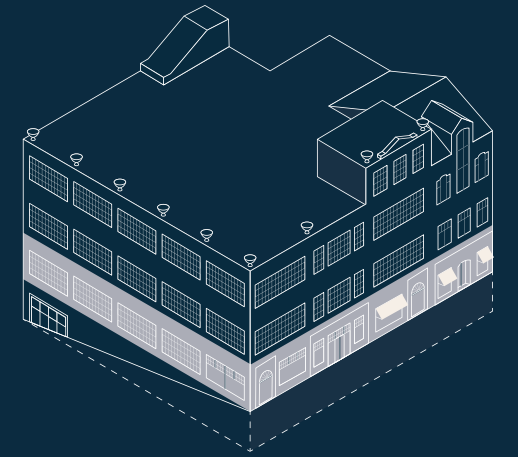
±10,399 SF

CEILING HEIGHT: 8'2" - 10'3"



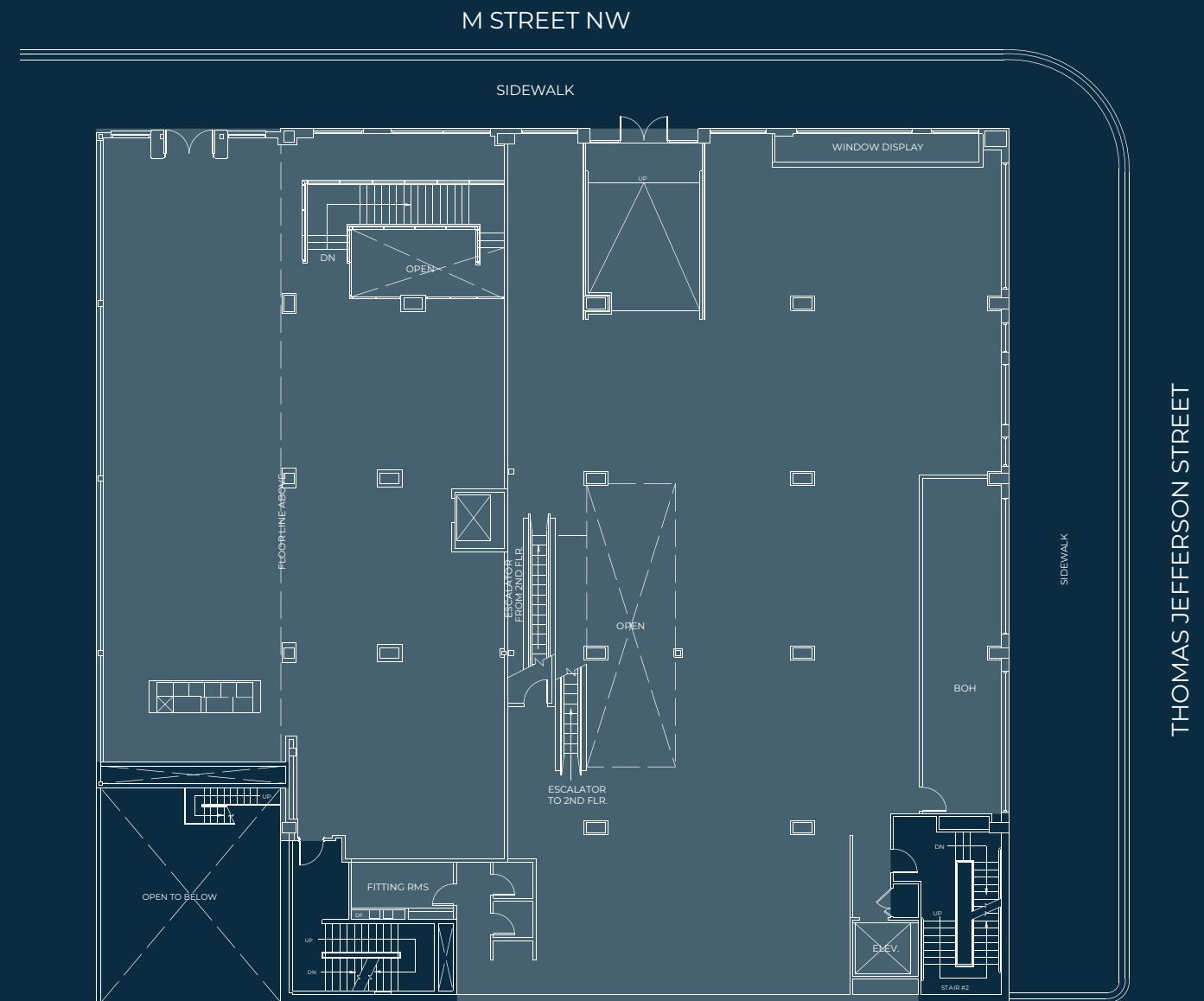
10' WIDE PUBLIC ALLEY

# GROUND FLOOR



±11,719 SF [VIRTUAL TOUR](#)

CEILING HEIGHT: 13' - 26'

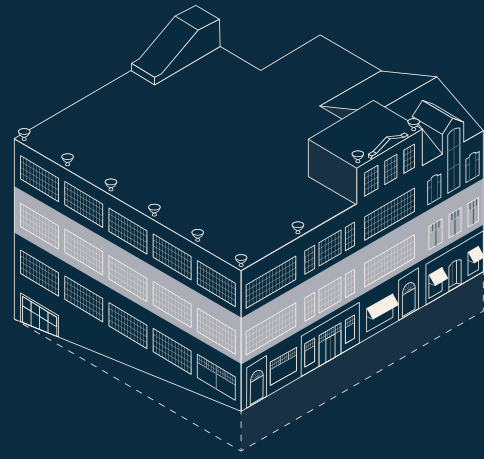


10' WIDE PUBLIC ALLEY



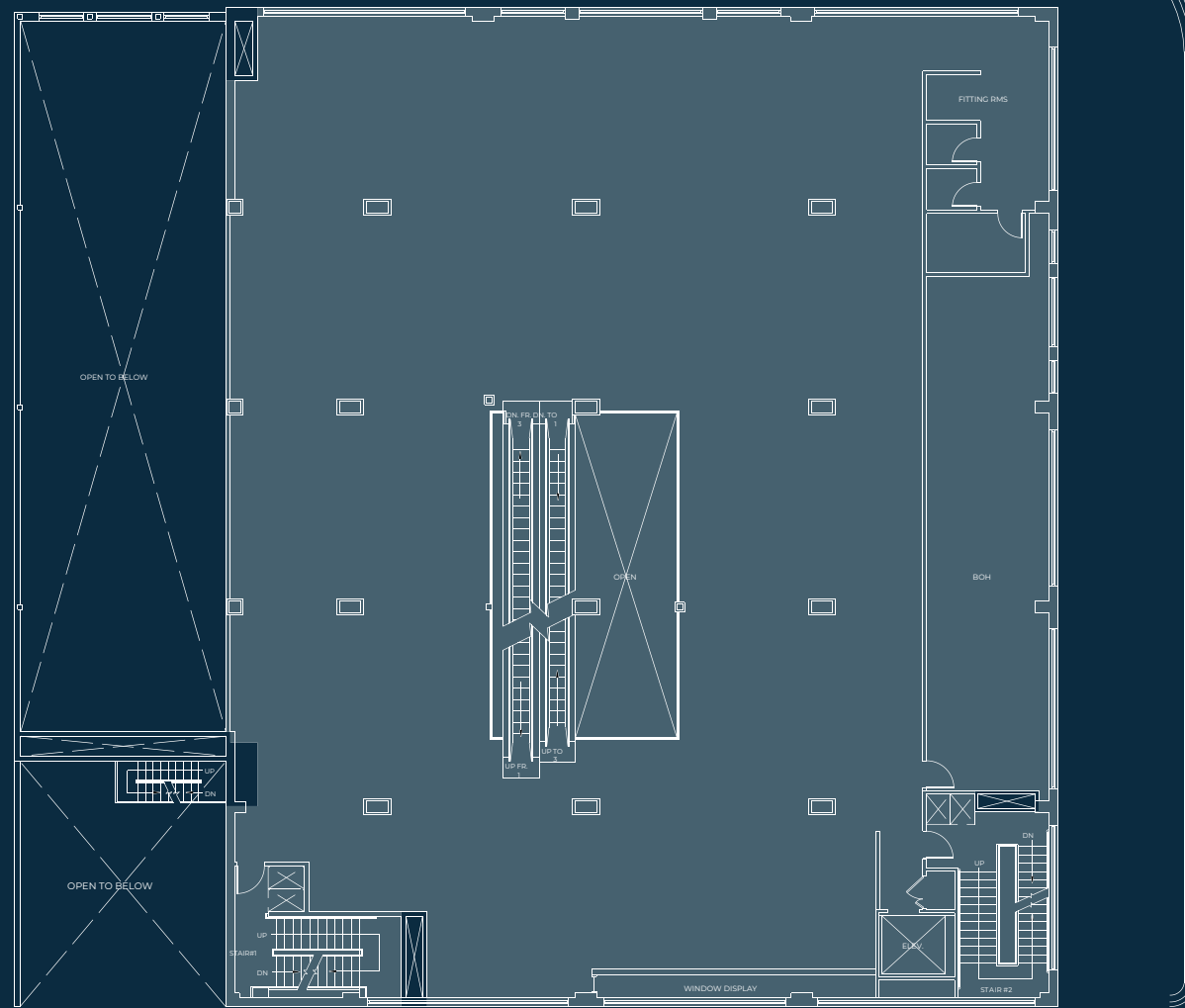
3040M

# SECOND FLOOR



±10,040 SF **VIRTUAL TOUR**  
CEILING HEIGHT: 11'

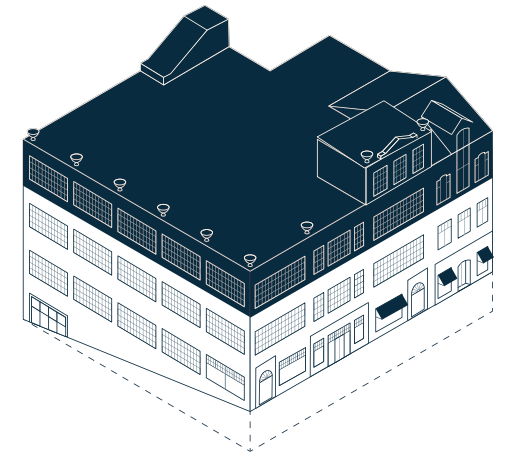
M STREET NW



THOMAS JEFFERSON STREET

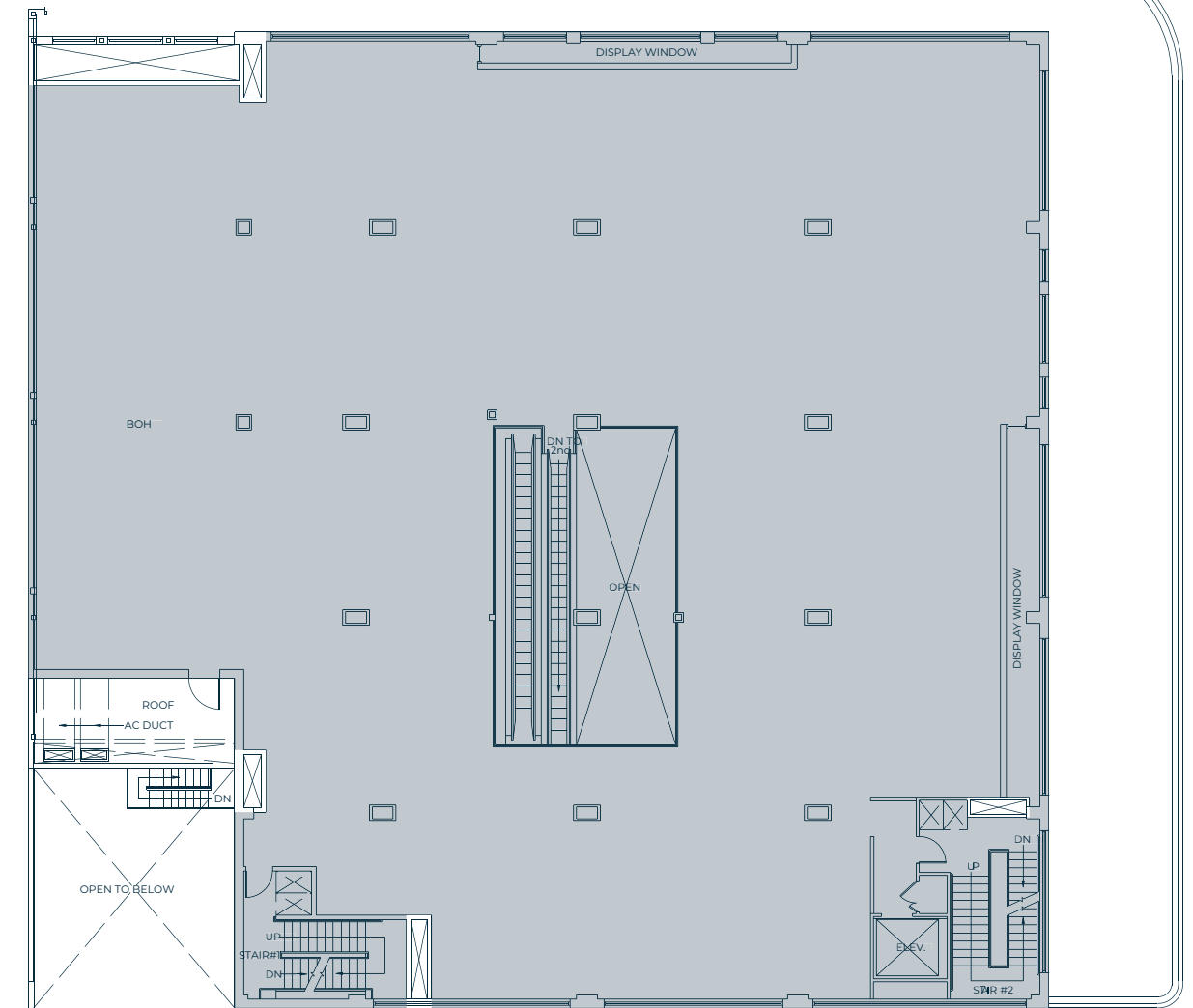
10' WIDE PUBLIC ALLEY

# THIRD FLOOR



±11,623 SF **VIRTUAL TOUR**  
CEILING HEIGHT: 11'

M STREET NW



THOMAS JEFFERSON STREET

10' WIDE PUBLIC ALLEY







Georgetown University as seen from across the Potomac River

Georgetown University, looking across the Potomac River



M Street

# GEORGETOWN 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, politicians, 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
<b>Total Population</b>	2,068	11,937	43,218
<b>Avg HH Income</b>	\$282,054	\$209,452	\$170,914
<b>Bachelors Degree +</b>	88.65%	93.47%	89.09%
<b>Total Employees</b>	13,116	26,086	147,856
<b>Hotel Keys</b>	516	1,769	6,993

\*2021 Data

## GEORGETOWN UNIVERSITY

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





**THE WASHINGTON, DC MSA**  
#2 IN AVERAGE HH INCOME  
#1 IN EDUCATION  
5<sup>TH</sup> LOWEST UNEMPLOYMENT RATE



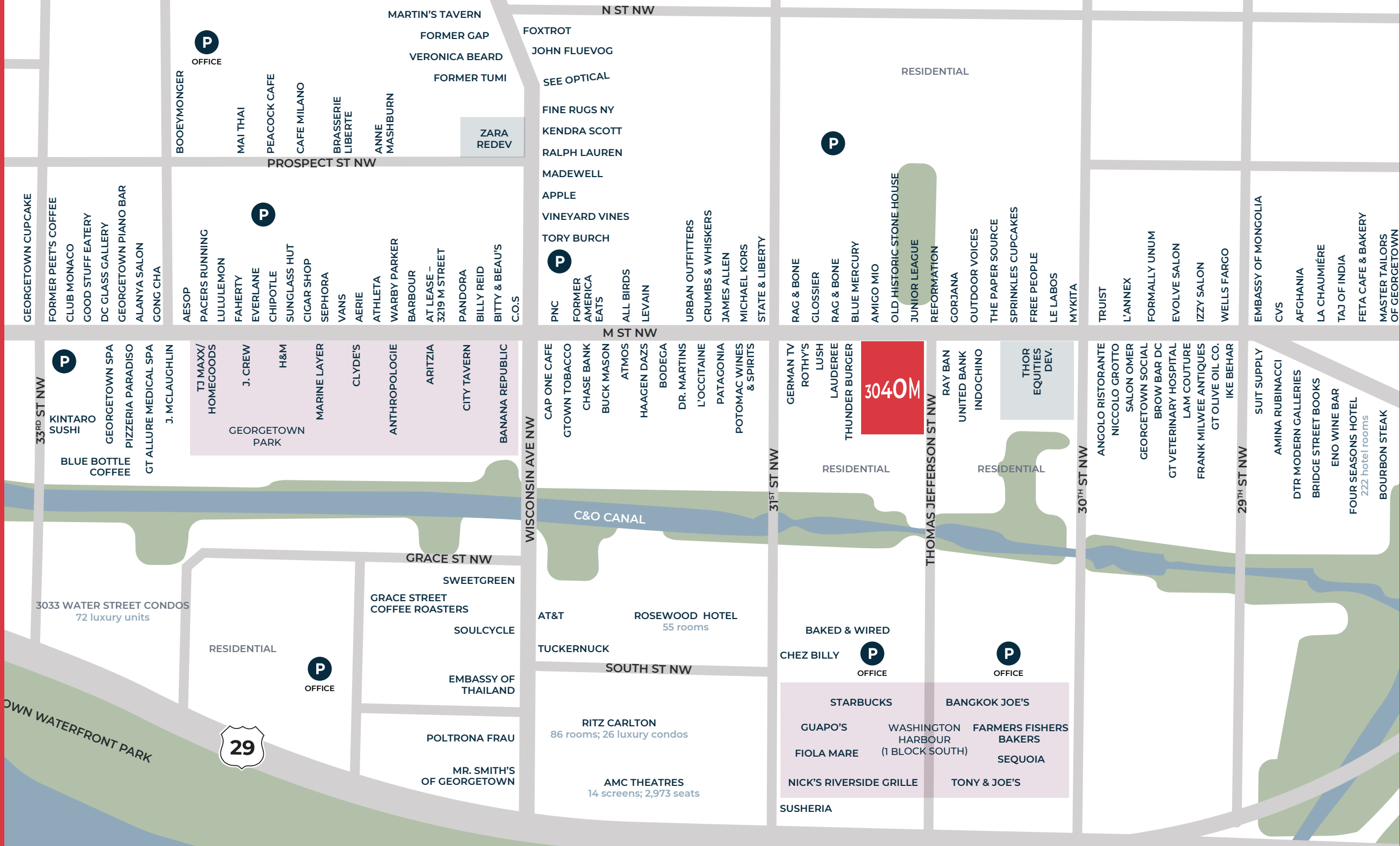
**THE  
DMV**





# DC SUBMARKETS





# OVER 100' OF FRONTAGE ON M

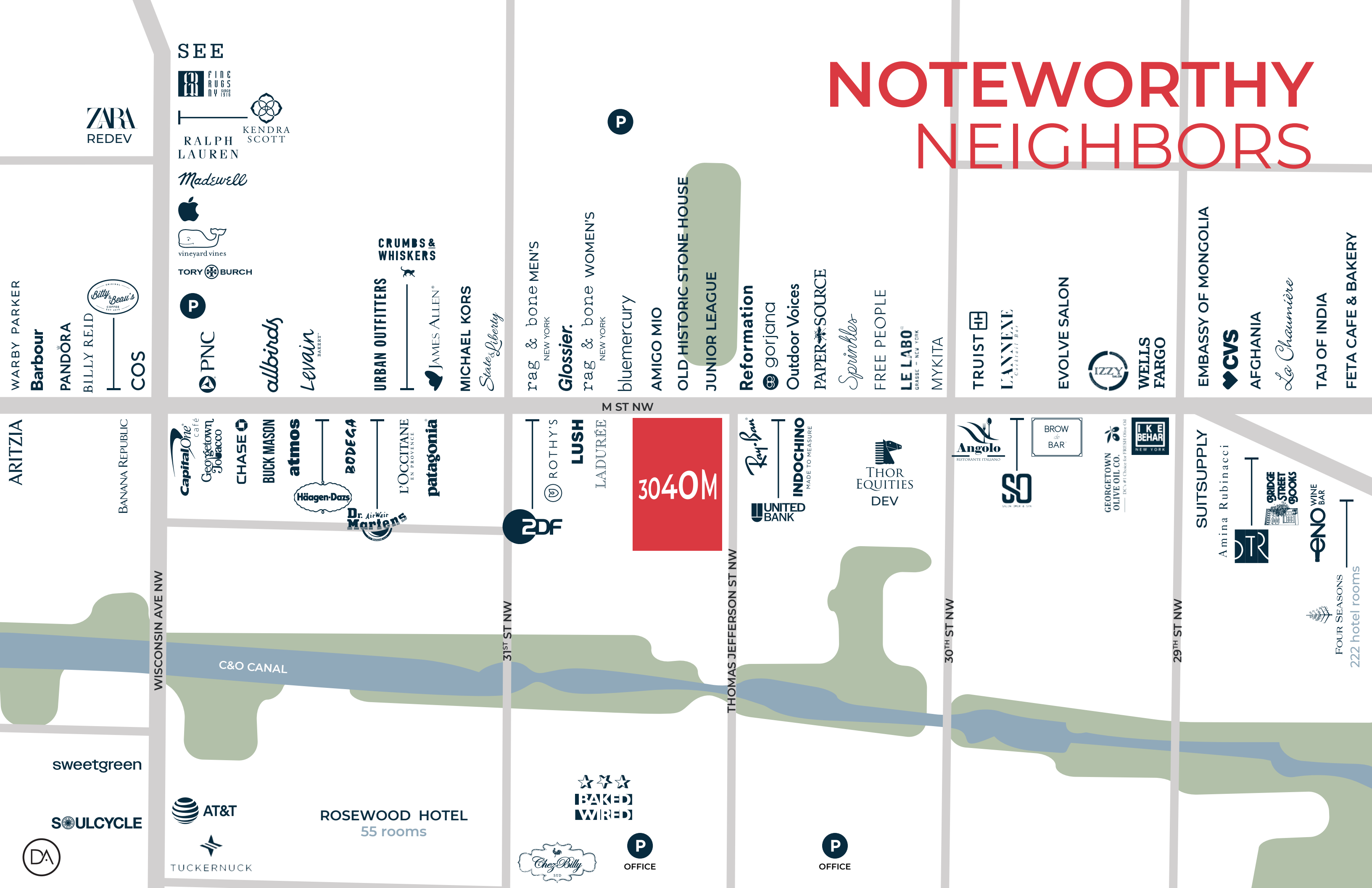
M Street is one of the most sought after retail corridors in the country, and for good reason... with storefronts offering everything from timeless classics to the trendiest designs, retailers know they can count on Georgetown as a picture perfect backdrop to highlight their brand. Top tier restaurants 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



ARITZIA  
BANANA REPUBLIC

sweetgreen  
SOULCYCLE  
DA

WARBY PARKER  
Barbour  
PANDORA  
BILLY REID  
COS

WISCONSIN AVE NW

Capital One  
Georgetown  
CHASE  
BUCK MASON  
atmos  
Häagen-Dazs  
BODEGA  
L'Occitane  
patagonia  
Dr. AirWare  
Martiens

AT&T  
TUCKERNUCK  
ROSEWOOD HOTEL  
55 rooms

SEE  
FINE RUGS NY  
KENDRA SCOTT  
RALPH LAUREN

Madswell  
Apple  
vineyard vines  
TORY BURCH  
PNC  
allbirds  
Levain BAKERY

URBAN OUTFITTERS  
JAMES ALLEN  
MICHAEL KORS  
State of Liberty

ROTHY'S  
LUSH  
LADURÉE  
2DF

BAKED WIRE  
Chez Billy

rag & bone MEN'S  
Glossier.  
rag & bone WOMEN'S  
bluemercury  
AMIGO MIO

3040M

OFFICE

OLD HISTORIC STONE HOUSE  
JUNIOR LEAGUE

Ray-Ban  
UNITED BANK  
INDOCHINO  
THOR EQUITIES DEV

Reformation  
gorjana  
Outdoor Voices  
PAPER SOURCE  
Sprinkles  
FREE PEOPLE  
LE LABO  
MYKITA

30TH ST NW

Angolo  
BROW BAR  
S  
GEORGETOWN OLIVE OIL CO.  
K BEHAR

TRUIST  
L'ANNÉE  
EVOLVE SALON  
IZZY  
WELLS FARGO

29TH ST NW

SUITSUPPLY  
Amina Rubinacci  
DR  
BRIDGE STREET BOOKS  
ENO WINE BAR  
FOUR SEASONS  
222 hotel rooms

EMBASSY OF MONGOLIA  
CVS  
AFGHANIA  
La Chaumière  
TAJ OF INDIA  
FETA CAFE & BAKERY



# DISTINCT DESTINATION NOTEWORTHY NEIGHBORS





# 3040M

GEORGETOWN | DC

LINCOLN  
PROPERTY  
COMPANY



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