



DOCHTER & ALEXANDER
RETAIL ADVISORS



2900 M STREET NW
WASHINGTON, DC | GEORGETOWN

Square Footage | 800 - 30,000 SF

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

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HIGHLIGHTS

- **Newly Restored Historic Georgetown Block** as a Unified Development - Offering a **Rare Opportunity** to Create **Complimentary Co-Tenancy**
- Positioned at the **'entrance' to Georgetown**, adjacent to **The Four Seasons Hotel and Residences**, and steps away from neighboring **West End and Dupont**
- **Divisible or combinable spaces** accommodate a variety of square footage needs—from **boutique footprints** to **full-building users**

NEARBY TENANTS



rag & bone



Glossier.

SUITSUPPLY

STAUD

free people

bluemercury

JCREW

LE LABO

CAFE L'AM BAGEL

FOCUS OFFICE AND

GT Players

THE NEIGHBORHOOD

La Spagnola Store

SHOP MADE IN DC

pressed

AVEDA

Alara DIG.

Charming, historic **Georgetown** is **Washington, DC's** highest-profile destination for shopping and dining. Home to an **affluent, highly educated population** and flanked by **Georgetown University to the north** and the **Georgetown Waterfront to the south**, Georgetown draws visiting dignitaries and politicians alongside daytrippers.

ET NW

MARTINIS
EST. 1997

citibank

VERONICA BEARD

ARGENT

ever/body

little
words
project

OUTERNGOWN

Clare V.

SWAROVSKI

ANN MASHEURN

Van Leuven

BLANK
STREET

WAWA

VS

VICTORIA'S SECRET

BROMPTON

Abercrombie & Fitch

WABBY PARKER

MEJURI

Barbour

sunglass hut

Medicine Larder

TOODS SUNDREN

Woolmark

CC

CC

CC

ARCTERYX



ARITZIA



alo yoga



ClubHouse

PINSTRIPES

WISCONSIN AVENUE NW


✦ TUCKERNUCK


HOB0

SEE

CURATED.
by Cicada


Fine Rugs of Georgetown


KENDRA SCOTT


RALPH  LAUREN


#Huckberry


Madewell




ZADIG & VOLTAIRE



vineyard vines







new balance

Levi's
STREET



URBAN OUTFITTERS




JAMES ALLEN







FRAME

State of Mind
by

WISCONSIN AVENUE NW

MYKITA
GROWN Brilliance
LE LABO
Spunkies
PAPER+SOURCE
STAUD
gofranch
Reformation
JANE GARDNER
WASHINGTON
blumencurry
FARM RIO
Old Stone House
tag & bone
tag & bone
Glossier
JCREW
3rd S


COSSARCHITECTS
 L'UNANT GARDE
 L'ANNÉE
 TRUST 

Tai of India Cuisine
AFGHANIA
de Diamante

Afghania

LUGANO
FESTIVAL

THE BOLTHORN CONCERTS

GEORGETOWN FRAME SHOPPE

MUSICAL SWISS SCHOOL

Model Galleries

Amina Rubinnacci

LOVEWELD

SUITSUPPLY

EET NW

GEORGETOWN SALON AND SPA

GEORGES
SALON • SPA • TANNING • FACIALS
2000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111

D&S
DANIEL & SARA
2000 W. 10TH AVE. SUITE 100
DENVER, CO 80202
TEL: 303.733.1111

28TH S

ET NW

FOUR SEASONS

1971

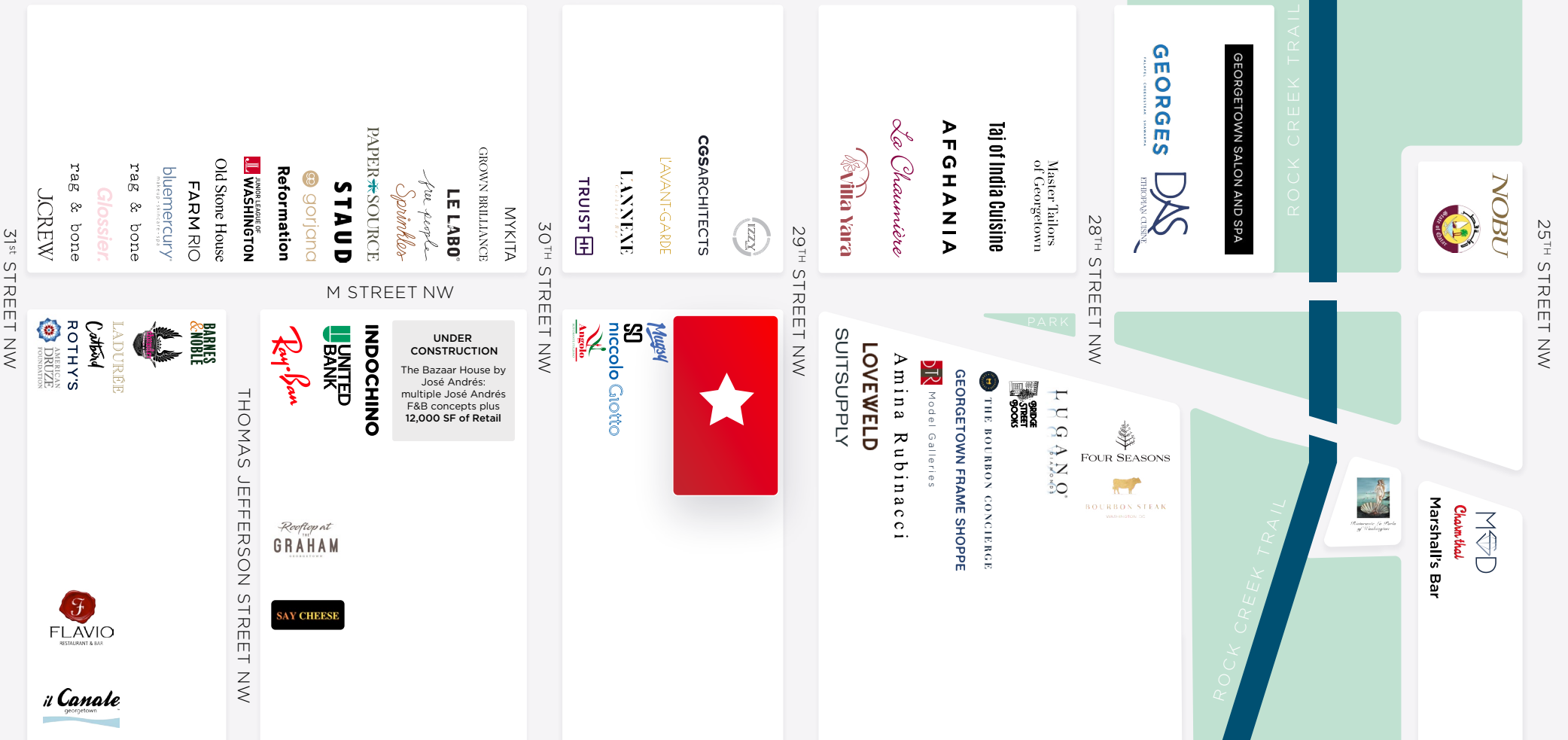
FOUR SEASONS STEAK

WASHINGTON, D.C.



NORU

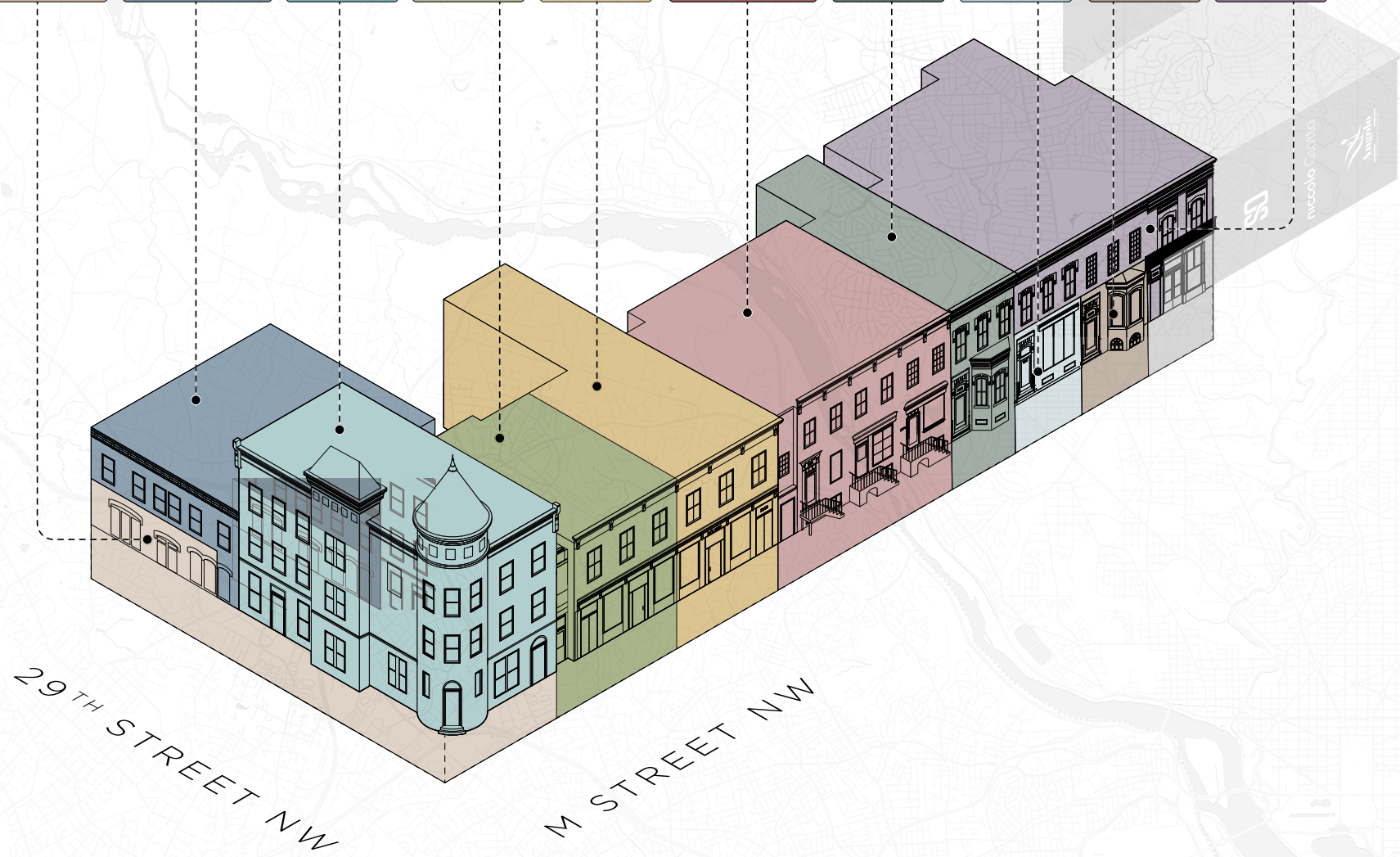
NEARBY CO-TENANCY



2900 M Street NW
Washington, DC

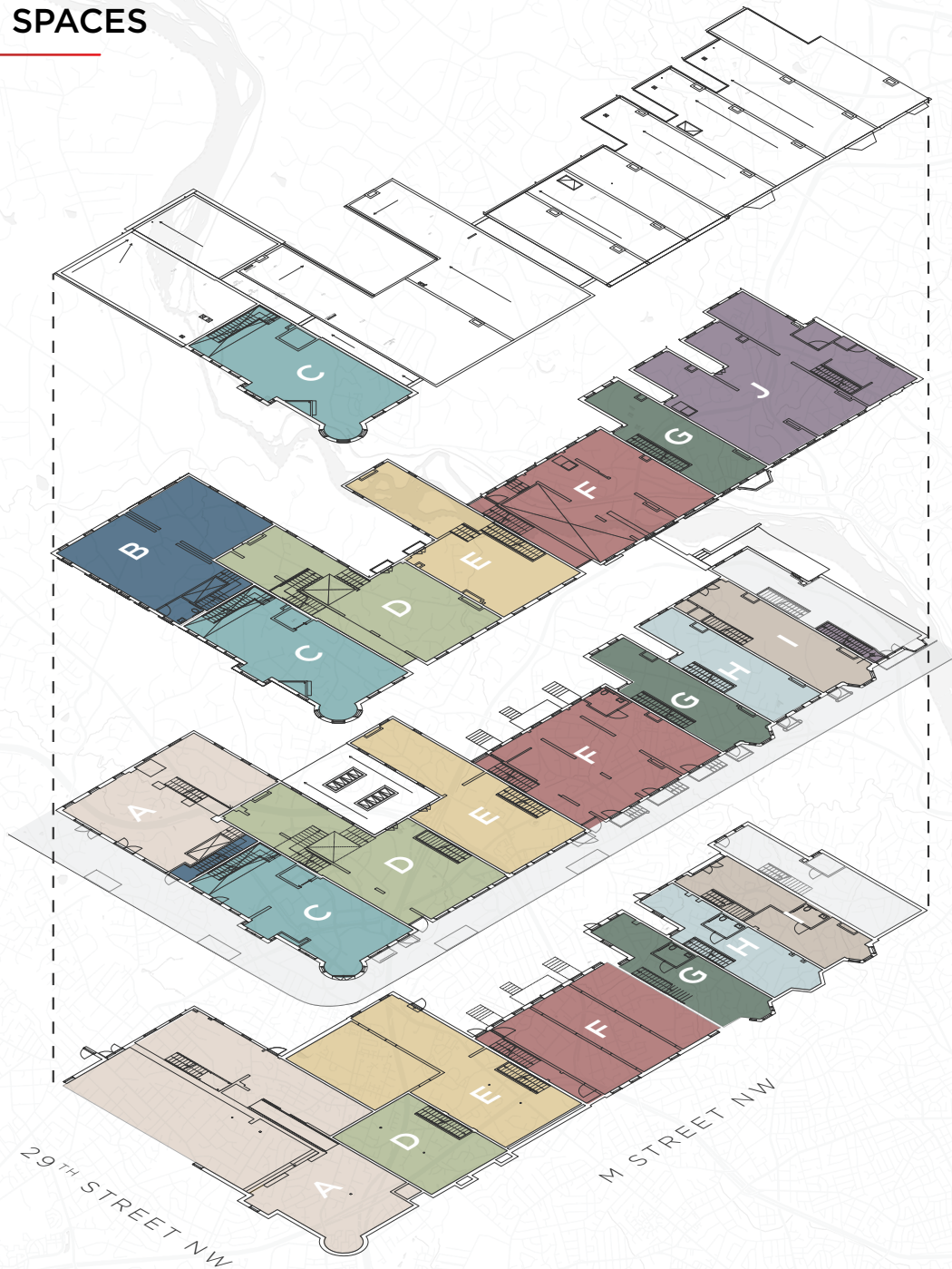
THE SPACES

- 1132 29TH St
4,599 SF
- 1132.1 29TH St
1,502 SF
- 2920 M
3,427 SF
- 2904 M
3,677 SF
- 2906 M
4,049 SF
- 2910-2914 M
4,525 SF
- 2916 M
2,025 SF
- 2918 M
1,330 SF
- 2920 M
1,492 SF
- 2900.3 M
2,148 SF



2900 M Street NW
Washington, DC

THE SPACES



- A** 1132 29TH Street 4,599 SF
Ground Floor | 1,300 SF
Lower Level | 3,299 SF
- B** 1132.1 29TH Street 1,502 SF
Second Level | 1,410 SF
Ground Floor | 92 SF
- C** 2900 M Street 3,427 SF
Third Floor | 1,142 SF
Second Floor | 1,142 SF
Ground Floor | 1,143 SF
- D** 2904 M Street 3,677 SF
Second Level | 1,462 SF
Ground Floor | 1,465 SF
Lower Level | 750 SF
- E** 2906 M Street 4,049 SF
Second Level | 1,159 SF
Ground Floor | 1,160 SF
Lower Level | 1,730 SF
- F** 2910-2914 M Street 4,525 SF
Second Level | 1,515 SF
Ground Floor | 1,515 SF
Lower Level | 1,495 SF
- G** 2916 M Street 2,025 SF
Second Level | 663 SF
Ground Floor | 682 SF
Lower Level | 680 SF
- H** 2918 M Street 1,330 SF
Ground Floor | 653 SF
Lower Level | 677 SF
- I** 2920 M Street 1,492 SF
Ground Floor | 757 SF
Lower Level | 735 SF
- J** 2900.3 M Street 2,148 SF
Second Level | 2,080 SF
Ground Floor | 68 SF

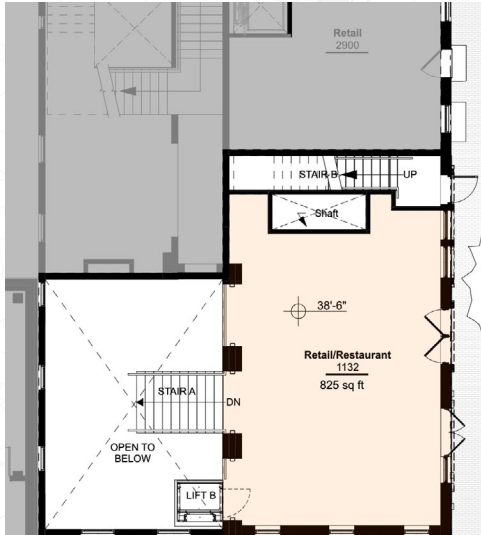
RESTAURANT OPPORTUNITY | BUILDING PLAN



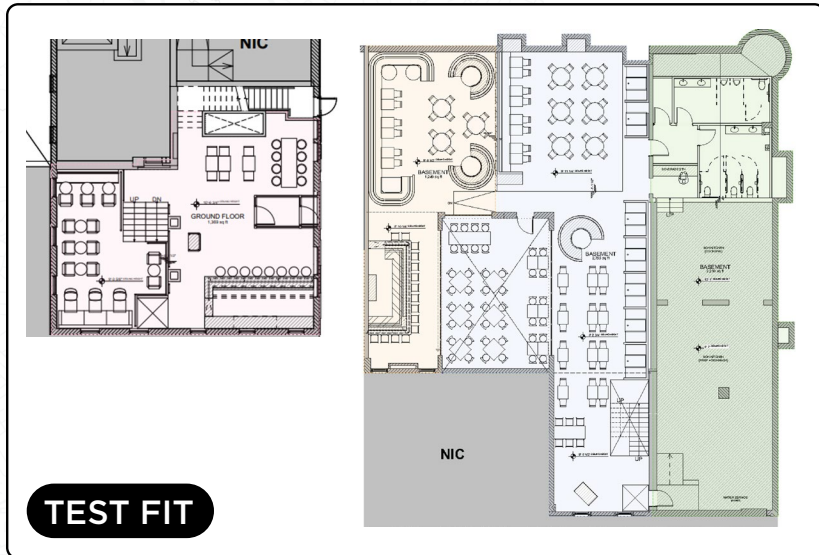
2900 M Street NW
Washington, DC



RESTAURANT OPPORTUNITY | FLOORPLAN



GROUND FLOOR
825 SF



TEST FIT



BASEMENT
6,263 SF

SPECS

Square Footage | 7,088 SF

Ground Floor | 825 SF

Basement | 6,263 SF

Timing | Arranged

Rent/Nets | Available Upon Request

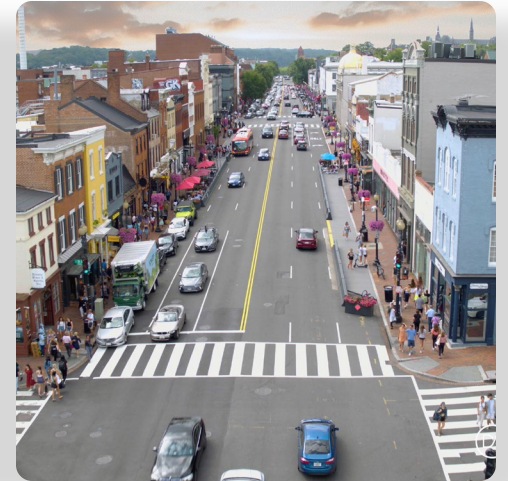
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DOCHALEX.COM



TOTAL HOTEL ROOMS

WITHIN A HALF MILE

1,568

NEARBY OFFICE SQUARE FOOTAGE

WITHIN A HALF MILE

4.2M SF

TOTAL STUDENT POPULATION

AT GEORGETOWN & GWU

20,984 25,939

GEORGETOWN GWU

TOTAL VISITORS

TO GEORGETOWN IN 2023

12.5M

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION

9,619

21,968

133,447

AVERAGE HOUSEHOLD INCOME

\$243,236

\$186,362

\$181,120

TOTAL HOUSING UNITS

563

5,845

24,617

FOOD AWAY FROM HOME (AVG)

\$8,813

\$6,824

\$6,823

*2024 Data