



DOCHTER & ALEXANDER  
RETAIL ADVISORS



**WASHINGTON HARBOUR**  
WASHINGTON, DC | GEORGETOWN

Square Footage | 2,133 SF

Timing | Immediate

Rent/Nets | Available Upon Request

A GEORGETOWN PROPERTY

**CONTACT**

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**HIGHLIGHTS**

- Second generation café steps away from Georgetown's waterfront, flanked by iconic M Street, Swedish Embassy, the Watergate, and Kennedy Center
- Private traffic circle offers easy drop-off and pick-up for Uber and Lyft drivers
- Neighbors Georgetown Waterfront, a 10-acre National Park

**NEARBY TENANTS**



# THE MARKET



GEORGETOWN UNIVERSITY

WISCONSIN AVE  
18,700 ADT

RESIDENTIAL

FLAGSHIP SHOPPING

M STREET  
32,700 ADT

GEORGETOWN

WEST END

K STREET  
24,000 ADT



POTOMAC WATER TAXI

POTOMAC RIVER



THE GEORGE WASHINGTON UNIVERSITY  
WASHINGTON, DC



ARLINGTON

THEODORE ROOSEVELT ISLAND



FOGGY BOTTOM

### 1 MILE DEMOGRAPHICS\*

- POPULATION | 43,282
- DAYTIME POPULATION | 159,983
- EMPLOYEES | 120,069
- TOURISM | 12.5M DC visitors
- AVG HH INCOME | \$187,053
- COLLEGE STUDENTS | 38,207
- RESIDENTIAL UNITS | 24,074

*\*2025 Data*

# OFFICE DENSITY

**5 MINUTE WALK**

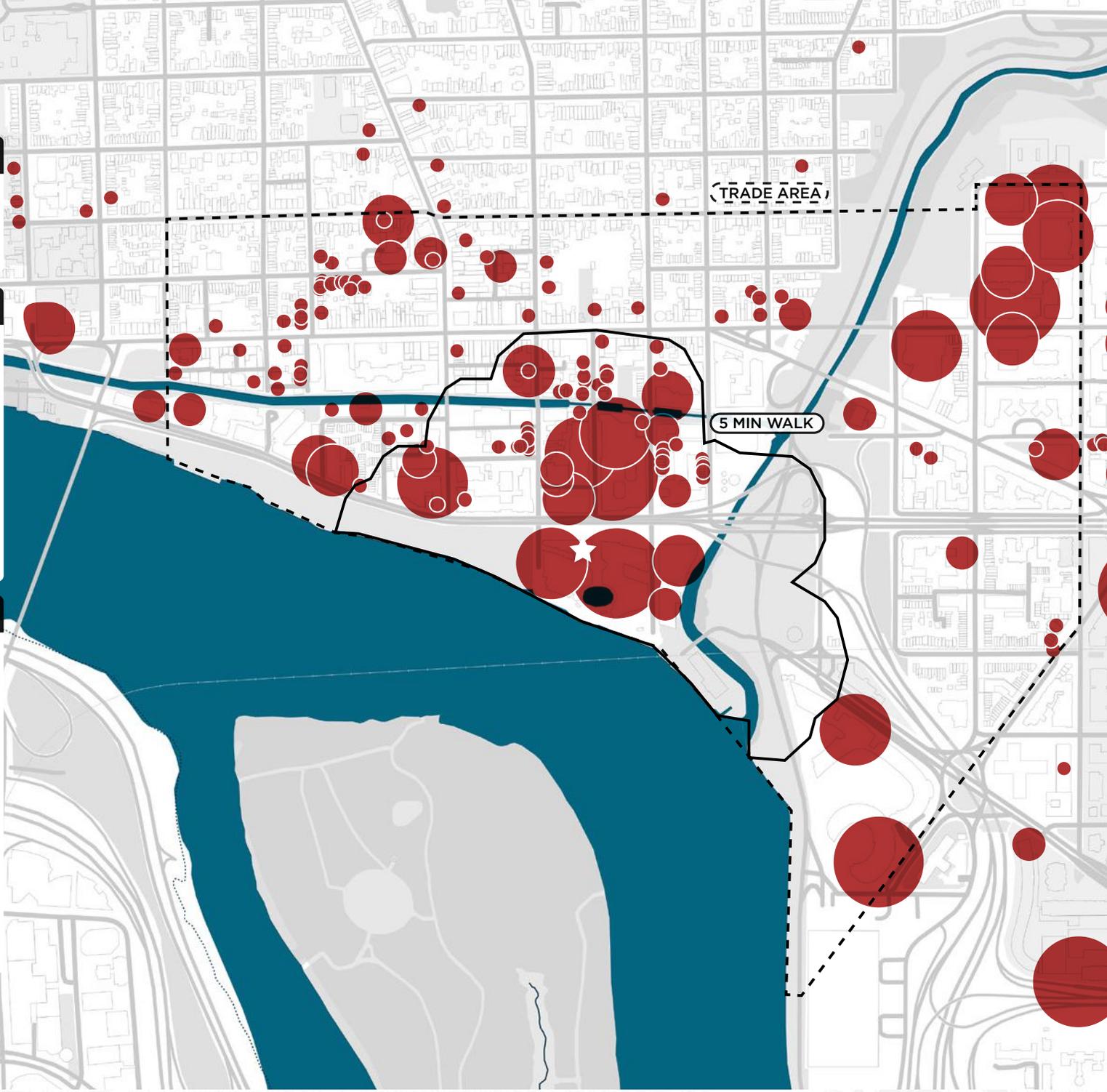
-  2,560,023 SQUARE FEET OFFICE
-  13,838 OFFICE WORKERS (185 PSF)

**GEORGETOWN TRADE AREA**

-  5,476,469 SQUARE FEET OFFICE
-  29,603 OFFICE WORKERS (185 PSF)
-  2 MILLION SQUARE FEET RETAIL
-  46,388 COLLEGE STUDENTS  
19,371 GEORGETOWN  
27,017 GEORGE WASHINGTON
-  \$182,486 AVG HOUSEHOLD INCOME

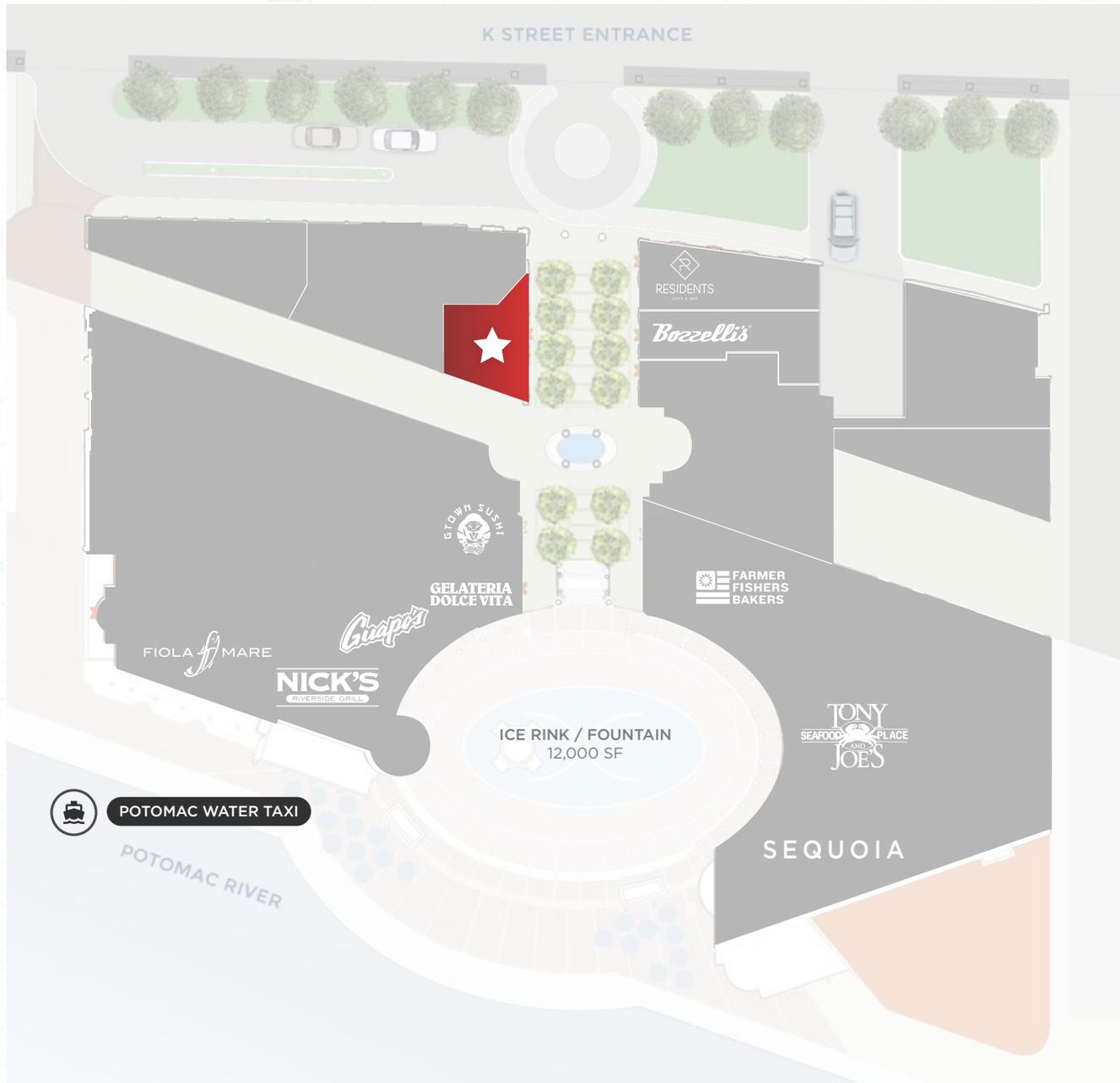
## OFFICE PROPERTIES BY SIZE

-  300,000 - 511,500 SF
-  150,000 - 300,000 SF
-  75,000 - 150,000 SF
-  25,000 - 75,000 SF
-  1 - 25,000 SF





# NEIGHBORHOOD CO-TENANCY



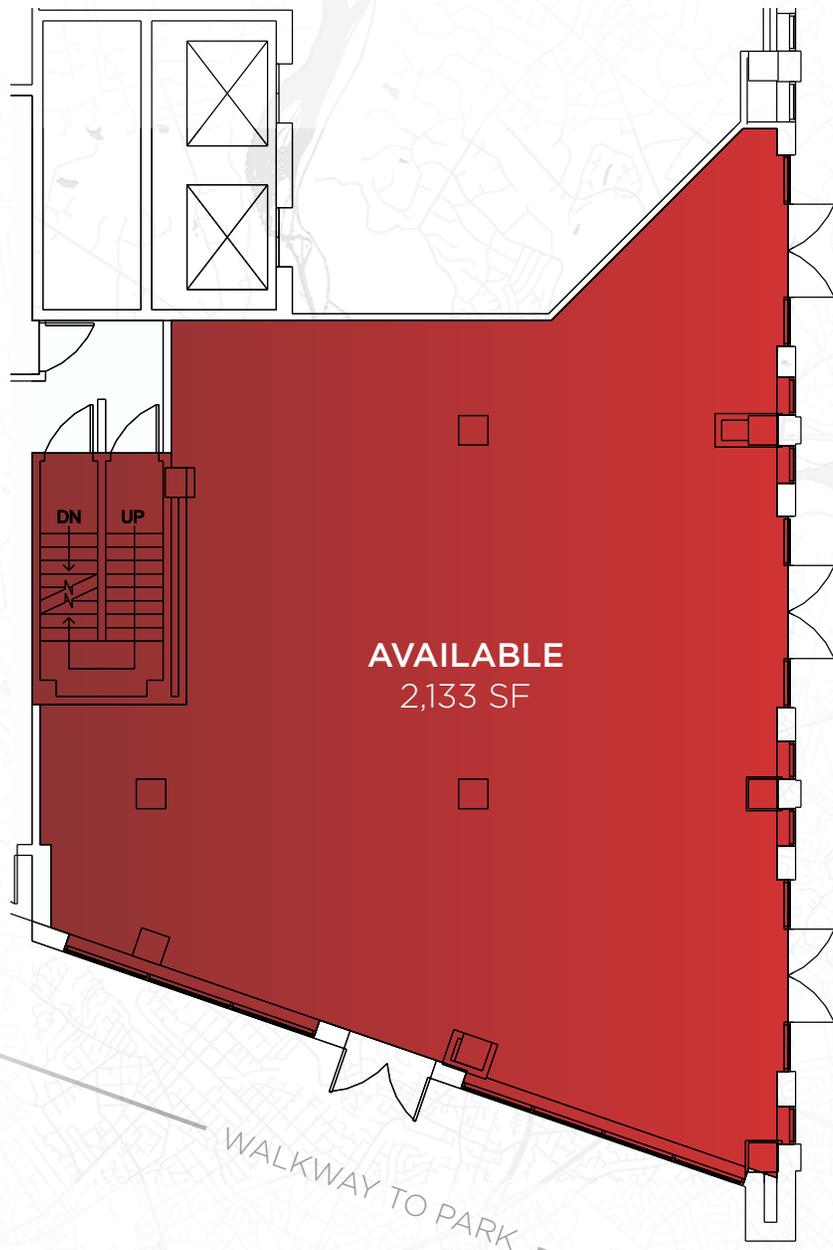
# OFFICE CO-TENANCY



# RETAIL CO-TENANCY



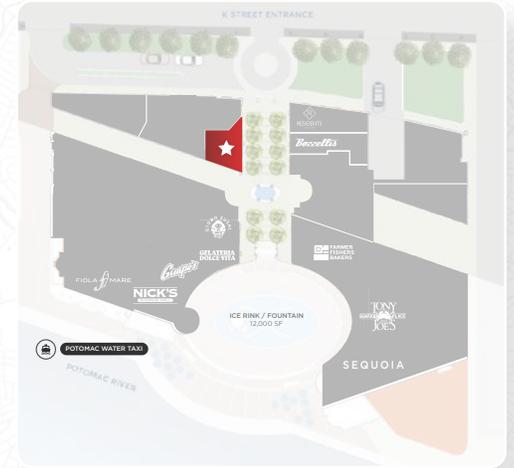
# SECOND GENERATION CAFÉ FLOORPLAN



AVAILABLE  
2,133 SF

WALKWAY TO WATERFRONT

WALKWAY TO PARK



## SPECS

Square Footage | 2,133 SF

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[DOCHALEX.COM](https://DOCHALEX.COM)



### OFFICE ANCHORS AT WASHINGTON HARBOUR



### GEORGETOWN RETAIL BY SQUARE FEET

1.7M SF

### PARKING GARAGE SPACES AT WASHINGTON HARBOUR

489

### WATER TAXI DESTINATION HARBOR WITH REGIONAL ACCESS

-  ALEXANDRIA CITY MARINA  
Old Town Alexandria, VA
-  NATIONAL HARBOR  
National Harbor, MD
-  THE WHARF  
The Wharf, DC
-  WASHINGTON HARBOUR  
Georgetown, DC

### DEMOGRAPHICS\*

	.25 Miles	.5 Miles	1 Mile
DAYTIME POPULATION	8,227	23,006	149,488
AVERAGE HOUSEHOLD INCOME	\$240,496	\$167,109	\$187,127
BACHELOR'S DEGREE+	88%	92%	90%
FOOD AWAY FROM HOME (AVG)	\$8,705	\$6,385	\$7,232
TOTAL EMPLOYEES	7,558	19,514	117,380

\*2025 Data