



DOCHTER & ALEXANDER  
RETAIL ADVISORS



**WASHINGTON HARBOUR**  
WASHINGTON, DC | GEORGETOWN

**Square Footage** | 1,800 - 2,701 SF

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

**A GEORGETOWN PROPERTY**

### CONTACT

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### HIGHLIGHTS

- ▶ A regional retail destination located on the Georgetown 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 RIVER



POTOMAC WATER TAXI



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**

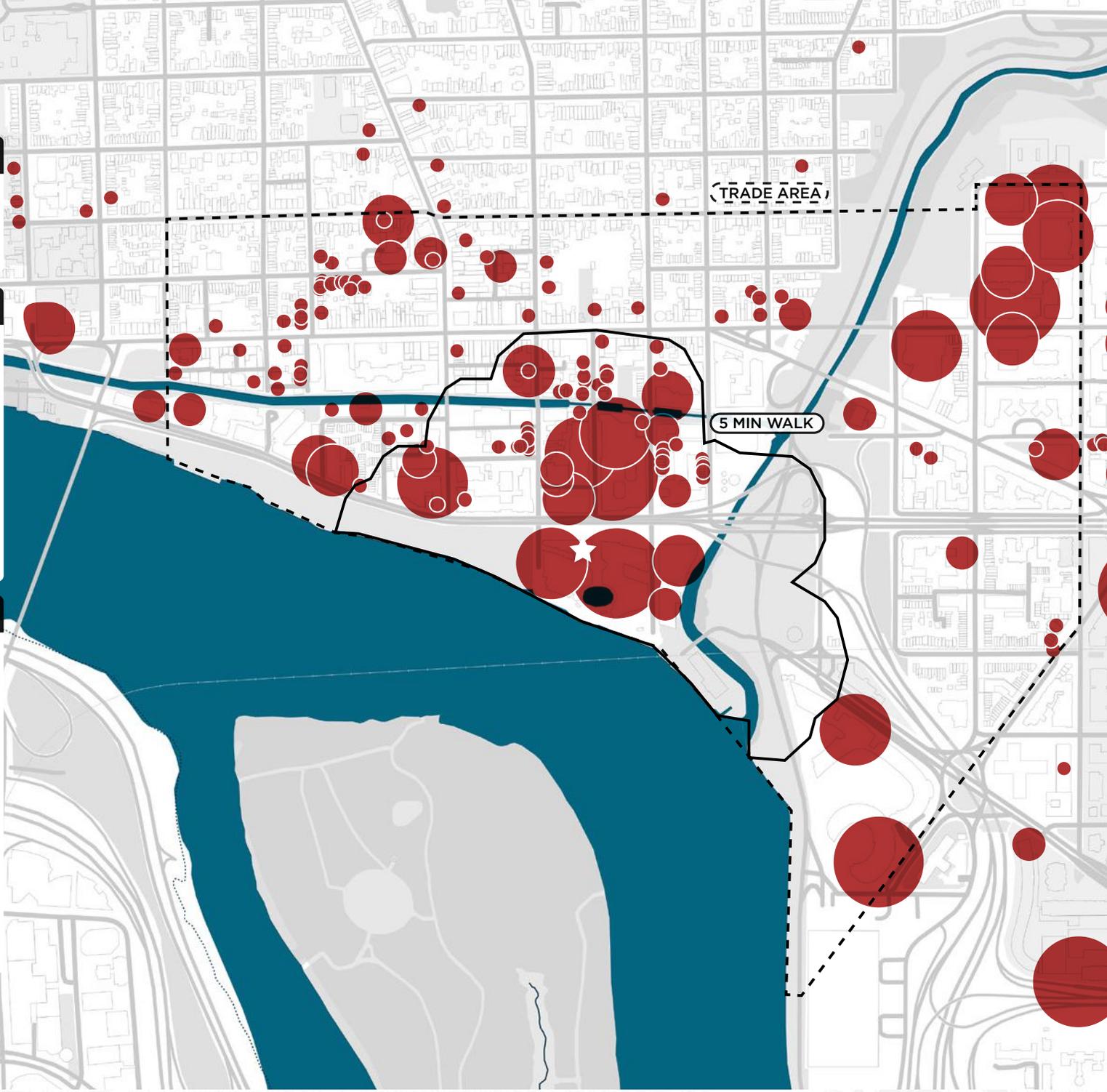
-  2,560,023 SQUARE FEET OFFICE
-  13,838 OFFICE WORKERS (185 PSF)

**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

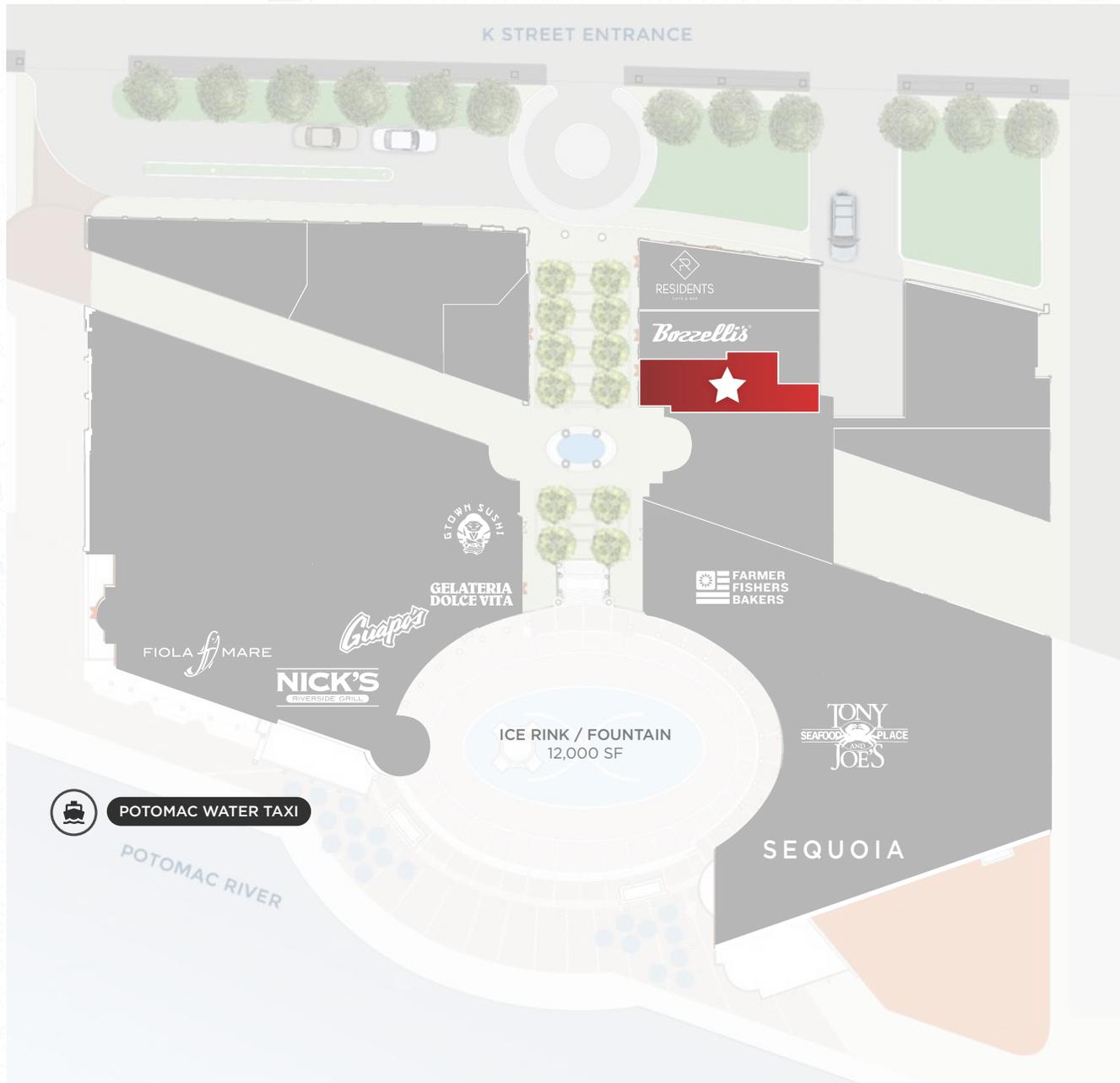
## OFFICE PROPERTIES BY SIZE

-  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





## SPECS

**Square Footage** | 1,800 - 2,701 SF

**Ceiling to Slab Underside** | 15' 9"

**Loading/Trash** | Through Rear Corridor

**Timing** | Immediate

**Rent/Nets** | Available Upon Request

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**DOCHALEX.COM**

WALKWAY TO WATERFRONT





### 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