

DOCHTER & ALEXANDER
RETAIL ADVISORS

2900 M STREET NW

WASHINGTON, DC | GEORGETOWN

Square Footage | Up to 13,328 SF

Timing | Immediate

Rent/Nets | Available Upon Request

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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

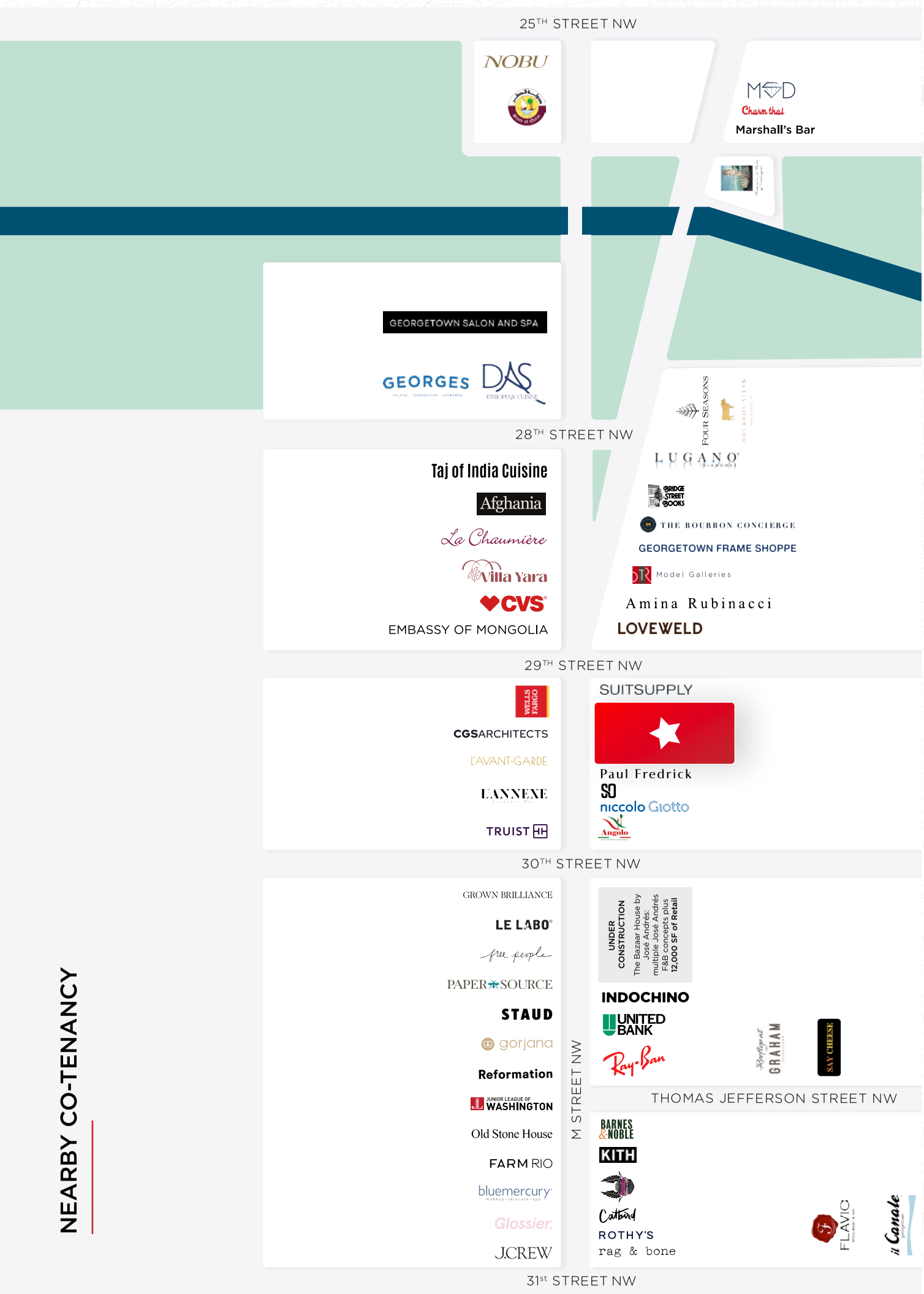
Four Seasons · rag & bone · Barnes & Noble · Glossier. · SUITSUPPLY · STAUD · free people · bluemercury · J.CREW · LE LABO

THE NEIGHBORHOOD

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 politicos alongside daytrippers.

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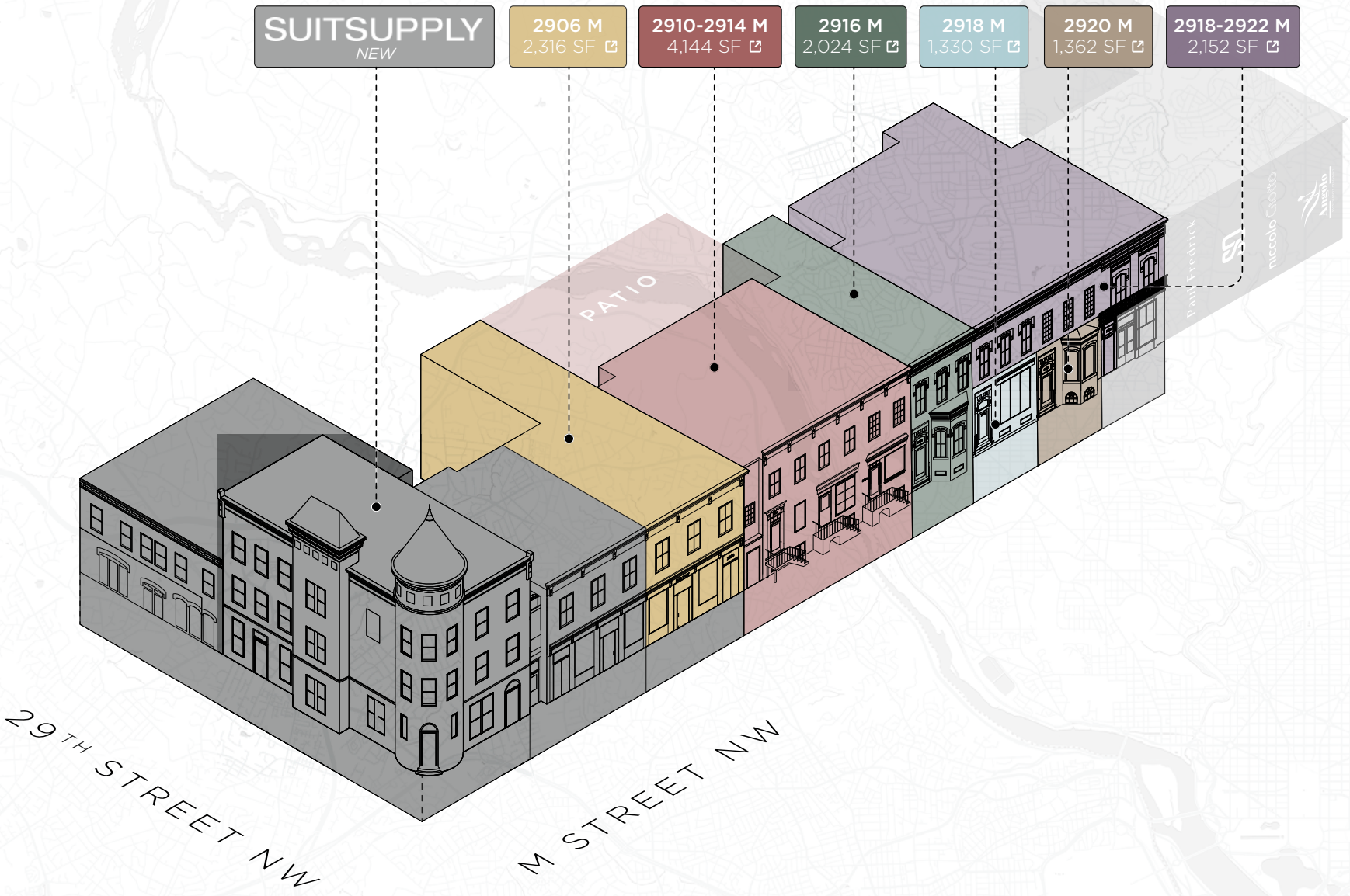
NEARBY CO-TENANCY

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THE SPACES

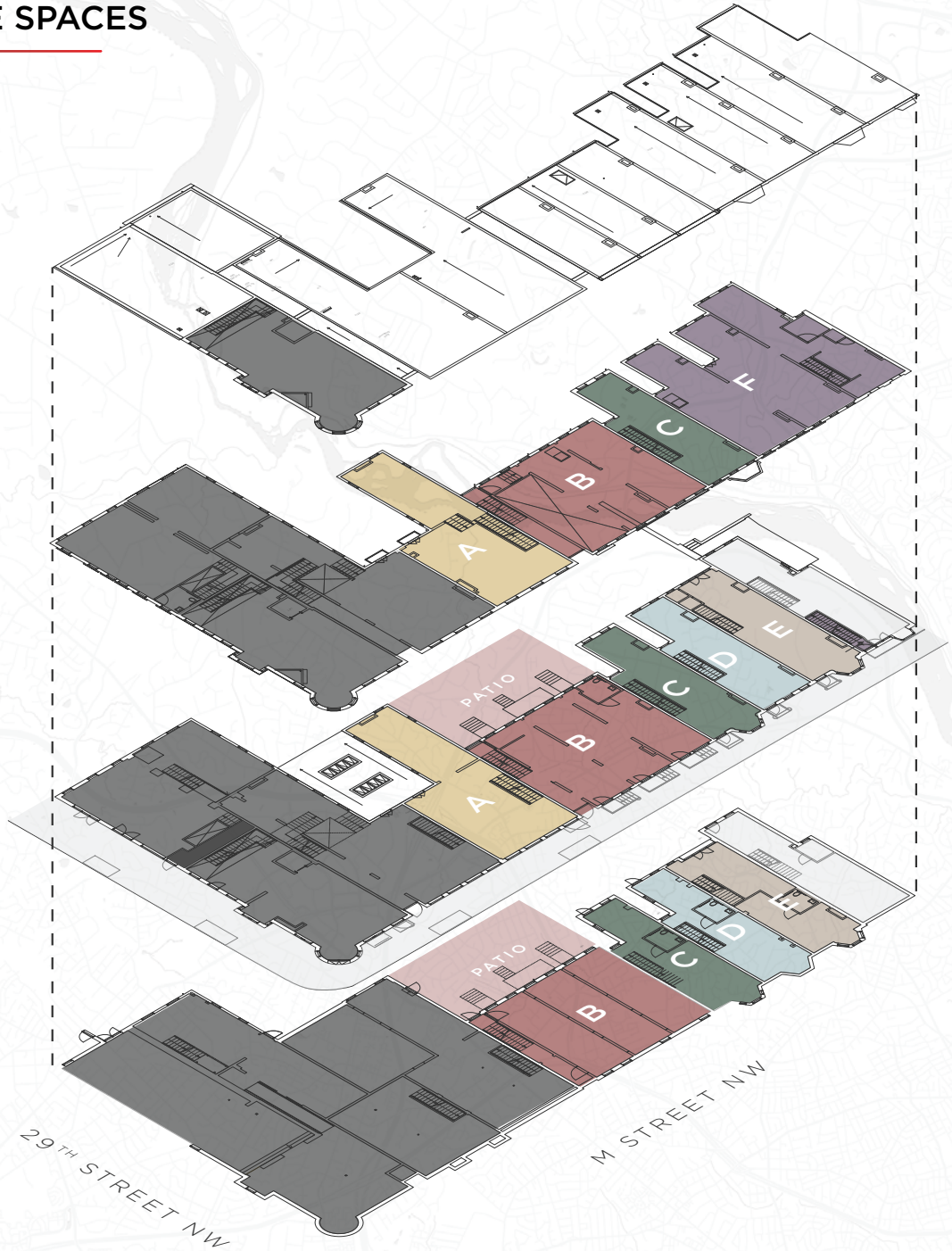
CLICK BELOW FOR MORE INFORMATION



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THE SPACES



A **2906 M Street** 2,316 SF

Second Level | 1,158 SF
Ground Floor | 1,158 SF

B **2910-2914 M Street** 4,144 SF

Second Level | 1,140 SF
Ground Floor | 1,509 SF
Lower Level | 1,495 SF
Patio | 1,052 SF

C **2916 M Street** 2,024 SF

Second Level | 663 SF
Ground Floor | 682 SF
Lower Level | 679 SF

D **2918 M Street** 1,330 SF

Ground Floor | 654 SF
Lower Level | 676 SF

E **2920 M Street** 1,362 SF

Ground Floor | 690 SF
Lower Level | 672 SF

F **2918-2922 M Street** 2,152 SF

Second Level | 2,084 SF
Ground Floor | 68 SF

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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 GEORGETOWN

25,939 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*

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