



DOCHTER & ALEXANDER
RETAIL ADVISORS



WASHINGTON HARBOUR

WASHINGTON, DC | GEORGETOWN

Square Footage | Up to 1,050 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

CO-TENANTS



SEQUOIA



GEORGETOWN



WISCONSIN AVE

NEIGHBORHOOD

1 MILE DEMOS

POPULATION | 46,544

EMPLOYEES | 144,594

TOURISM | 16M DC visitors

AVG HH INCOME | \$169,220

COLLEGE STUDENTS | 19,371

RESIDENTIAL UNITS | 23,214

**Data pulled from 2021*

FLAGSHIP SHOPPING

M STREET

115,137

GEORGETOWN AREA
DAYTIME POPULATION

WEST END

GEORGETOWN
WATERFRONT PARK



THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

ARLINGTON

THE
KENNEDY
CENTER



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



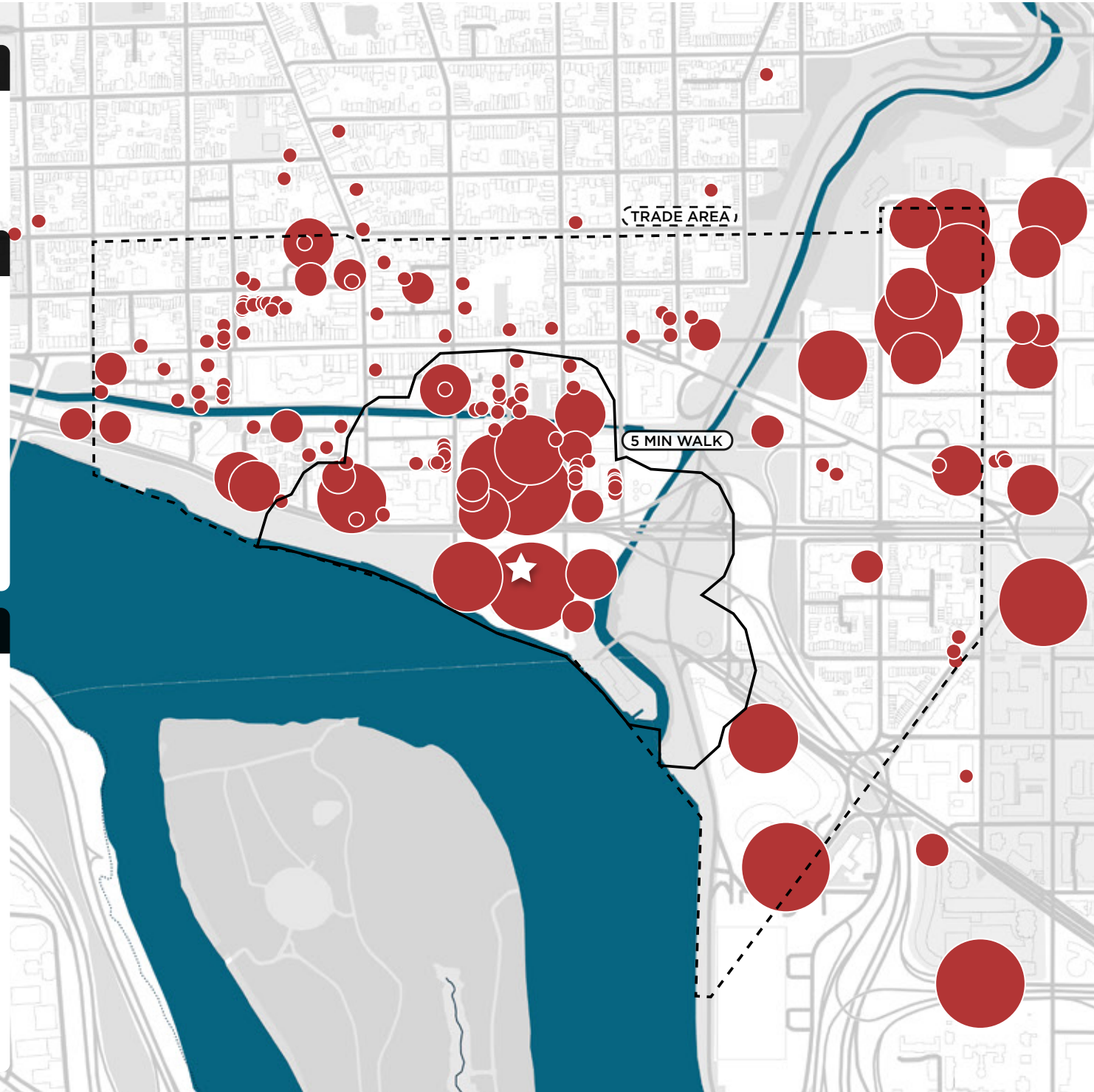
75,000 - 150,000 SF



25,000 - 75,000 SF



1 - 25,000 SF





OFFICE CO-TENANCY

**Kelley
Drye**

FOLEY
FOLEY & LARDNER LLP



+gmmb
cause the effect

RETAIL CO-TENANCY

Bozzelli's
MAKE SPACE FOR PIZZA™

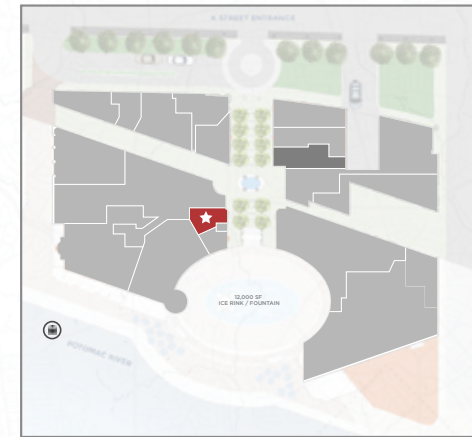
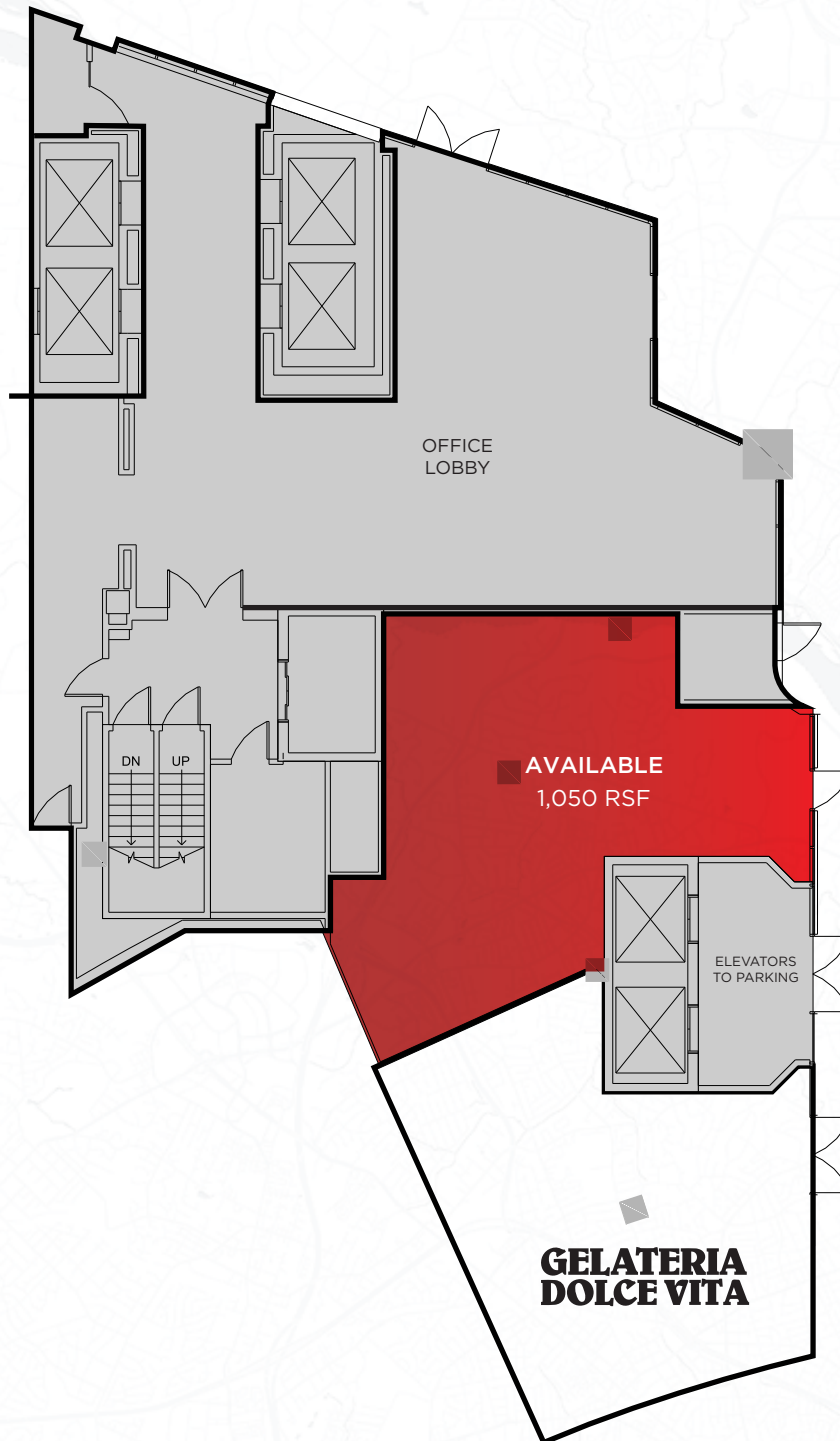


FIOLA *f* MARE

NICK'S
RIVERSIDE GRILL

**FARMER
FISHERS
BAKERS**

**TONY
SEAFOOD PLACE
AND
JOE'S**
AT WASHINGTON HARBOUR



SPECS

Square Footage | 1,050 SF

Frontage | 25'

Finished Ceiling Heights | 11'

Loading/Trash | Through Rear Corridor

Timing | Immediate

Rent/Nets | Available Upon Request

EXPLORE TENANT A

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DOCHALEX.COM



OFFICE ANCHOR

AT WASHINGTON HARBOR

Kelley
Drye

FOLEY
FOLEY & LARDNER LLP



+gmmb
cause the effect

GEORGETOWN RETAIL

BY SQUARE FEET

1.7M SF

PARKING GARAGE SPACES

AT WASHINGTON HARBOR

489

WATER TAXI DESTINATION

HARBOR WITH REGIONAL ACCESS

- Ⓜ NATIONAL HARBOR
- Ⓜ OLD TOWN WATERFRONT
- Ⓜ THE YARDS DOCK79
- Ⓜ THE WHARF
- Ⓜ **WASHINGTON HARBOUR
GEORGETOWN**

DEMOGRAPHICS*

**Data pulled from 2021*

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	46,544	369,545	813,222
AVG HOUSEHOLD INCOME	\$169,220	\$162,641	\$160,496
BACHELOR'S DEGREE +	88.5%	79.7%	71.9%
FOOD AWAY FROM HOME (AVG)	\$7,402	\$7,092	\$6,883
TOTAL EMPLOYEES	144,594	607,663	869,344