

2805
M STREET NW

Georgetown
WASHINGTON, DC

streetsense.

4600 east west highway, suite 800, Bethesda, md 20814

SITE DETAILS

- Available Immediately
- Across M Street from the Four Seasons Hotel
- Size: 1,684-4,949sf
- Located in Close Proximity to the Dupont Circle & Foggy Bottom (GW University) Metro Stops
- Within Walking Distance of 6 Million SF of Office Space in West End & Georgetown
- Outside Seating Available



RARE OPPORTUNITY FOR
LEASE IN GEORGETOWN

Current Storefront

DEMOGRAPHICS

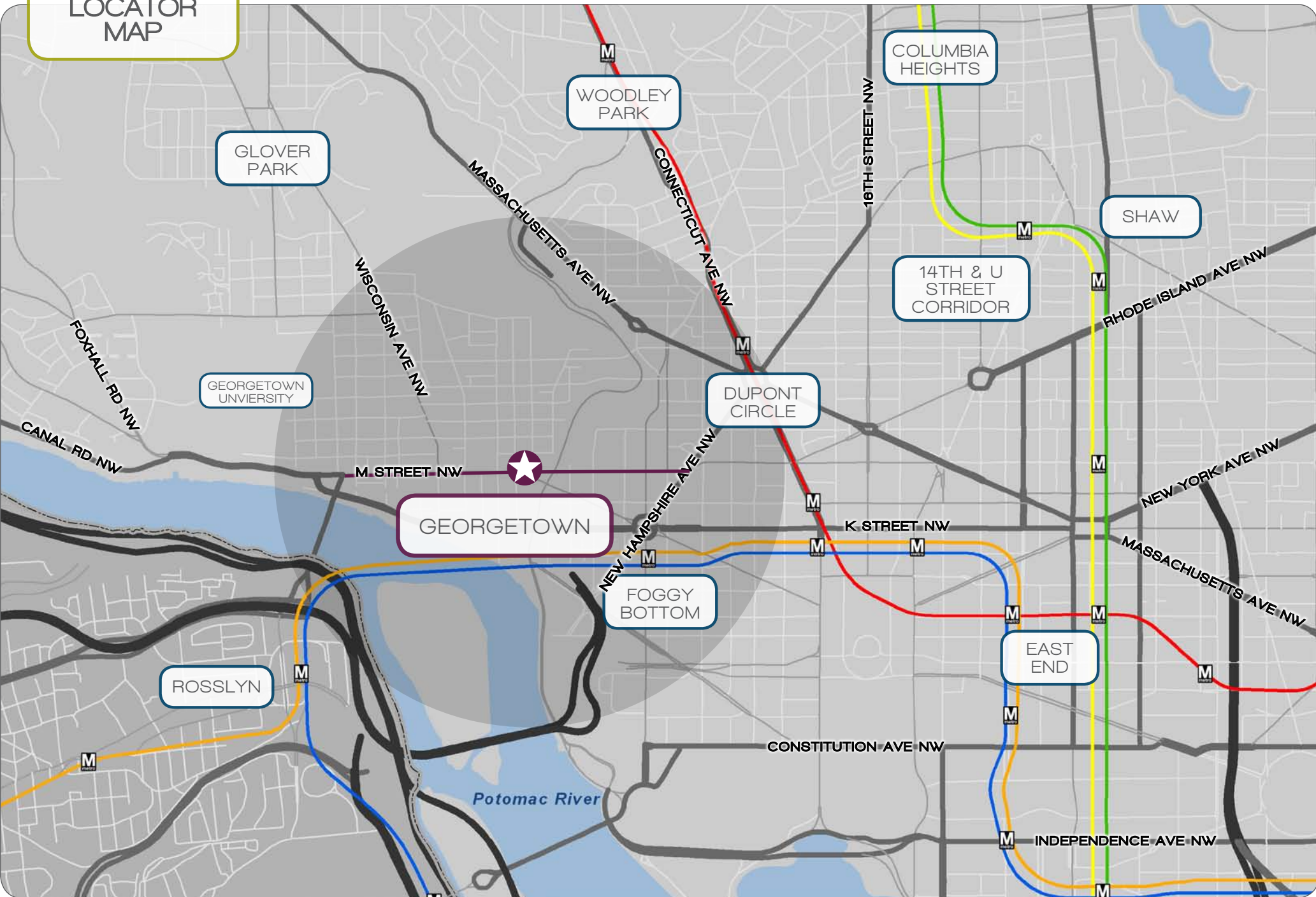
	.5 MILE	1 MILE	3 MILE
POPULATION	8,465	32,243	303,641
AVERAGE HH INCOME	\$172,509	\$130,663	\$95,238
BACHELOR'S DEGREE OR HIGHER	90.9%	88.4%	68.4%

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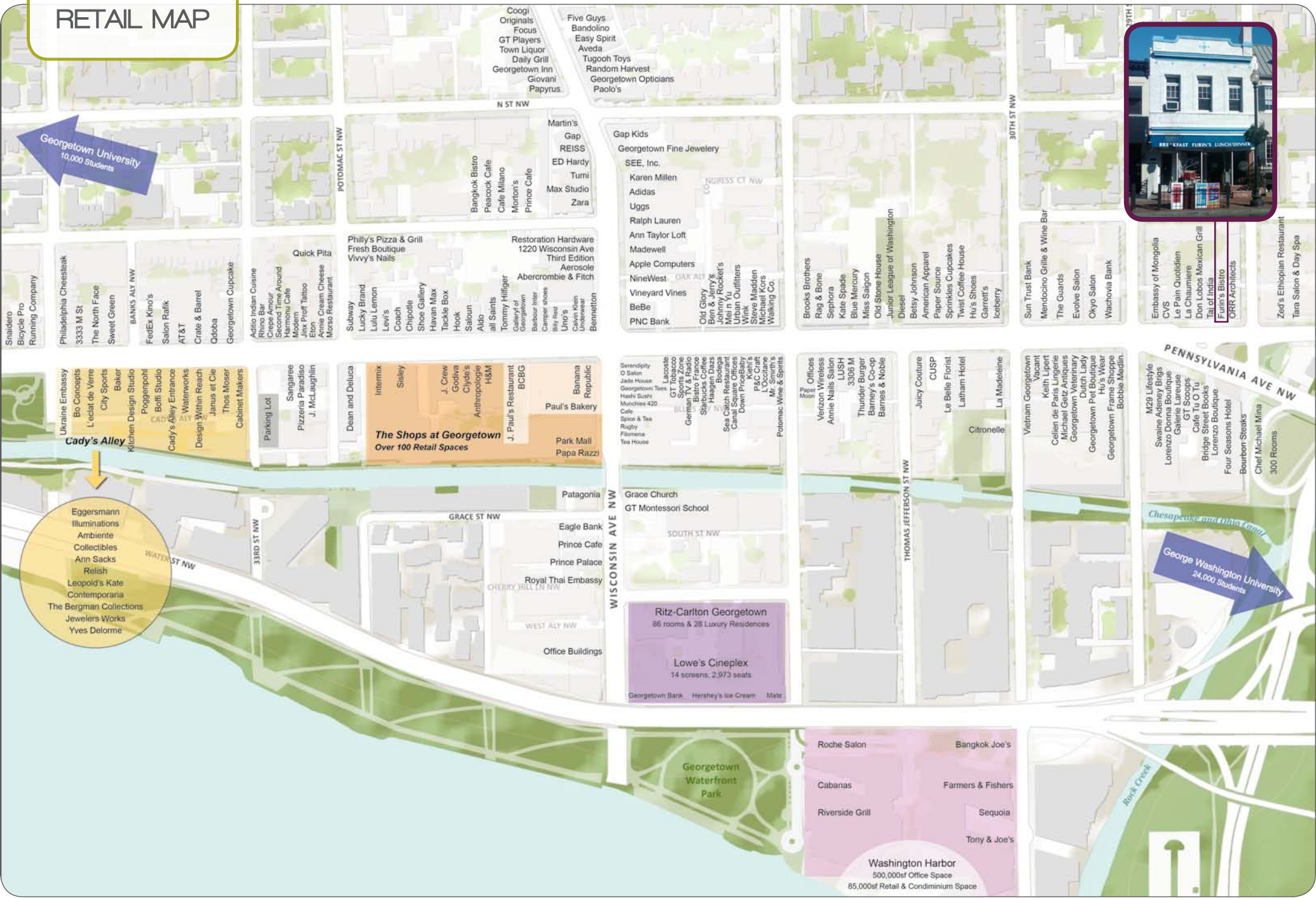
www.streetsense.com

LOCATOR MAP



RETAIL MAP

Georgetown University
10,000 Students



AERIAL
OVERVIEW

2805 M STREET NW

OAI

ORR ASSOCIATES, INC.

28TH ST NW

TAJ OF INDIA

Don Lobos
Mexican Grill

La Chaumière

Pain
DUOLIEUX

CVS
pharmacy

MONGOLIAN
EMBASSY

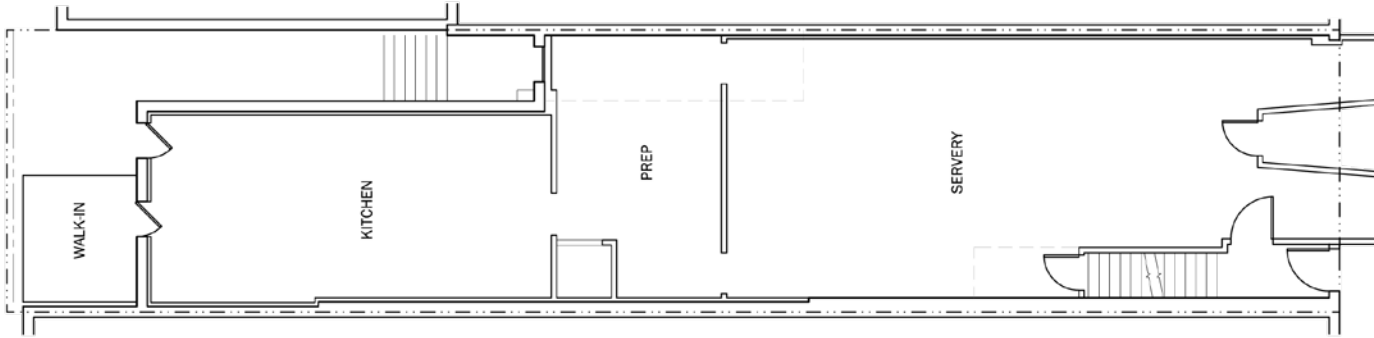
29TH ST NW

M STREET NW

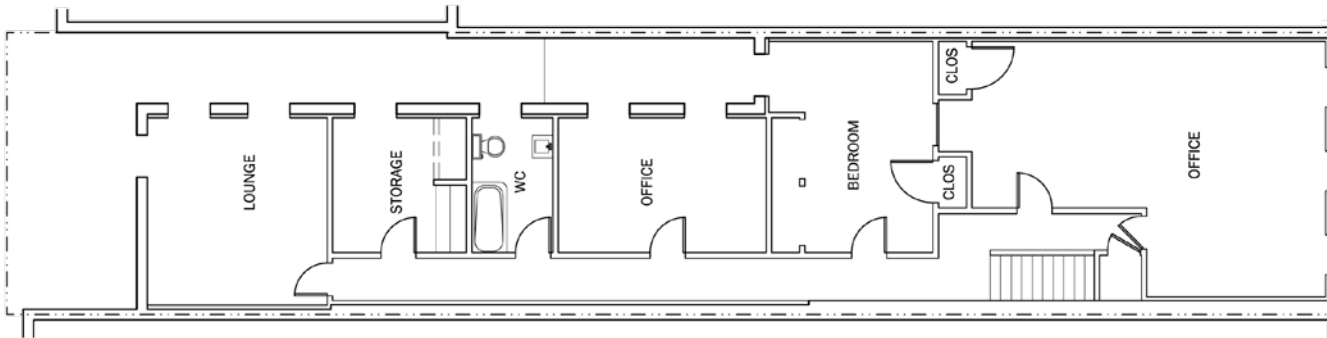
PENNSYLVANIA AVE NW

FOUR SEASONS
Hotels and Resorts

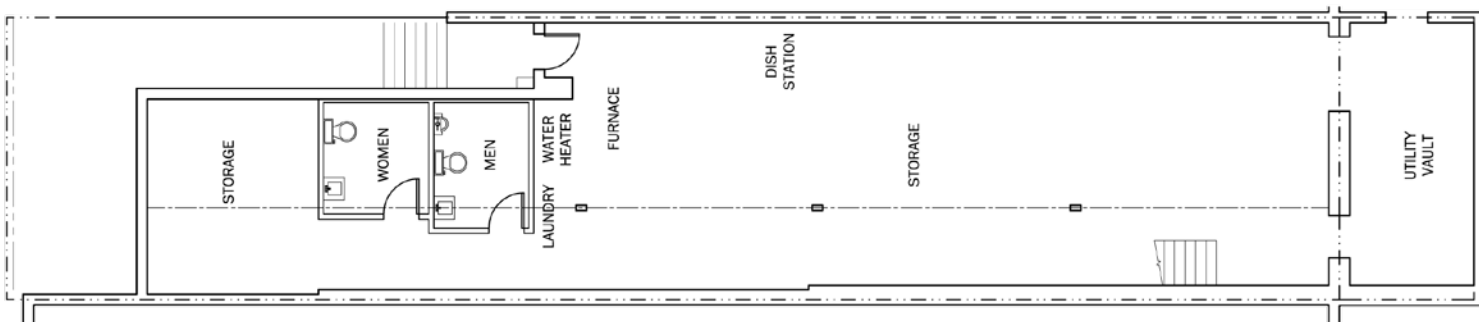
SITE PLAN



FIRST FLOOR
1,684sf
Width: 18'6"
Depth: 91'



SECOND FLOOR
1,497sf
Width: 18'6"
Depth: 80'11"



LOWER LEVEL
1,769sf
Width: 18'6"
Depth: 95'7"