



DOCHTER & ALEXANDER
RETAIL ADVISORS



2900 M STREET NW
WASHINGTON, DC | GEORGETOWN

Square Footage | 800 - 30,000 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



rag & bone



Glossier.

SUITSUPPLY

STAUD

free people

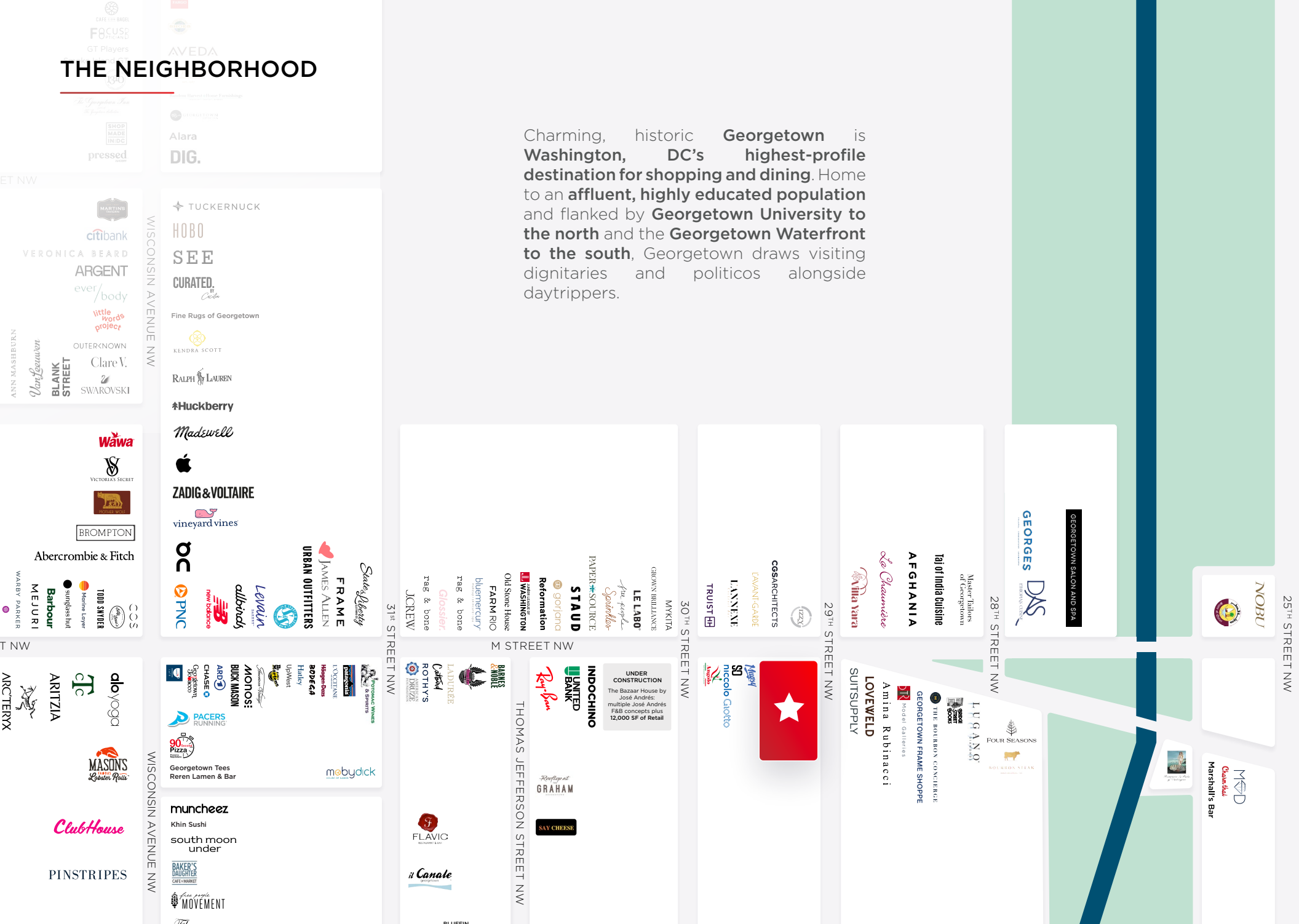
bluemercury

JCREW

LE LABO

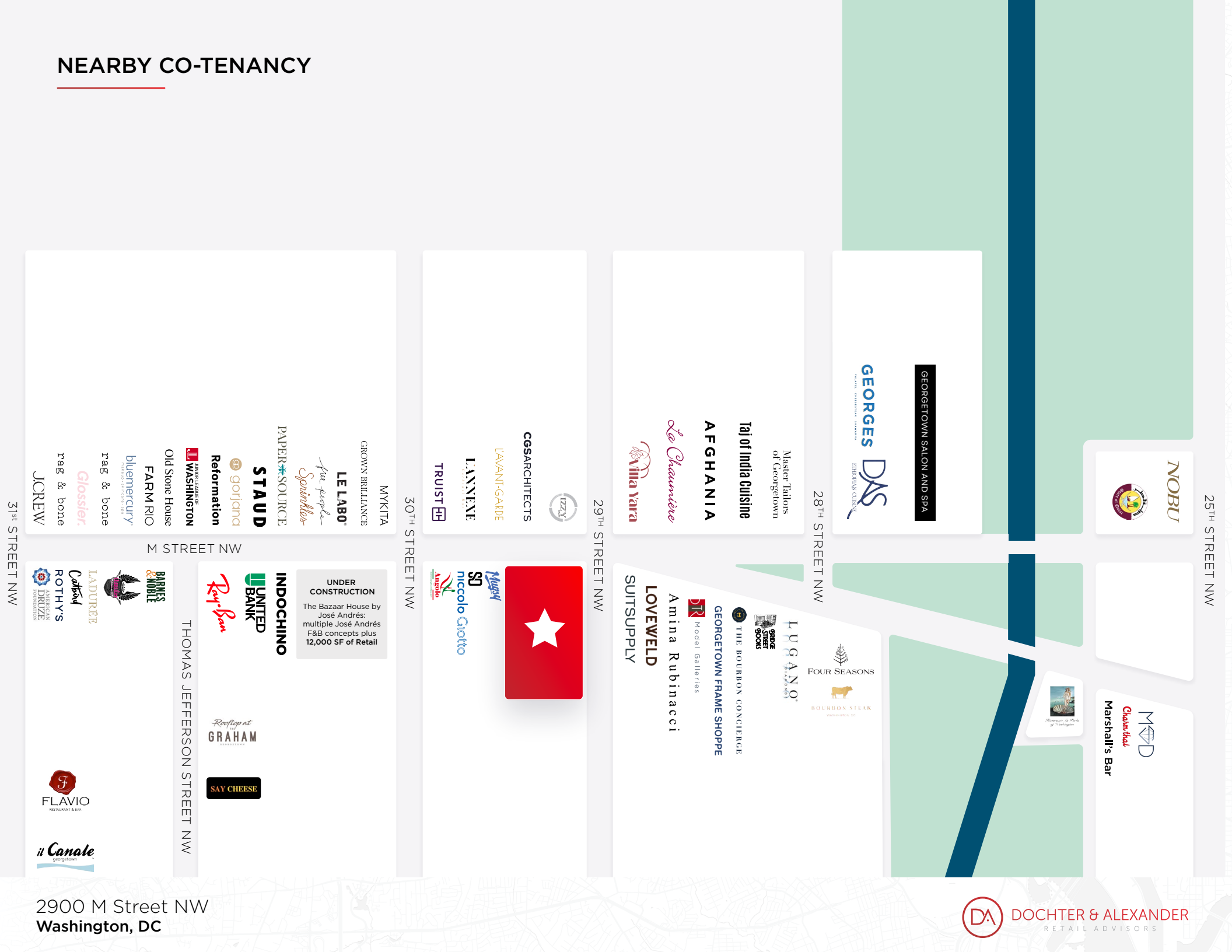
THE NEIGHBORHOOD

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 politicians alongside daytrippers.



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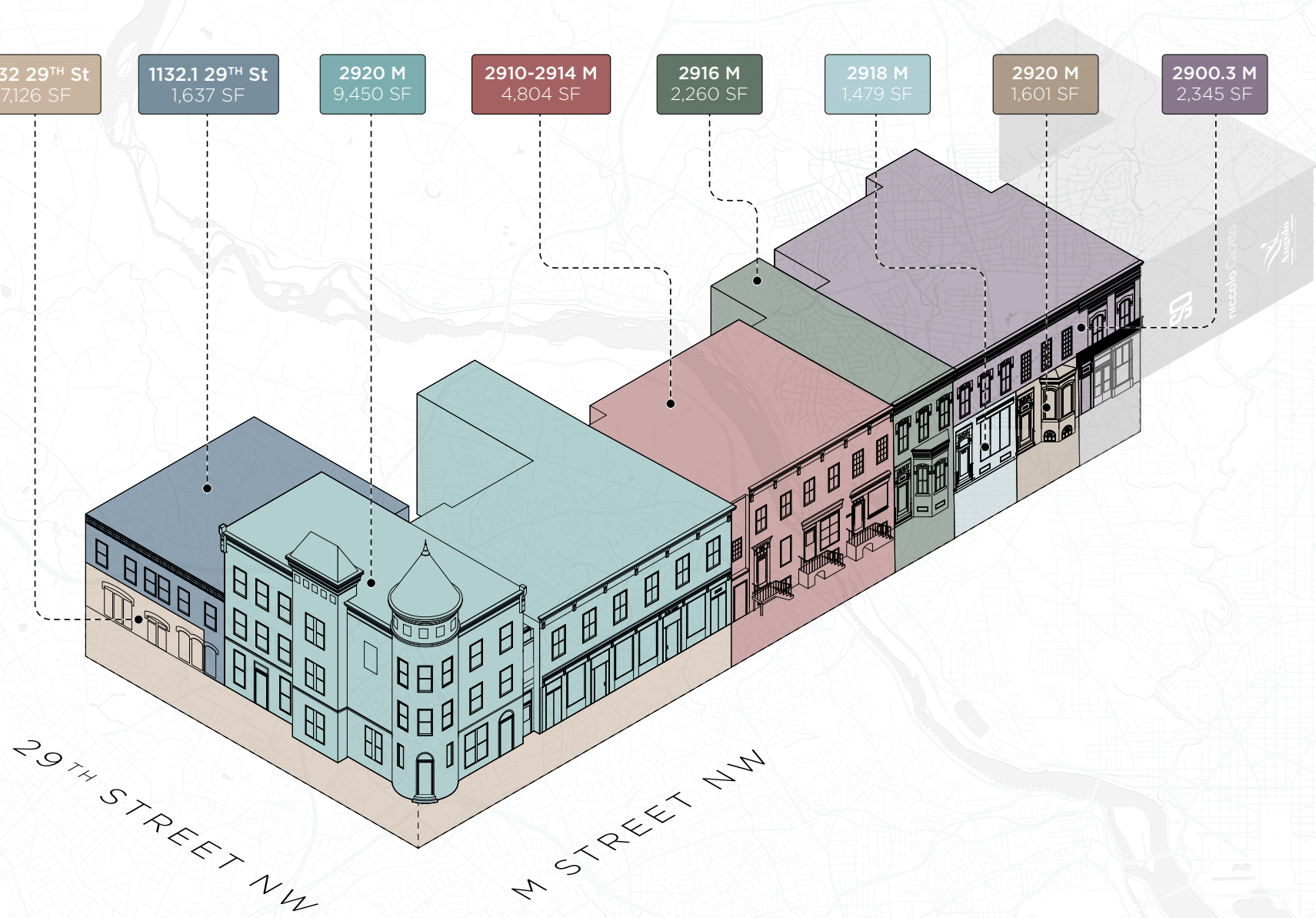
NEARBY CO-TENANCY



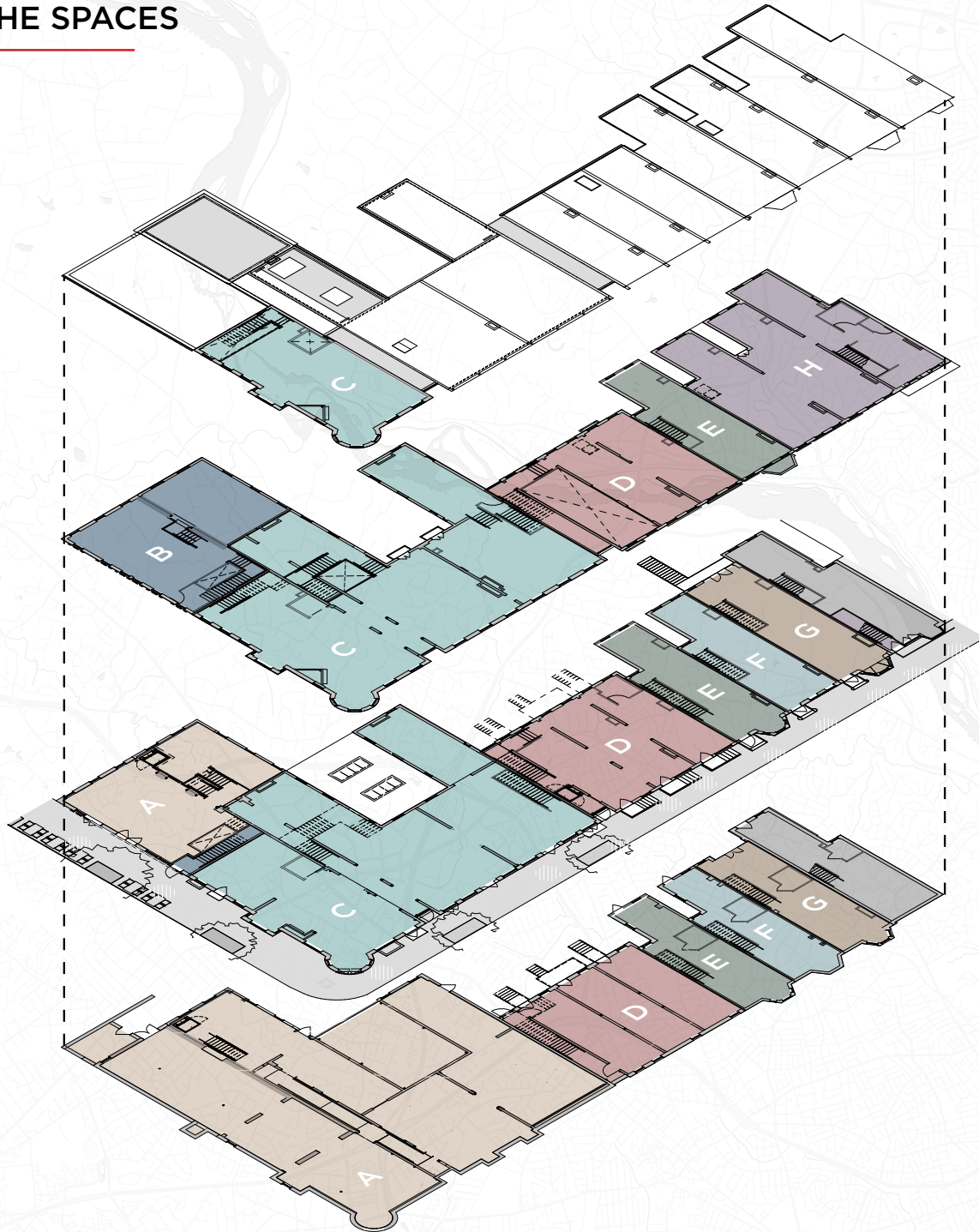
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THE SPACES

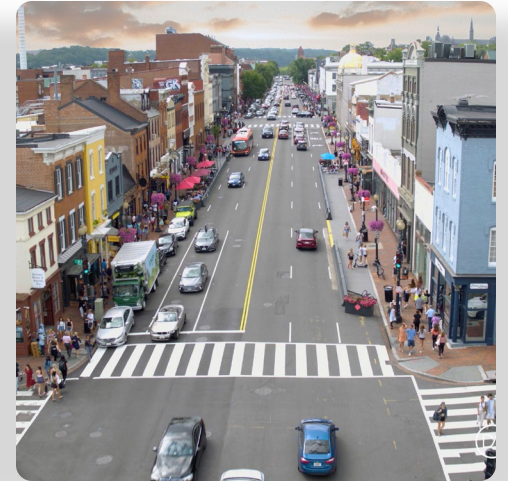
Select Space for Full Floorplan



THE SPACES



- A 1132 29TH Street 7,126 SF**
Ground Floor | 1,250 SF
Lower Level | 5,876 SF
- B 1132.1 29TH Street 1,637 SF**
Second Level | 1,528 SF
Ground Floor | 109 SF
- C 2920 M Street 9,450 SF**
Mezzanine | 1,282 SF
Ground Floor | 4,085 SF
Lower Level | 4,083 SF
- D 2910-2914 M Street 4,804 SF**
Second Level | 1,606 SF
Ground Floor | 1,589 SF
Lower Level | 1,609 SF
- E 2916 M Street 1,637 SF**
Second Level | 1,528 SF
Ground Floor | 109 SF
- F 2918 M Street 1,479 SF**
Ground Floor | 726 SF
Lower Level | 753 SF
- G 2920 M Street 1,601 SF**
Ground Floor | 819 SF
Lower Level | 782 SF
- H 2900.3 M Street 2,345 SF**
Ground Floor | 84 SF
Lower Level | 2,261 SF



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 25,939

GEORGETOWN 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