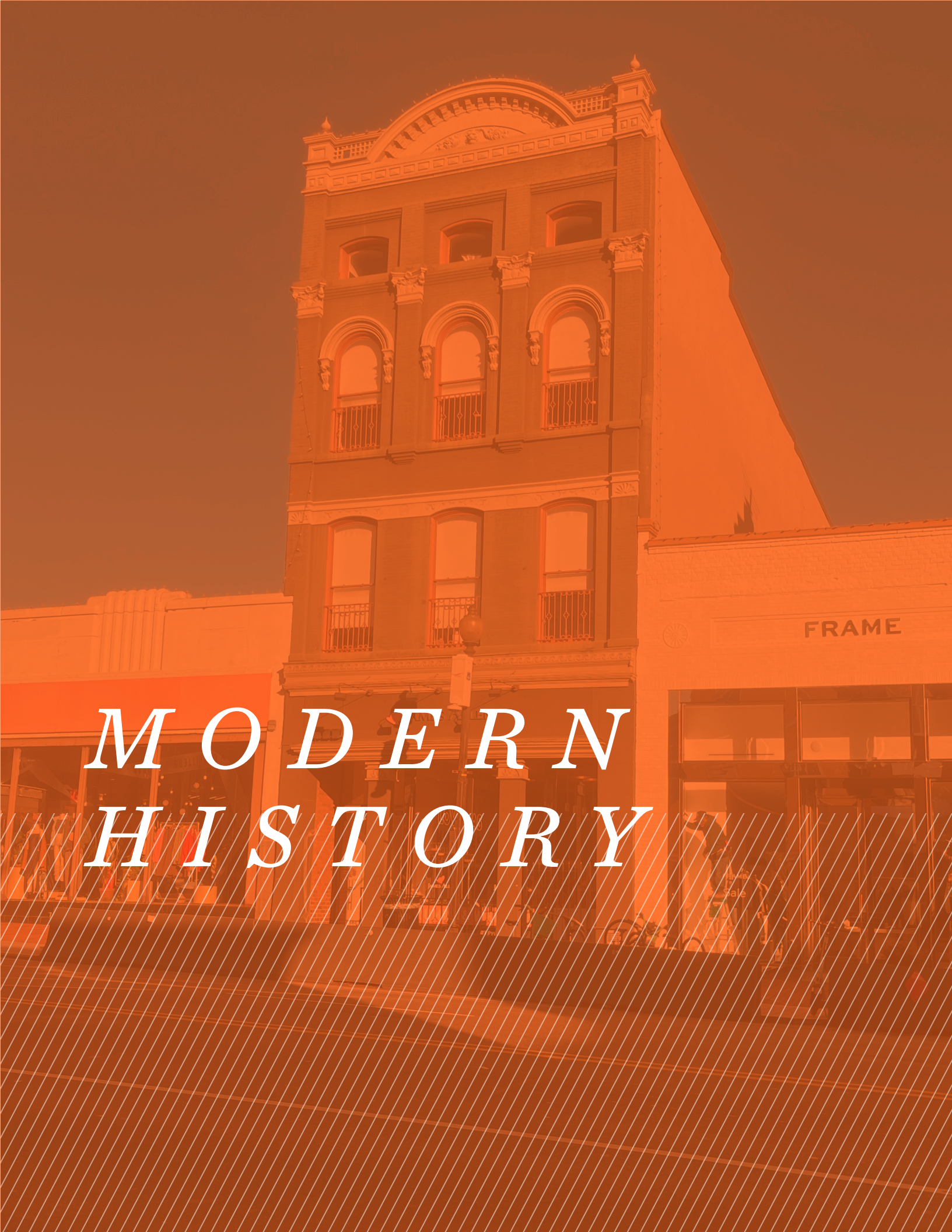

3109 M STREET NW

The background of the entire page is a photograph of the building at 3109 M Street NW. The top portion shows the upper facade with a large, ornate archway and three arched windows. The middle portion is an orange overlay with a diagonal line pattern. The bottom portion shows the ground floor entrance with a sign for 'JAMES ALLEN' and a person standing near a window.

3109 M

MODERN HISTORY



*MODERN
HISTORY*

FRAME

3109 M STREET NW
FOR LEASE



2,472 - 5,664 SF

Property Highlights

Unique brick and beam creative office space in prime Georgetown with hardwood floors, high ceilings and amazing light.

- Beautifully built out move in ready space
- Features a mix of private offices, conference and open workstation space
- Amazing double ceiling heights on the third floor
- Floors can be leased together or separately
- Private entrance for office tenants

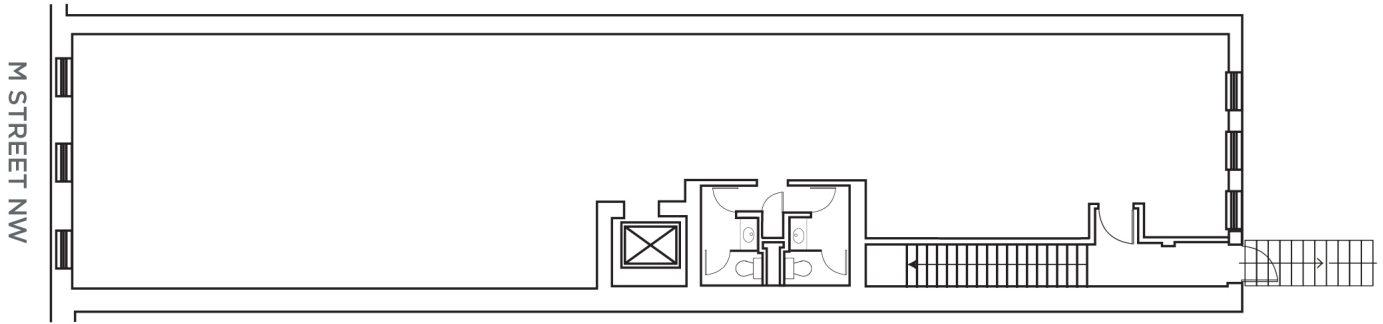
AVAILABILITIES:

- 2nd Floor - 2,472 SF
- 3rd Floor + Mezzanine - 3,192 SF

TOTAL - 5,664 RSF

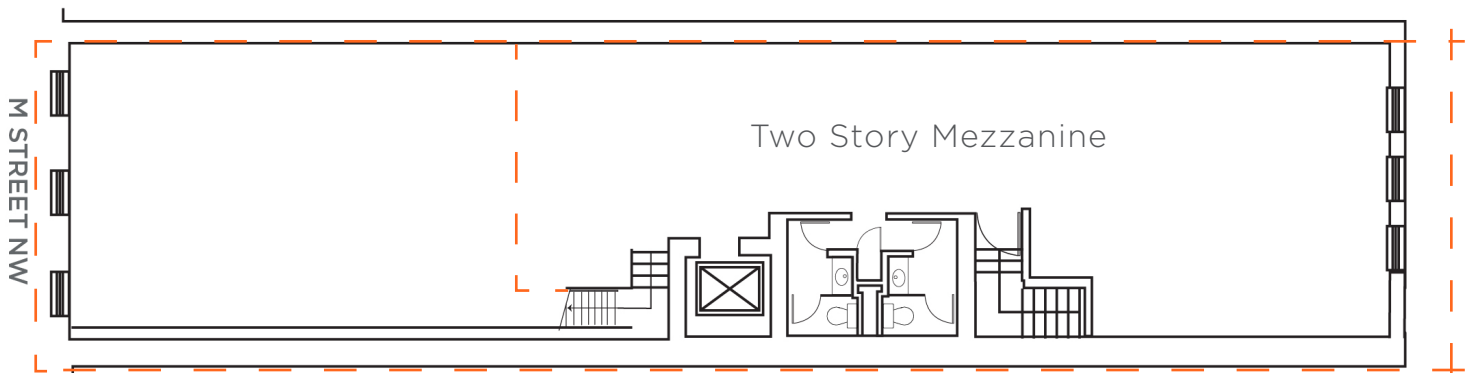
2,472 SF

2nd Floor

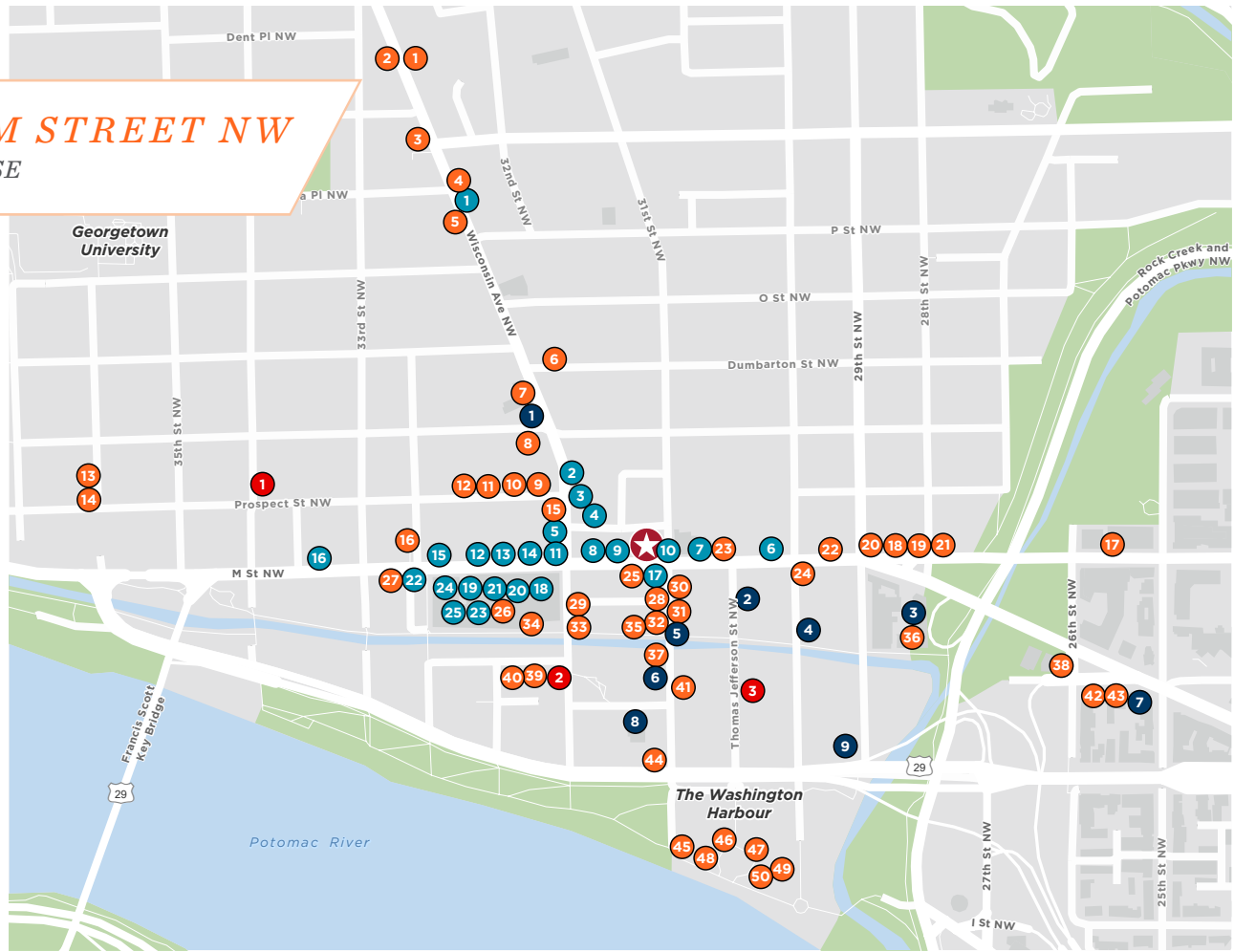


3,192 SF

3rd Floor + Mezzanine



3109 M STREET NW FOR LEASE



Area Amenities

RESTAURANTS

- | | | | |
|----------------------------|-----------------------------------|----------------------------|--------------------------------|
| 1. Pho Viet & Grille | 12. Mai Thai | 25. Bodega | 38. Ristorante La Perla |
| 2. Simply Banh Mi | 13. F Scotts | 26. Clyde's | 39. Reverie |
| 3. Los Cuates Restaurant | 14. 1789 | 27. Pizzeria Paradiso | 40. SundeVich |
| 4. City Sliders | 15. El Centro D.F. | 28. Ristorante Piccolo | 41. Chez Billy |
| 5. Lutéce | 16. Falafel Inc. | 29. Chop Sticks | 42. Flavors of India |
| 6. DC Tasty Corner | 17. Nobu | 30. Flavio | 43. Thai Coast Restaurant |
| 7. 1310 Kitchen & Bar | 18. Taj of India | 31. Il Canale | 44. Susheria |
| 8. Neyla | 19. Don Lobo's Mexican Grill | 32. Dyllan's Raw Bar Grill | 45. Fiola Mare |
| 9. Morton's The Steakhouse | 20. La Chaumiere | 33. Filomena Ristorante | 46. Guapo's |
| 10. Cafe Milano | 21. Das Ethiopian Cuisine | 34. Pinstripes | 47. Farmers Fishers Bakers |
| 11. Peacock Cafe | 22. L'Avant-Garde | 35. Sea Catch Restaurant | 48. Nick's Riverside Grill |
| | 23. Amigo Mio | 36. Bourbon Steak | 49. Sequoia Grill |
| | 24. Vietnam Georgetown Restaurant | 37. The Grill Room | 50. Tony & Joe's Seafood Place |

HOTELS

- The Georgetown Inn
- The Graham Georgetown
- Four Seasons Hotel Washington, DC
- Georgetown Suites
- Canal Inn Hotel
- Rosewood
- Avenue Suites
- Ritz Carlton Georgetown
- Georgetown Suites Harbor Building

SHOPPING

- | | |
|------------------------|---------------------|
| 1. Hugo Boss | 13. Athleta |
| 2. Polo Ralph Lauren | 14. Barbour |
| 3. Madewell | 15. Lululemon |
| 4. Vineyard Vines | 16. Brandy Melville |
| 5. Abercrombie & Fitch | 17. Patagonia |
| 6. Free People | 18. Aritzia |
| 7. Kate Spade New York | 19. Marine Layer |
| 8. Urban Outfitters | 20. H&M |
| 9. Steve Madden | 21. Anthropologie |
| 10. State & Liberty | 22. J. McLaughlin |
| 11. COS | 23. TJ Maxx |
| 12. Aerie | 24. J.Crew |
| | 25. DSW |

GYM

- Down Dog Yoga
- SoulCycle
- CorePower Yoga

50
RESTAURANTS
within 1 mile

09
HOTELS
within 1 mile

25
SHOPPING
within 1 mile

03
GYM
within 1 mile

3109 M STREET NW
FOR LEASE



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