

INTRODUCING  
**GEORGETOWN  
COURT**  
3222 N ST NW  
WASHINGTON, DC

FIRST-CLASS OFFICE AND  
RETAIL BUILDING IN THE HEART  
OF HISTORIC GEORGETOWN

- 1.3 acres in Georgetown's sought-after historic district
- Sun-filled flexible office space
- Lush and spacious courtyard
- Unbeatable *Walk Score* (99)
- Home to iconic restaurants: Café Milano, Brasserie Liberté, Peacock Café
- On-site parking garage
- On-site property management

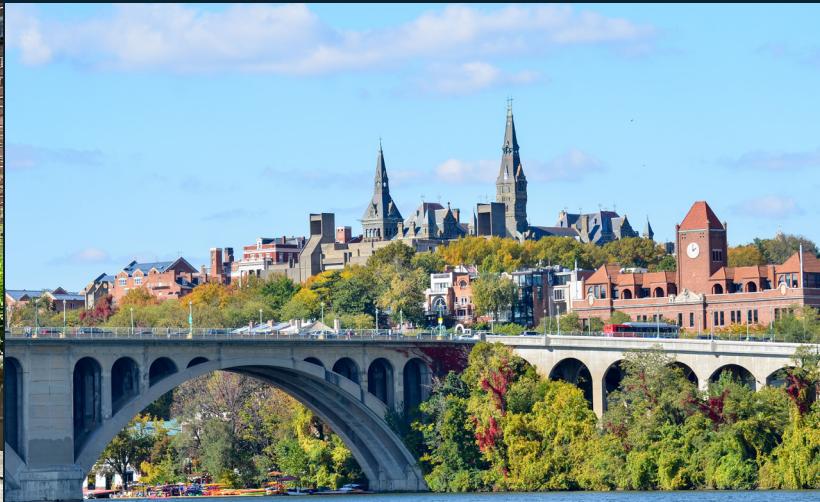


MOLLYE WHEELER

202.328.5136

[mwheeler@stoutandteague.com](mailto:mwheeler@stoutandteague.com)

**STOUT&TEAGUE**



# LOCATION

## HISTORIC GEORGETOWN

### JUST OFF WISCONSIN AVENUE



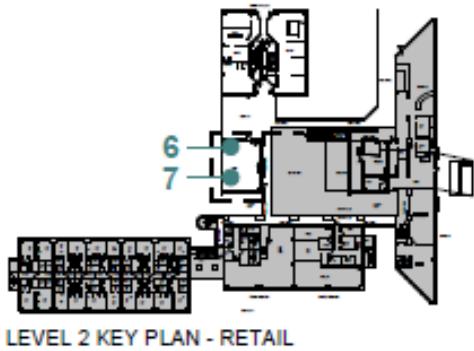
**COMMUTER RAILS**  
Foggy Bottom (1.0mi)  
Union Station (3.5mi)



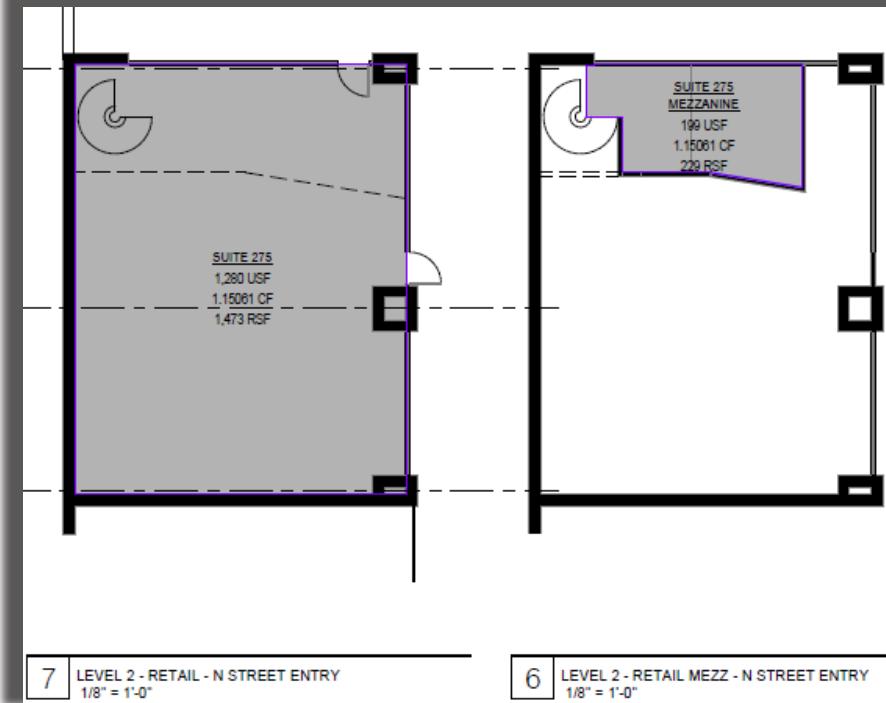
**AIRPORTS**  
Ronald Reagan (4.5mi)  
Washington Dulles (22.9mi)

# SUITE 275

1,727 RSF | VACANT



LEVEL 2 KEY PLAN - RETAIL



7 LEVEL 2 - RETAIL - N STREET ENTRY  
1/8" = 1'-0"

6 LEVEL 2 - RETAIL MEZZ - N STREET ENTRY  
1/8" = 1'-0"

- Freestanding creative office/retail space
- Private entrances off of the walkway in the upper courtyard
- High exposed ceiling
- Large windows for plenty of natural light

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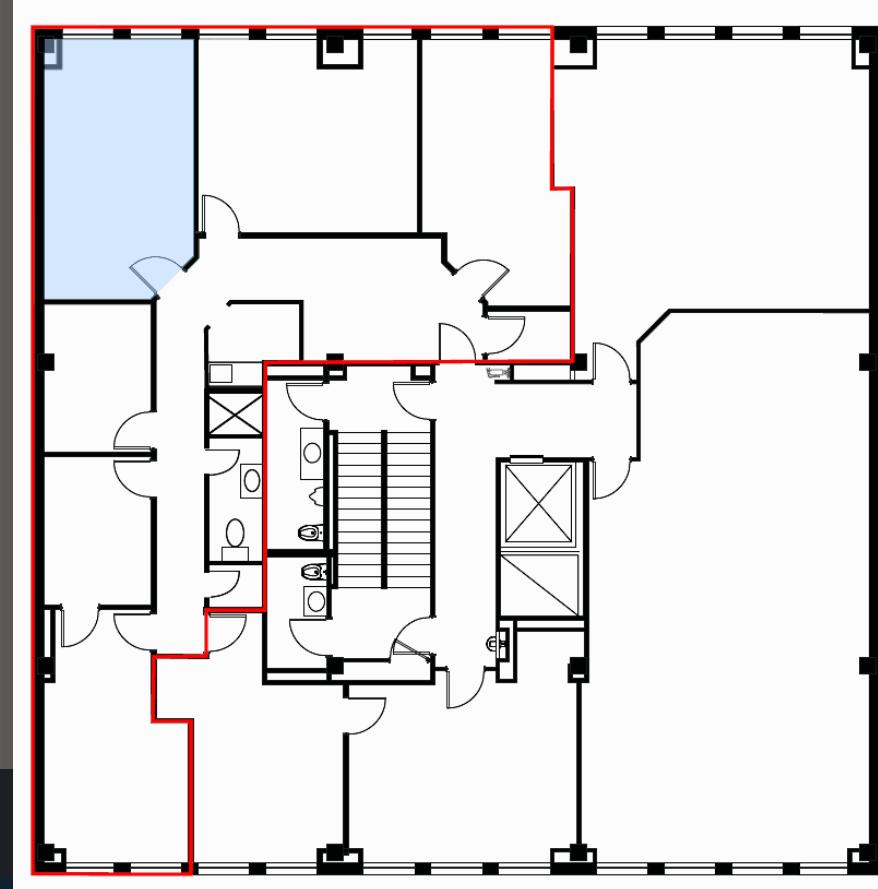


# SUITE 300-3

371 RSF | VACANT

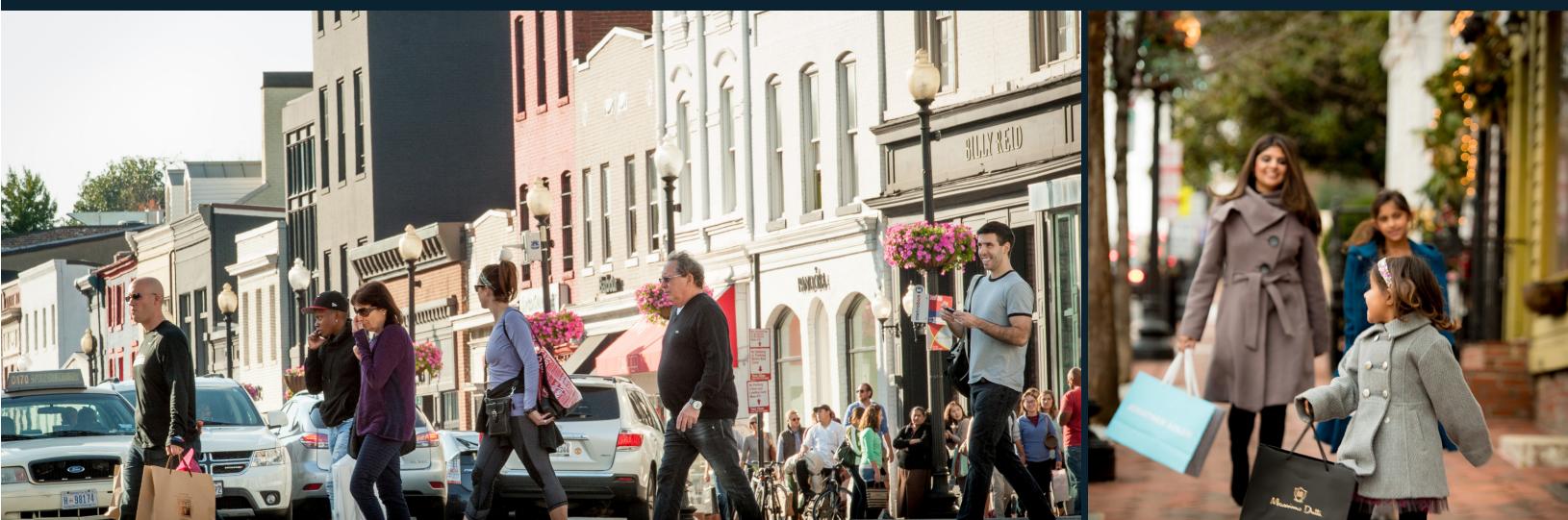
=Suite 300

=Suite 300-3



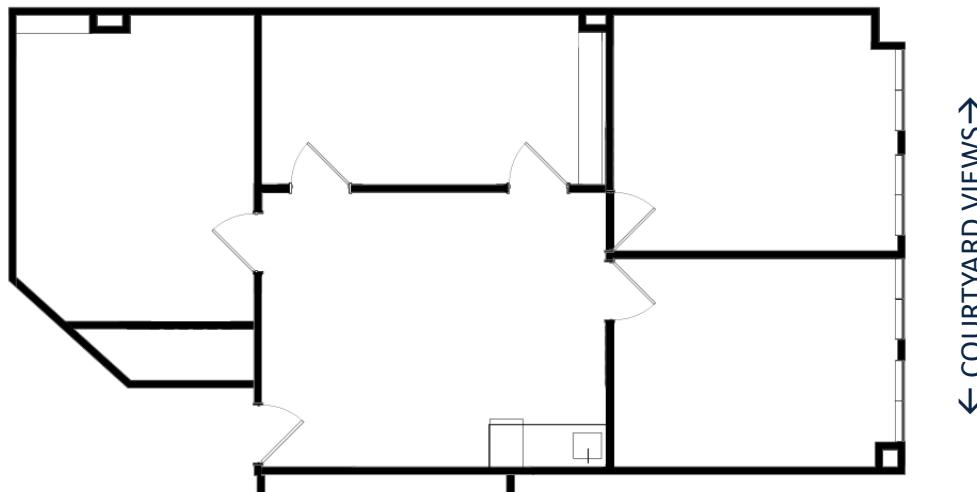
- Rare corner office within a shared office suite
- Shared amenities including:
  - Kitchenette/pantry
  - Private restroom
  - Storage/mail room

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# SUITE 310

1,323 RSF | AVAILABLE 10/1/25



- Efficient 3rd floor office suite
- Reception area
- Open area
- 1 conference room/ executive office
- 2 windowed offices overlooking the courtyard

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