

# **CITIZEN**



3401 Water Street, NW  
Georgetown

# *citizenM Hotel* *3401 Water Street. NW*

- **Historic warehouse** conversion with new construction above
- **230 keys**
- **2668 sf** total area
- Ideal for a **speakeasy**, juice bar or cafe
- Negotiable terms

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*Available Q1/Q2 2025*  
*Hotel Opening Q1/Q2 2026*



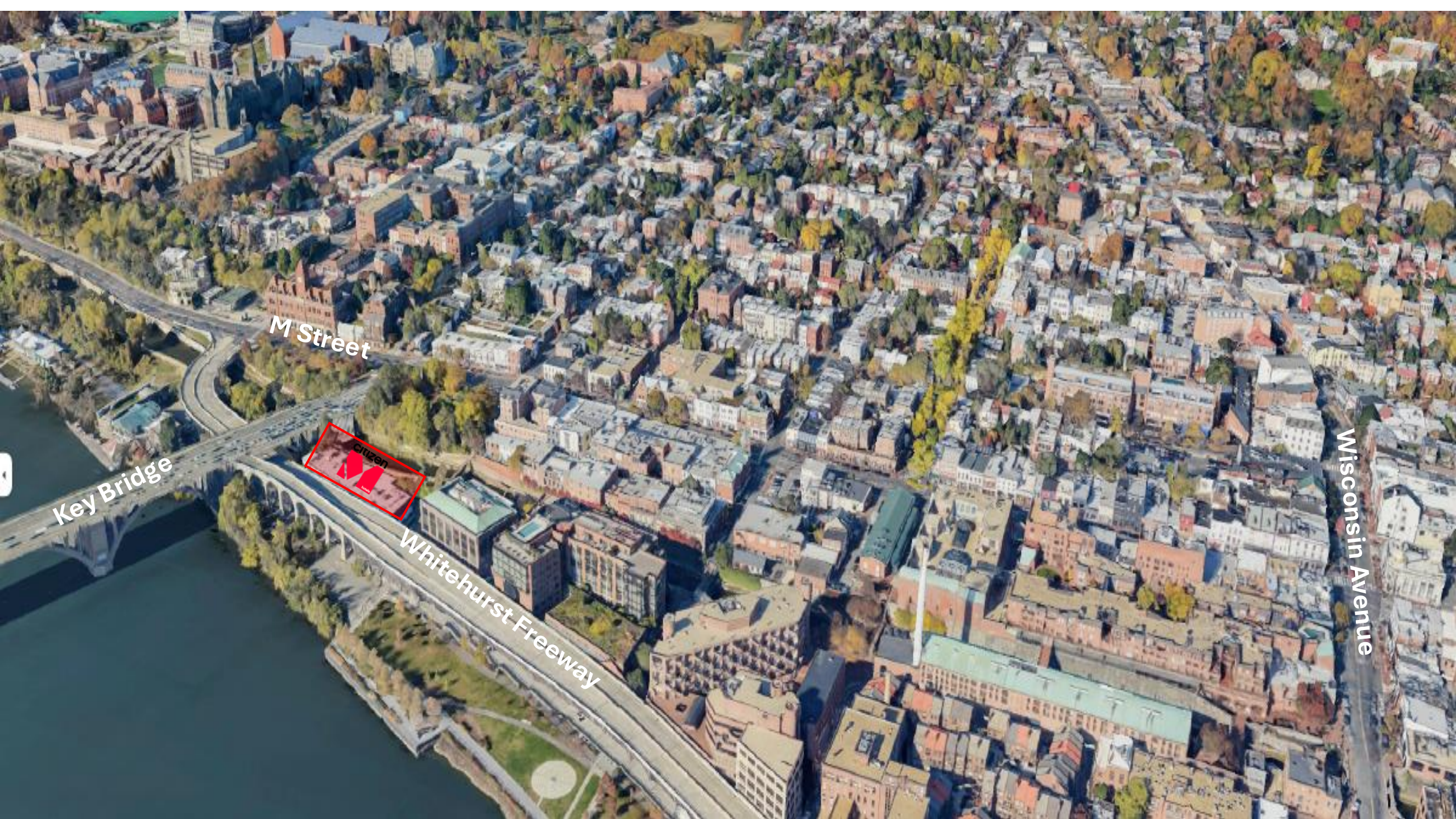


Key Bridge

Whitehurst Freeway

M Street





Key Bridge

M Street



Whitehurst Freeway

Wisconsin Avenue

*citizenM: A new breed of hotel designed around a traveler who values a luxury hotel experience in central city locations, but at an affordable price. A hybrid hotel that isn't just a place to sleep, but somewhere to work, relax, and play. To meet like-minded people and get inspired.*



M Street

Whitehurst Freeway

citizen



hotels

Key Bridge



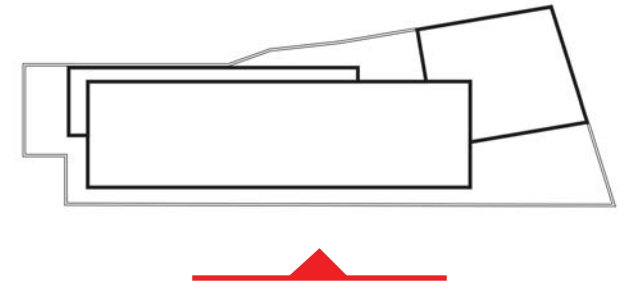
facade design Water Street



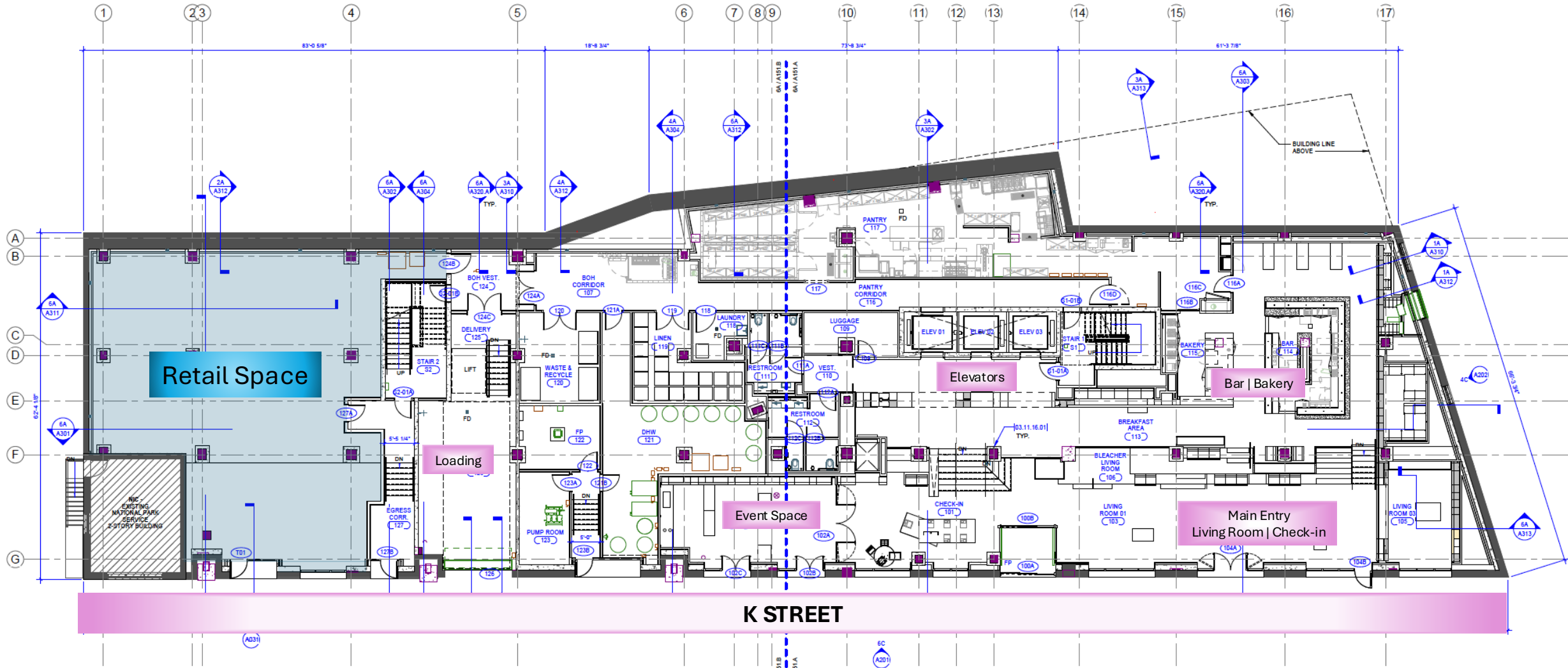
Corner view looking from Water Street



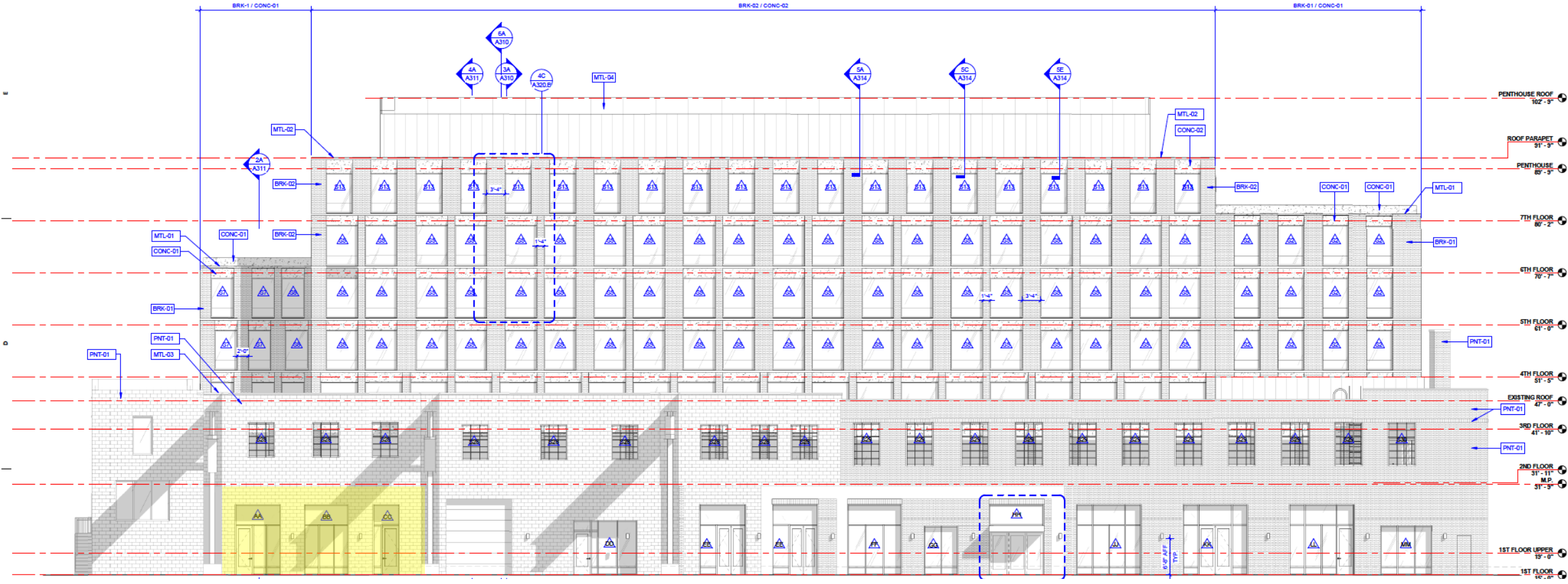








FOR EXTERIOR FINISH LEGEND - SEE SHEET A012a



K STREET

C&O CANAL

GRASS

TRAIL

GRASS

PROPERTY LINE

PROPERTY LINE

2ND FLOOR OF BUILDING AT GRADE

CONC. STEPS

12' ceiling

16' ceiling

7 NC  
A&T LOT 809  
SQUARE 1183

34TH STREET NW

SIDEWALK

100' FLOOR PLAIN

14W

PROPERTY LINE

GRAVEL

15

13W

12W

SIDEWALK

11W

10W

SIDEWALK

9W

K STREET NW

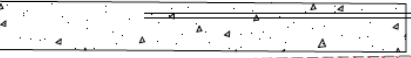
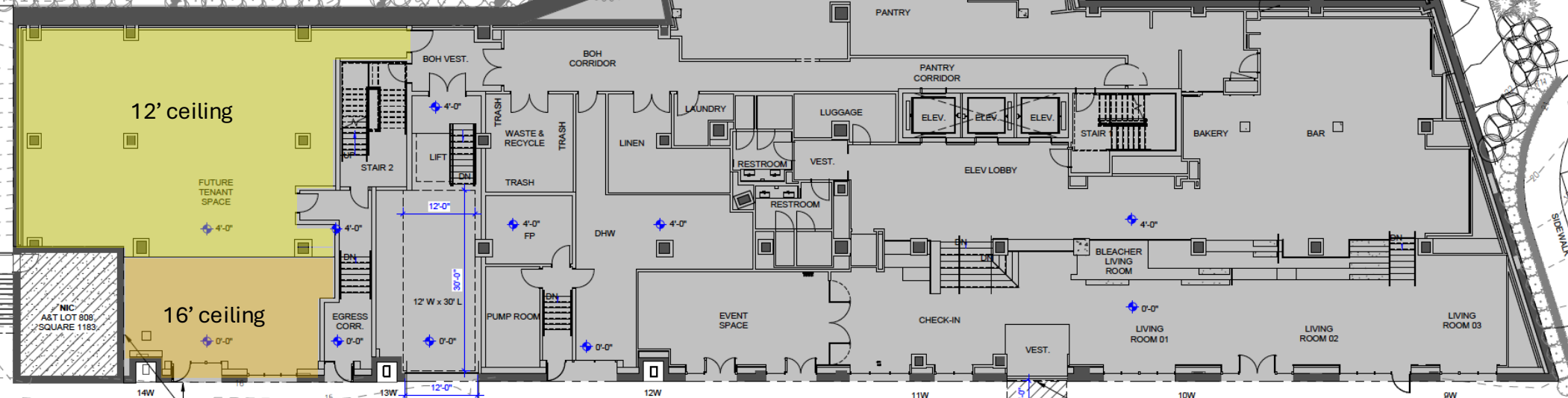
WHITEHURST FREEWAY  
(ELEVATED ROADWAY)

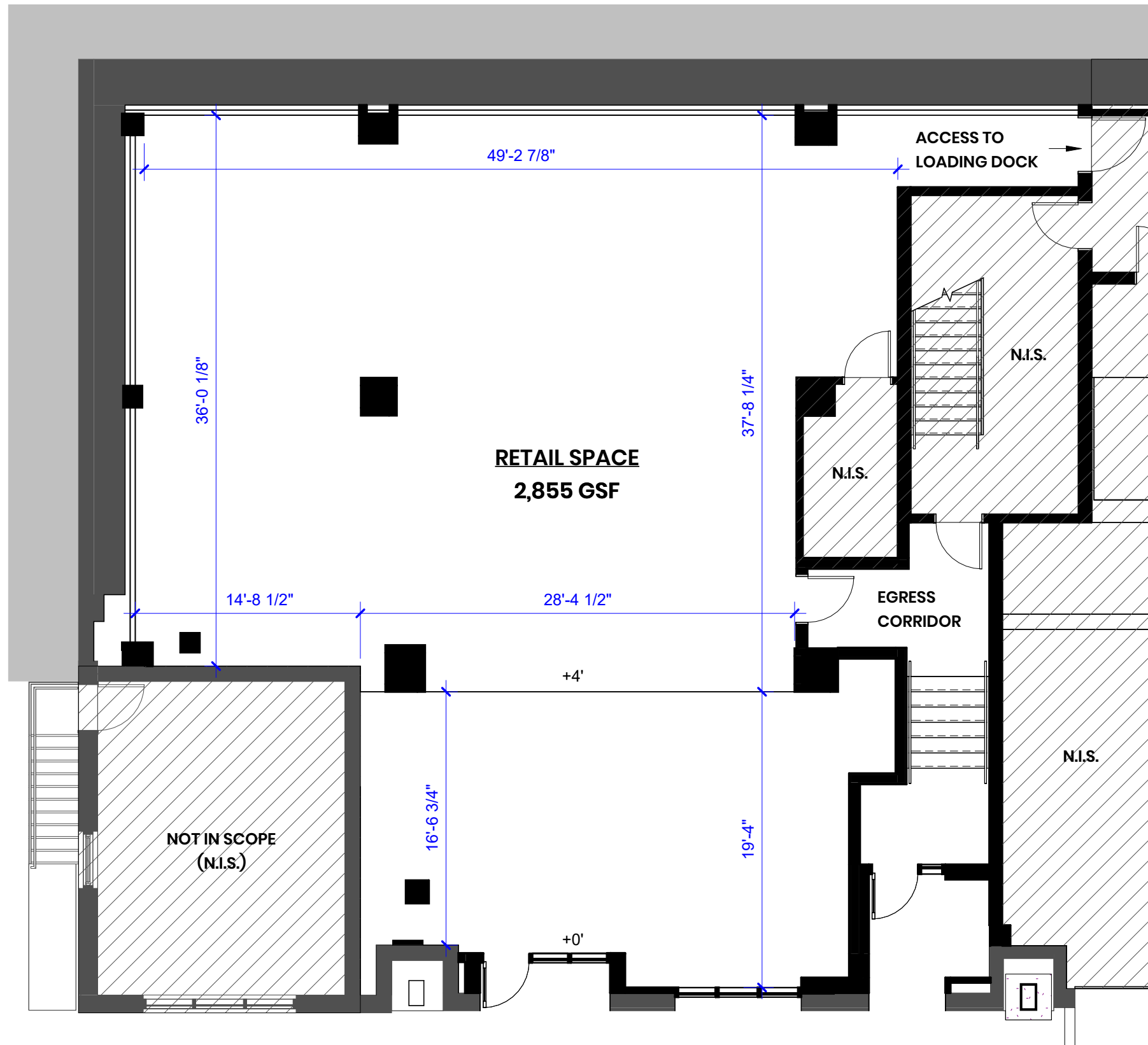
BRIDGE OVERHANG

HOTEL ENTRY

HOTEL CANOPY

CONC. CURB





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**citizenM**  
**Georgetown**

PROJECT NUMBER  
**2210437.0**

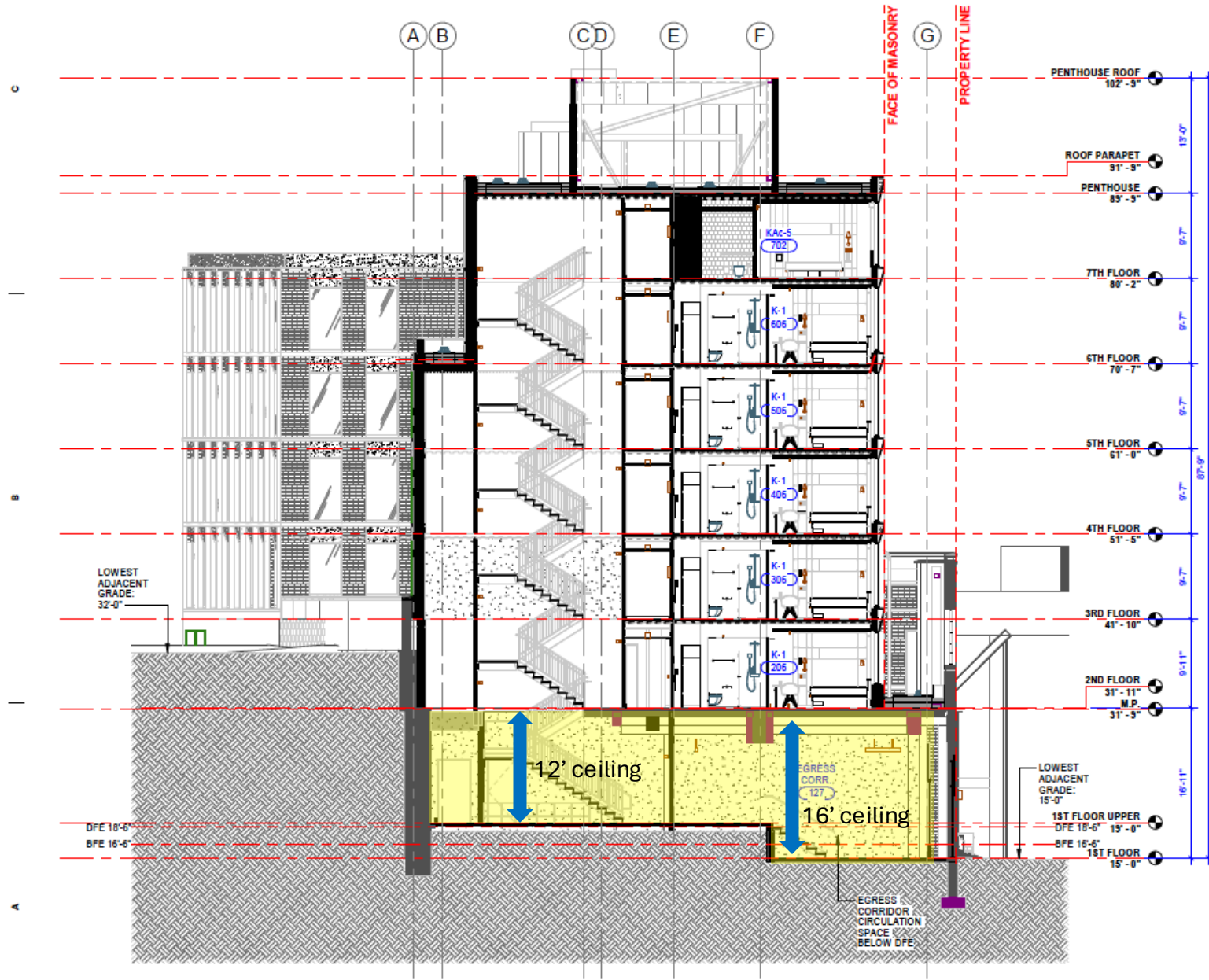
DRAWING REFERENCE: Approver

**1 FLOOR PLAN - RETAIL SPACE**

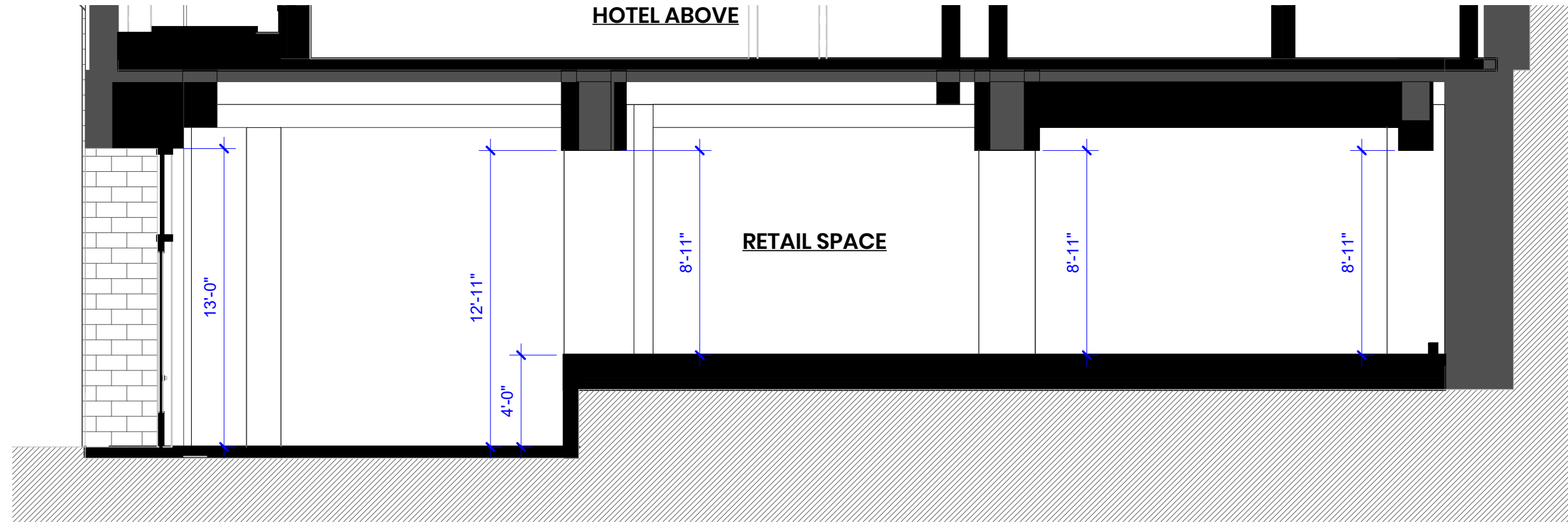
SCALE: 1/8" = 1'-0"

RETAIL - FLOOR PLAN

**A.001**  
08/05/2024

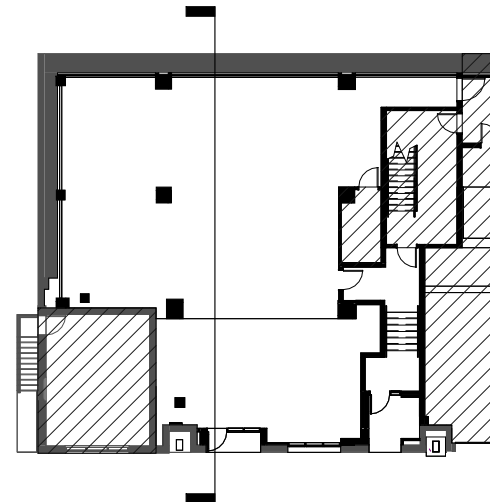


**6A** SECTION N-S FACING EAST  
SCALE: 1/8"=1'-0"



**SECTION N-S FACING WEST**

SCALE: 3/16" = 1'-0"



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RETAIL - SECTION

**A.002**  
08/05/2024





*For Leasing Info*



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