

# 3307 M

GEORGETOWN



# No better place to work

50,000 SF HEADQUARTERS OFFICE OPPORTUNITY

# A neighbourhood where you can play as hard as you work

MORE AMENITIES PER SQUARE FOOT THAN ANY OTHER





Chris Chern / Georgetown BID



Bob Rives / Georgetown BID



James Jackson / Georgetown BID



GEORGETOWN UNIVERSITY

15,000 Students



PROSPECT STREET

POTOMAC STREET

WISCONSIN AVENUE

31ST STREET

M STREET

BANK STREET

3307



THOMAS JEFFERSON ST

C&O CANAL

WATER STREET

WATERFRONT PARK

POTOMAC RIVER

WASHINGTON HARBOUR

Foxtrot  
HOBOT  
Curated by Cecilia  
Kendra Scott  
Ralph Lauren  
Sleep Number  
Madewell  
Apple  
Vineyard Vines  
Tory Burch

Martin's Tavern  
Veronica Beard  
Little Words  
Project  
Outerknown  
Wolford



Peacock Cafe  
Cafe Milano  
Brasserie Liberte  
Sid/Ann Mashburn  
Van Luween  
Ice Cream  
Blank Street  
Coffee



Wawa  
El Centro  
Abercrombie & Fitch  
The Sovereign



PNC Bank  
Allbirds  
Levain Bakery  
Urban Outfitters  
James Allen  
Crumbs & Whiskers  
FRAME  
State & Liberty

Showfields  
Rag & Bone  
Glossier  
Bluemercury  
Amigo Mio  
Reformation  
Gorjana  
Outdoor Voices  
Paper Source  
Sprinkles  
Free People  
Le Labo

Capital One Cafe  
Georgetown Tobacco  
Chase Bank  
Buck Mason  
Atmos  
Smoothie King  
Haagan-Dazs  
Bodega  
Hatley's  
UpWest  
Dr. Martens  
L'Occitane  
Patagonia  
Potomac Wines

BLUES ALLEY

Muncheez  
South Moon Under  
Baker's Daughter  
Filomena  
Ristorante Piccolo

Moby Dick

Flavio  
Il Canale

Baked & Wired

Chez Billy Sud

Fangyan  
Tuckermuck  
CUT Above

Hersheys  
AMC Theatres  
Susheria

Rothys  
Laduree  
Thunder Burger

Indochino  
The Rooftop  
at the Graham

Studs  
Pizzeria Paradiso  
J. McClaughlin  
Ostseria Mozza

Soapbox  
Blue Bottle Coffee

J. Crew  
TJ Maxx  
H&M  
Marine Layer  
Clyde's  
Anthropologie  
Artizia  
City Tavern Club  
Alo Yoga

Mason's Famous  
Lobster Rolls

Pinstripes

Chaia Taco  
AVAILABLE

South Block Juice Co.  
Green Almond Pantry  
Reverie  
Rapha  
Dog Tag  
Bakery  
Sweetgreen  
Soul Cycle  
L. Piori  
Mr. Smith's

Bocconcept  
Design Within Reach  
Avocado a Mattress  
B&B Italia  
Calligaris  
The Shade Store  
Waterworks  
Kafe Leopolds  
Sandra

CADY'S ALLEY

Brilliant Earth  
Bultahup  
Bonobos

Starbucks  
The Escape Game  
District Doughnuts

FedEx  
Brandy Melville  
Alice + Olivia  
Georgetown Cupcake

Club Monaco  
Good Stuff Eatery  
Georgetown Piano Bar  
Gong cha Bubble Tea

Aesop  
Diptyque  
Lululemon  
Faherty  
Everlane  
Chipotle  
Nisolo  
Sephora  
Away  
American Eagle  
Aerie  
Athleta  
Warby Parker  
Barbour  
Sunglass Hut  
Pandora  
Todd Snyder  
Bitty & Beau's  
COS

Starbucks  
Bozelli's Italian Deli  
Guapo's  
Farmers Fishers Bakers  
Nick's Riverside Grill  
Sequoia  
Fiola-Mare  
Tony & Joe's

# Why rush home?

Surrounded by upscale boutiques, renowned dining, and the scenic Potomac River waterfront, 3307 M Street places you in the center of Georgetown's vibrant energy.

## LOCAL AMENITIES



450 Retailers and restaurants



20 Parking lots and garages



15 Gyms and exercise concepts



7 Hotels



5 Minutes from Georgetown Waterfront



2 Universities



2 Nearby hospitals

## TRANSPORT



10 DC Metrobus lines



8 Capital bikeshare locations



15 Minute walk to 2 Metro stations



2 Nearby airports



# Stand out in an exclusive crowd

---

Embark on a new era of success at 3307 M Street, 50,000 SF premier office space available for lease in Georgetown. Located at the entrance to the city, 3307 M Street is a commuter dream with a garage on-site. This location gives you the chance to make a mark and follow in the footsteps of the founding fathers! This is more than an office; it's where you want to be.





## PROPERTY HIGHLIGHTS



Stunning Views and Meeting Spaces



Private rooftop terraces with panoramic Rosslyn skyline views



Peaceful courtyard space for relaxation and gatherings



Exceptional access to NW DC, Maryland, and Virginia suburbs



Convenient parking garage with 140 spaces



# Building Specifications

## LOCATION

3307 M Street NW  
Washington, DC 20007

## SPECS

57,458 SF  
4 Floors  
Typical Floor 14,650 SF

## COLUMN SPACING

Typical 20' column grid with  
column-free perimeter

## BUILDING STATUS

Completed 1991

## AMENITIES

- Private rooftop terraces with outdoor entertainment areas and Rosslyn Skyline views
- Peaceful, expansive rear courtyard

## FEATURES

- Corner building with three sides of windowline and ample natural light
- M Street and Garden Views
- Shallow floor plate with large windows
- Walking distance to dozens of prime retail destinations

## FLOOR PLATES

Floor 4	9,399 SF
Floor 3	14,685 SF
Floor 2	14,622 SF
Ground	18,842 SF



## ARCHITECT

Shalom Baranes Associates

## MANAGEMENT

Eastbanc

## PARKING

Two Below Grade Levels  
131 Parking Spaces  
Electric Vehicle Charging Station

## TENANT ACCESS

Datawatch Systems electronic  
access control 24/7

## SYSTEMS

- Electrical = up to 8 watts per SF per floor
- Elevators = 2 Passenger elevators
- HVAC = fan-powered VAV air conditioning systems with electric resistance coil heat system in each perimeter VAV box
- Loading = 100lbs per SF (80lbs PSF live load and 20lbs PSF dead load)





Beyer Blinder Belle







Rendering



Rendering

## SPACE HIGHLIGHTS

-  M Street & Courtyard Views
-  Shallow floorplate with large windows
-  Abundant Natural Light
-  Access to expansive outdoor courtyard

[VIEW AVAILABILITIES](#)



# Project Team

---

## EastBanc

EastBanc Inc. is a multinational company, which due to its core strength of real estate development, specializes in the acquisition, redevelopment and management of commercial real estate assets, in particular in the area of urban revitalization.

## Jamestown

Jamestown is a design-focused real estate investment and management company with a 40-year track record and a clear mission: to transform spaces into innovation hubs and community centers.





Sam Kittner / Georgetown BID



Virginia Cheng / Georgetown BID

# 3307 M

---

GEORGETOWN

## LEASING INFORMATION:

### MATT PACINELLI

[matt.pacinelli@streamrealty.com](mailto:matt.pacinelli@streamrealty.com)

202-595-1498

### JOHN KLINKE

[jklinke@streamrealty.com](mailto:jklinke@streamrealty.com)

202-595-1446

### ALEX GREEN

[agreen@jstreetcompanies.com](mailto:agreen@jstreetcompanies.com)

202-607-7736

