

No better place to work

50,000 SF HEADQUARTERS OFFICE OPPORTUNITY

A neighbourhood where you can play as hard as you work

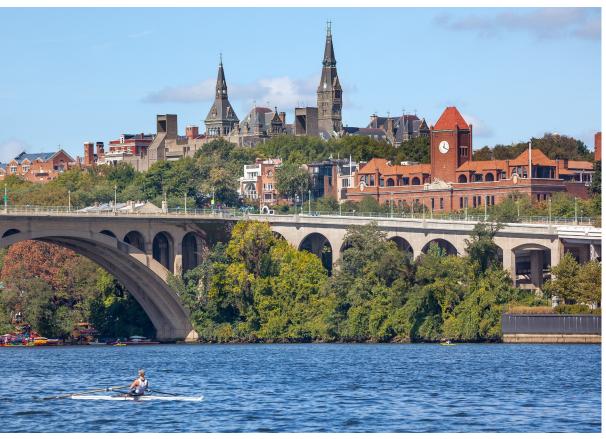


MORE AMENITIES PER SQUARE FOOT THAN ANY OTHER













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

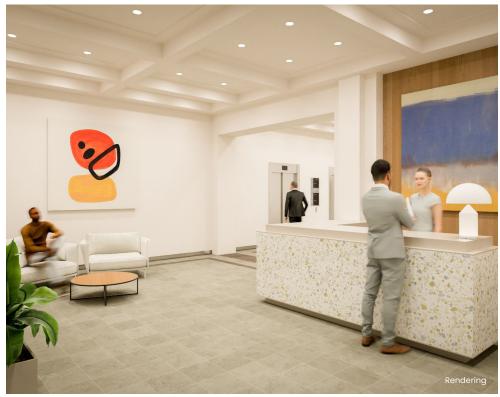


Building Specificiations

LOCATION	2207 M Ctroot NIM	FLOOR PLATES	Floor 4	0.200.05
LOCATION	3307 M Street NW Washington, DC 20007	FLOOR PLATES	Floor 4 Floor 3	9,399 SF
	<u> </u>		Floor 2	14,622 SF
			Ground	18,842 SF
SPECS	57,458 SF		<u> </u>	10/8 12 01
	4 Floors Typical Floor 14,650 SF			
	. , , ,	ARCHITECT	Shalom Barane	es Associates
COLUMN SPACING	Typical 20' column grid with column-free perimeter			
	colariir iree perimeter	MANAGEMENT	Eastbanc	
BUILDING STATUS	Completed 1991	PARKING	Two Below Grade Levels	
			131 Parking Spa	
AMENITIES	 Private rooftop terraces 		Electric Vehicle	Charging Station
AWENTIES	with outdoor entertainment			
	areas and Rosslyn Skyline views	TENANT ACCESS	Datawatch Systems electronic access control 24/7	
	 Peaceful, expansive rear 	TERRIT AGGEGG		
	courtyard			
FEATURES	Corner building with three	SYSTEMS	• Electrical = ι per floor	ıp to 8 watts per SF
TEATOREO	sides of windowline and		• Elevators = 2	Passenger elevators
	ample natural lightM Street and Garden Views			powered VAV air systems with electric
	Shallow floor plate with large			oil heat system in
	windows		each perime	
	walking distance to dozens of prime retail destinations			d 20lbs PSF deal load)
	 Walking distance to dozens of prime retail destinations 		 Loading = 10 	Olbs per SF (80lbs PSF







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 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.













3307 M

GEORGETOWN

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