

# *Central Historic Boutique Property*

## FOR LEASE!



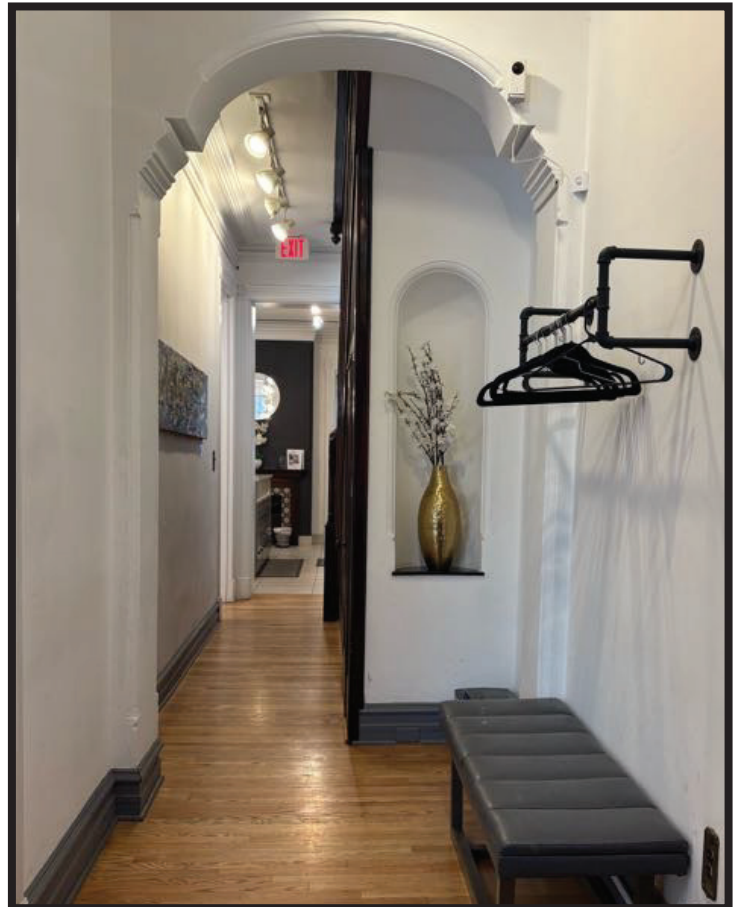
# 1817 M ST NW

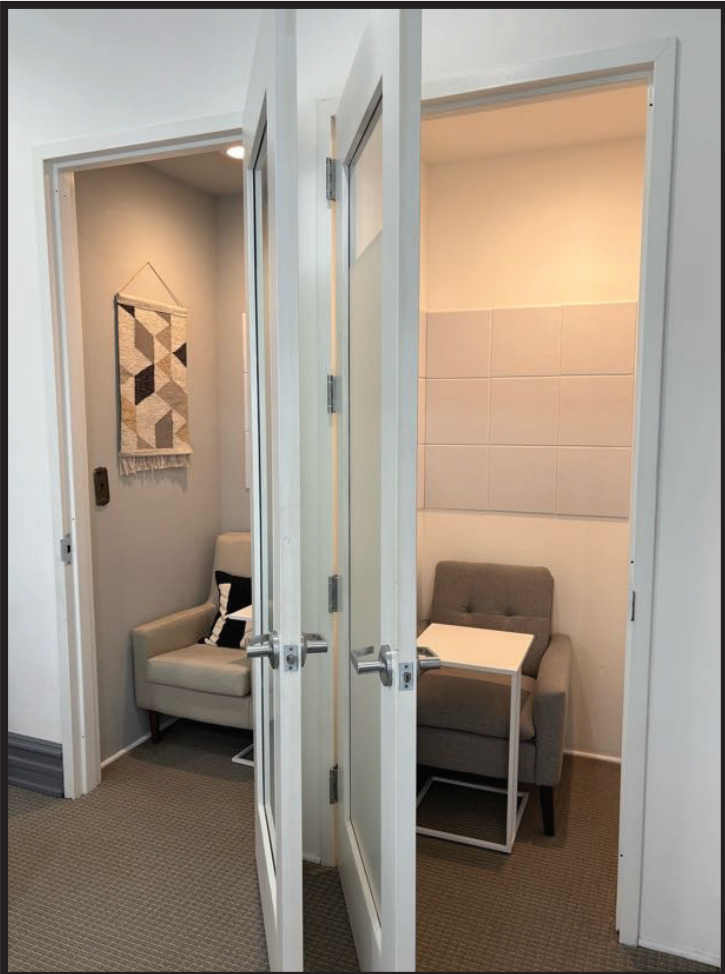
### Property Overview:

- **Square Feet:** 2,903
- **Floors:** 3
- **Term:** 5-10 yrs
- **Flexible Uses:** Office, Retail, Executive Housing, Etc.,
- **Zoning:** MU-9B/DC
- **Secure Parking:** Two secured spaces available.

### Space Features:

- Incredible branding opportunity
- Exclusive use
- Brick and Beam
- Furnished & Wired (tbd)
- Operable windows
- Mix of open & office space
- Option for use as an apartment, shower on top floor
- 10-11 ft high ceilings

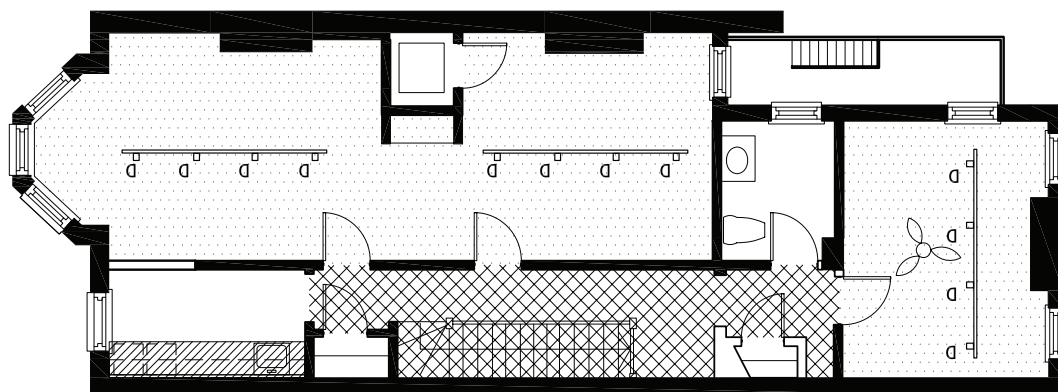
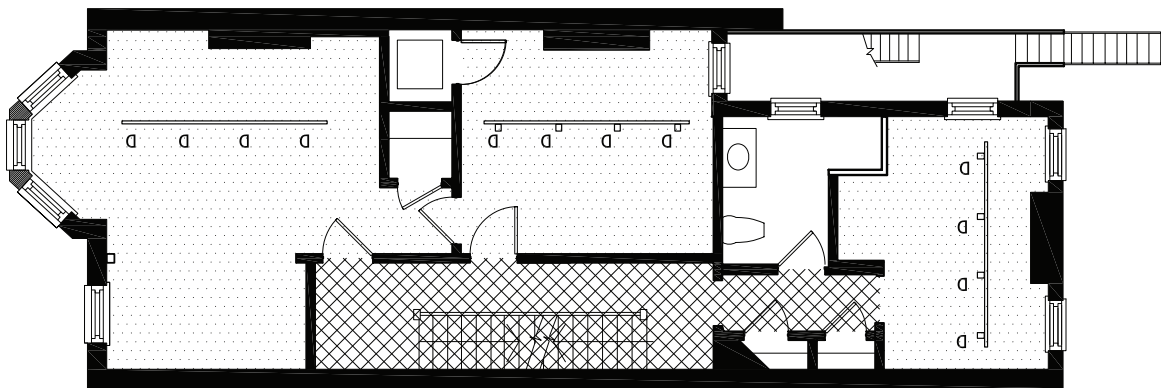
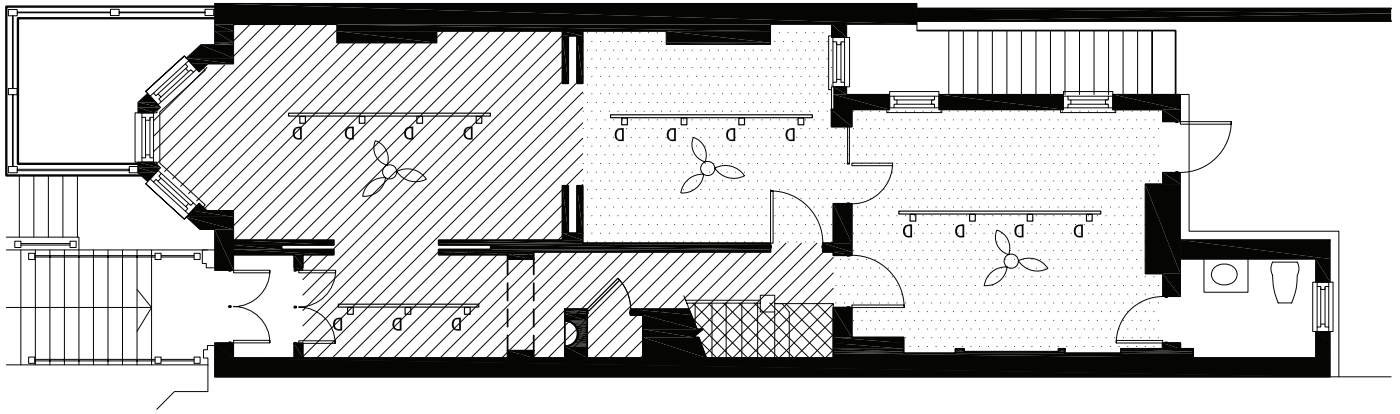


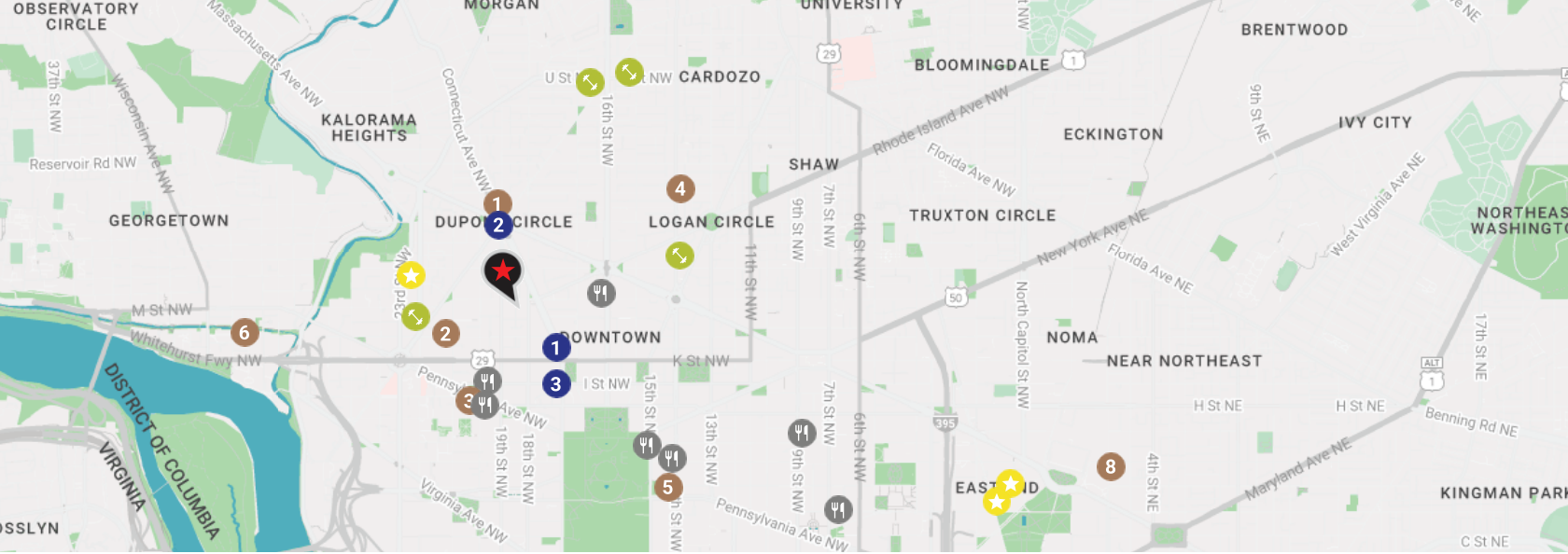


# FLOOR PLANS

2,903 SF

3 floors





### ★ HOTELS

- 1 Embassy Suites by Hilton Washington DC Georgetown  
1250 22ND ST NW, 0.4 MI
- 2 YOTEL Washington DC  
415 NEW JERSEY AVE NW, 1.9 MI
- 3 Kimpton George Hotel  
15 E ST NW, 1.9 MI

### 🚇 TRANSIT

- 1 Farragut North  
METRO - RED LINE, 0.2 MI
- 2 Dupont Circle  
METRO - RED LINE, 0.3 MI
- 3 Farragut West  
METRO - BLUE LINE, 0.3 MI

### 🍴 RESTAURANTS

- 1 The Jefferson, Washington, DC  
1200 16TH STREET NORTHWEST, 0.3 MI
- 2 KAZ Sushi Bistro  
1915 I STREET NORTHWEST, 0.3 MI
- 3 Founding Farmers DC  
1924 PENNSYLVANIA AVENUE NORTHWEST, 0.4 MI
- 4 Old Ebbitt Grill  
675 15TH STREET NORTHWEST, 0.7 MI
- 5 The Hamilton  
600 14TH STREET NORTHWEST, 0.8 MI
- 6 Zaytinya  
701 9TH STREET NORTHWEST, 1.1 MI
- 7 Rasika  
633 D STREET NW, 1.4 MI

### ☕ COFFEE

- 1 Starbucks  
1501 CONNECTICUT AVENUE NORTHWEST, 0.3 MI
- 2 Bourbon Coffee  
2101 L STREET NORTHWEST, 0.3 MI
- 3 Western Market  
2000 PENNSYLVANIA AVENUE NORTHWEST, 0.4 MI
- 4 Le Diplomate  
1601 14TH STREET NORTHWEST, 0.7 MI
- 5 Café du Parc  
AT WILLARD INTERCONTINENTAL, 0.9 MI
- 6 Baked & Wired  
1052 THOMAS JEFFERSON STREET NORTHWEST, 1.0 MI
- 7 Ebenezers Coffeehouse  
201 F STREET NORTHEAST, 2.2 MI

### 🏋️ GYM

- 1 Equinox Sports Club Washington, D.C.  
1170 22ND STREET NORTHWEST, 0.4 MI
- 2 Crew Club  
1321 14TH STREET NORTHWEST, 0.6 MI
- 3 VIDA - U Street  
1612 U STREET NORTHWEST, 0.8 MI
- 4 CrossFit DC  
1507 U STREET NORTHWEST, 0.9 MI

## Location Details:

- In the heart of the Golden Triangle & CBD
- Walk to metro, hotels & dining
- 100 Riders Paradise
- 98 Walker's Paradise
- 94 Biker Paradise

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\*Information is deemed reliable, but not guaranteed. Disregard message if you are working with an agent.\*