

# THE WHARF



**Space #111**  
**2137 square feet**



## **AVAILABLE Prime Retail Space**

- 2137 sf
- 80 sf patio area
- High visibility corner
- Maine Avenue frontage
- 17' ceiling
- Storefront freedom
- Vented for food use
- All uses considered

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***Available Immediately***



Rappahannock OYSTER CO. OFFICINA twisted at the wharf

Falafel SODA POP TIKI TNT

The Grill Easy Company

LIP.LAB

SHOP MADE IN:DC

GLO 30

Toastique

The Britleys for Toddlers

LUIPO MARINO

praline Bakery

Patrick's Fine Linens & Home Decor

COLADA SHOP

KALIWA F&D

Del Mar DE FABIO TRABOCCHI

LIVE KKKK

light chicken

GEORGETOWN OPTICIAN

MASON'S Lobster Rolls

THE GODDARD SCHOOL

arena stage

arena stage

★  
2137 sf

Maine Avenue

7th Street

M Street

POLITICS AND PROSE An Independent Bookstore

pluma

UNLIMITED BIKING

SHAKE SHACK

The UPS Store

NARA-YA

MI-VIDA

CANTINA bambino SNACKS-BAR

LA VIE

THE BRIGHTON SWIM

DU JOUR BISTRO

DIAMANT JEWELRY

CHOPSMITH

CVS

Surfside

GRAZIE GRAZIE

The Pet Shoppe Boys

E-TEA

UNION STAGE Washington, D.C.

BEN & JERRY'S

KIRWAN'S

PEARL STREET

HANK'S OYSTER BAR

BOARDWALK

STARBUCKS COFFEE

MILK & honey SOUTHERN INSPIRED KITCHEN

LIMANI

Kilwins' CHOCOLATES FUDGE ICE CREAM

GORDON RAMSAY FISH & CHIPS

Lucky Buns

MAKERS UNION

bartaco

HK

ZOOZ cocktail garden

URBAN ROAST

Pitango

Philippe by Philippe Chow



OFFICINA

ESTATE  
DODDINI

FAT  
FISH





HITT

KE IT UNT

NO TRUCKS  
LONGER THAN 6'  
TALLER THAN 10'

DO NOT ENTER

PUBLIC PARKING



TRU

Jack Daniel's  
**MAKE IT COUNT**  
No. 1 BRAND  
capitals  
OFFICIAL PARTNER OF THE WASHINGTON CAPITALS



STOP  
HERE  
ON  
RED



Maine Avenue

OFFICINA

FAT FISH

DISTRICT DOUGHNUT AND COFFEE

TIKI TNT CRUM BAR

2137 sf

The Grill

RECYCLING

LOADING AREA

LOBBY

PARKING ENTRANCE

DN TO PARKING

BLAIR ALLEY SW

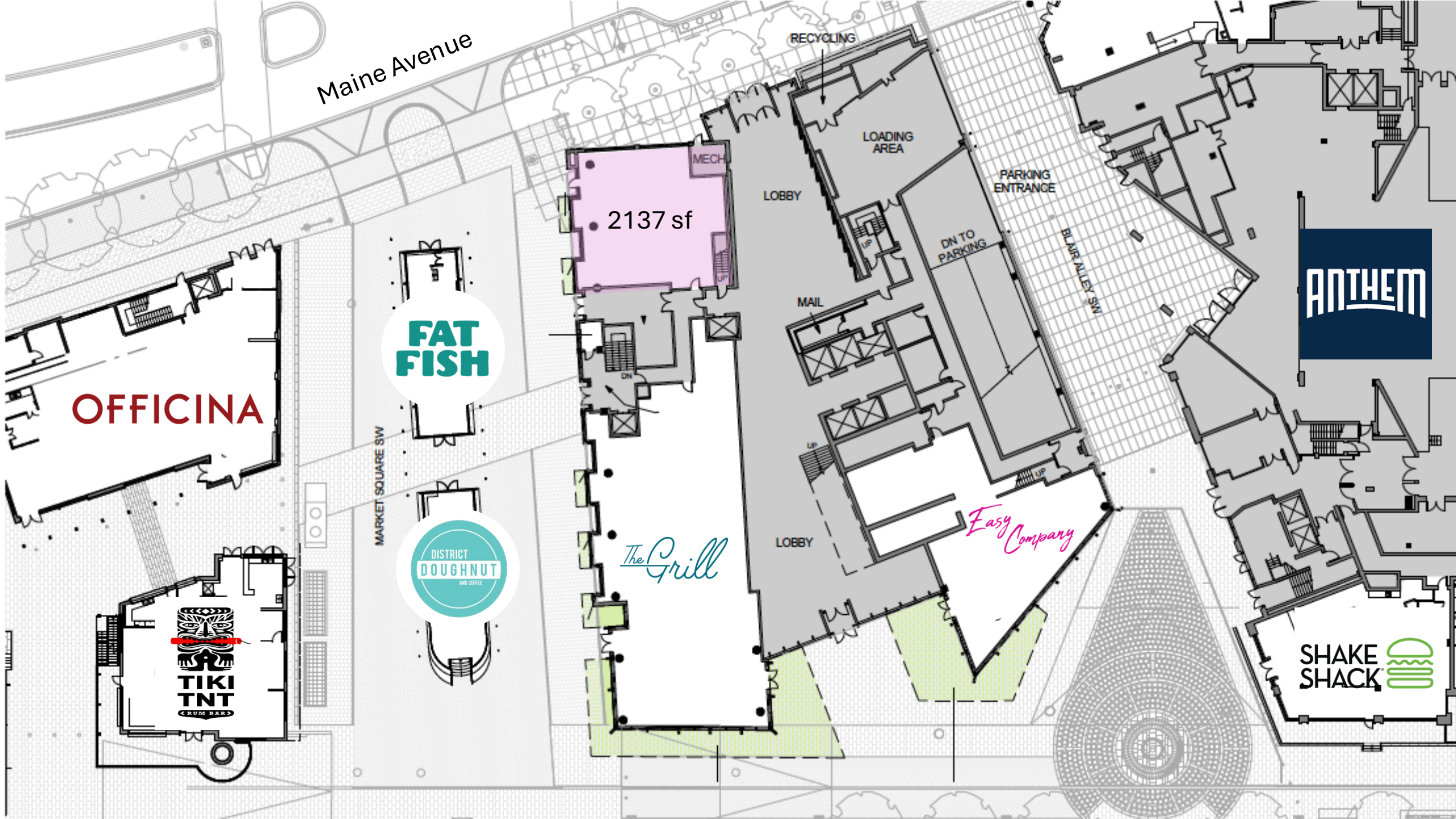
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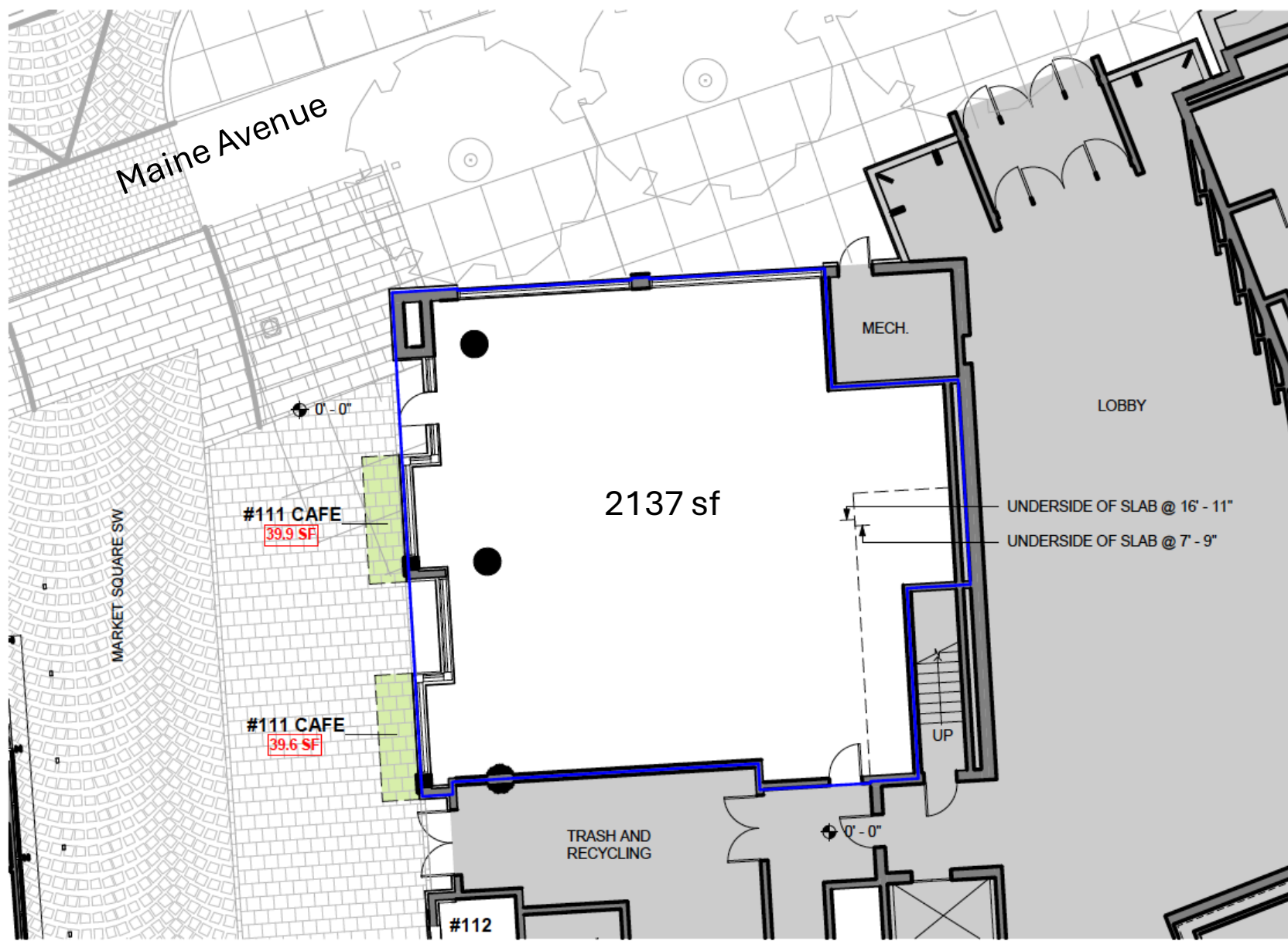
LOBBY

Easy Company

ANTHEM

SHAKE SHACK





Tenant Area	Store Area (SF) <sup>1</sup>	Cafe Area (SF) <sup>2</sup>	Street Frontage <sup>3</sup>	Underside of Slab	Kitchen Exhaust Duct
#111	2,137.2 SF	79.8 SF	85' - 10"	7' - 9" to 16' - 11" VARIES	Yes

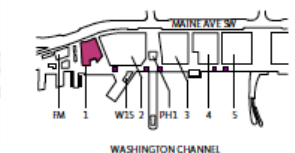
**NOTES:**

- For the purposes of calculating Store Area, measurements are from the building line (outside face of exterior walls) for all exterior walls, the corridor side of a corridor wall, and the center of partitions or demising walls that separate Store Areas from adjoining Store Areas, Office Areas or Building Common Areas (such as a building entrance lobby or vertical penetration). For multi-tenant buildings, vertical penetrations for the private use of a Store Tenant (internal stair or elevators) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Store Tenant (internal stair or elevators) are included in the area total at each level. Where alcoves, recessed entrances or similar deviations from the corridor line are present, Store Area is computed as if the deviation were not present. Exterior tenant areas behind the building line such as recessed vestibules, entrances or other similar deviations are included in the Store Area total. One story bay windows projecting beyond the building line are not included in the Store Area. Multi-story building projections extending beyond the building line are included in the Store Area. No deductions are made for columns and projections necessary to the building.
- For the purposes of calculating Cafe Area, measurements are from the building line (outside face of exterior walls) for walls with street frontage where cafe area is adjacent to storefront. When not adjacent to storefront, cafe area is outlined per landscaping features or landward delineation.
- For the purposes of measuring tenant space Street Frontage, measurements are the total linear frontage of the retail suite facade, not including facade recesses, measured from centerlines of the demising walls. For multi-height spaces, street frontage is only counted once per linear foot of building frontage.
- All existing conditions and dimensions to be field verified by Tenant.
- Neither the Landlord nor its Agents shall be responsible for any information contained, and any representation made or locations shown herein. This document is for general information and approximation purposes only.
- Tenant's representative, Architect, and/or Engineer are to verify all conditions, sightlines, and elevations in field.
- Tenant shall have the sole responsibility for compliance with all applicable statutes, codes, ordinances and other regulations for all work performed by or on behalf of the Tenant at the premises. Landlord, Landlord's Agents or Representative's approval of Tenant's working drawings or Tenant's construction shall not constitute an implication of code approval. Landlord review is for issues pertinent to lease exhibits and design criteria compliance only. For instances where several sets of requirements must be met, Landlord's insurance underwriter or the strictest standard shall apply, where not prohibited by applicable codes.

**SHEET NOTES:**

- ① ELECTRIC: 200A, 277/480V 3-PHASE
- ② WATER: 2" CAPPED LINE
- ③ SANITARY: 4" CAPPED LINE
- ④ GREASE TRAP: POINT OF USE INTERCEPTOR
- ⑤ HVAC: 16 TONS (125 FT<sup>2</sup> / TON)
- ⑥ GAS FOR FOOD PREPARATION: 2" CAPPED LINE
- ⑦ COMMUNICATION: 1" CONDUIT AVAILABLE
- ⑧ EXHAUST SHAFTS: TO ROOF FOR RESTROOM AND DISHWASHER
- ⑨ FIRE ALARM: JUNCTION BOX
- ⑩ SPRINKLER: YES
- ⑪ WET / DRY AREA
- ⑫ BLACK IRON LIVE FUEL DUCT: NOT AVAILABLE

**KEY PLAN:**



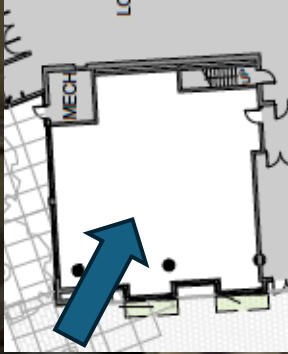
**LEGEND:**

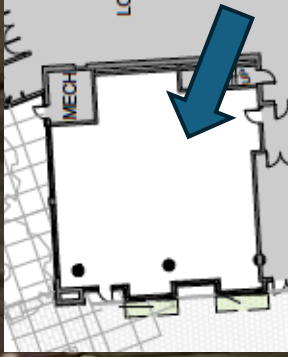
- OPT. DEMISING WALL
- - - PROPERTY LINE
- CAFE ZONE
- NON-RETAIL BASE BUILDING
- MEASURING LINE FOR AREA
- /// SLAB FOLD

FLOOR PLAN  
Scale 1:10

LOD - PARCEL 1 - #111









# BY THE NUMBERS

**8 million** visits per year

**170,000 vehicles** per day on 395 & **22,000 vehicles** per day on Maine Ave.

**3.5 million** square feet of development in residential, hotel, office, restaurant, retail, and cultural space

**1 mile** of waterfront development with 27 acres of land and 50 acres of riparian rights

**17.5+** acres of parks, open spaces, and civic areas – including 4 public piers

**300,000** square feet of restaurant and retail space featuring more than 85 restaurants and retail shops

**1,490** residential units across 4 apartment and 3 condominium buildings

**821** rooms in 4 hotels

**1,000,000+ sq. ft.** of Trophy and Class-A office space across 6 buildings with industry leaders

**7,000 seats** across 3 entertainment/live music venues

**2,500 parking** spaces in a below-grade garage & **700+** bike spaces

**400 boat slips** neighborhood-wide with 309 boat slips at The Wharf Marina

# THE WHARF

85+ restaurants and shops




# THE WHARF

Home to industry leaders

BR Business Roundtable

*The Atlantic*

**FISH.**  
FISH & RICHARDSON

WILLIAMS &  
CONNOLLY<sup>LLP</sup>

AMERICAN  
PSYCHIATRIC  
ASSOCIATION



**DAIMLER**  
Daimler Trucks North America

# THE WHARF

100+ events a year



# NATIONAL



**8** Million

THE WHARF



**3.3** Million

SOUTH BEACH



**2.7** Million

BUCKHEAD



**5.4** Million

RODEO DRIVE

# REGIONAL







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