

INTRODUCING

GEORGETOWN COURT

3222 N ST NW
WASHINGTON, DC

FIRST-CLASS OFFICE
AND RETAIL BUILDING IN
THE HEART OF HISTORIC
GEORGETOWN

- 1.3 acres in Georgetown's sought-after historic district
- Sun-filled flexible office space
- Lush and spacious courtyard
- Unbeatable *Walk Score* (99)
- Home to iconic restaurants: Café Milano, Brasserie Liberté, Peacock Café
- On-site parking garage
- On-site property management



HISTORIC GEORGETOWN
JUST OFF WISCONSIN AVENUE

MOLLYE WHEELER

202.328.5136

mwheeler@stoutandteague.com

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TEAGUE



LOCATION



COMMUTER RAILS
 Foggy Bottom (1.0mi)
 Union Station (3.5mi)



AIRPORTS
 Ronald Reagan (4.5mi)
 Washington Dulles
 (22.9mi)

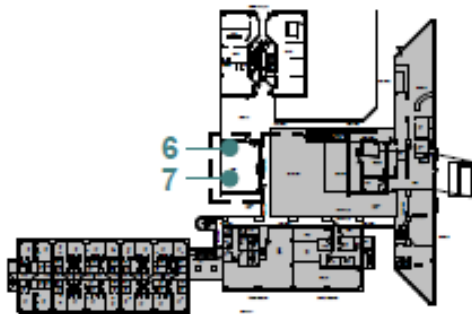
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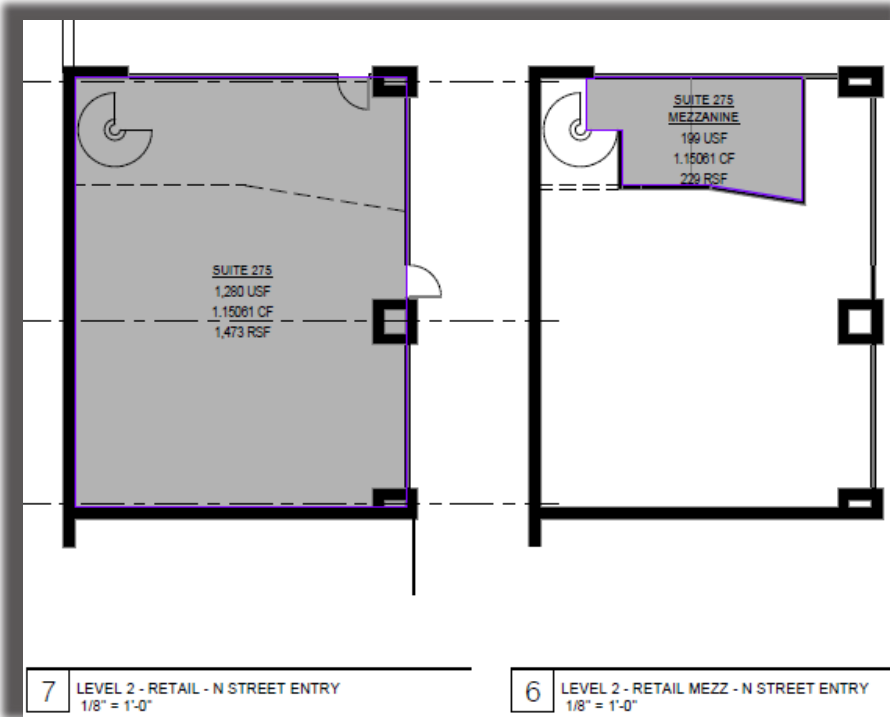
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SUITE 275

1,702 RSF | AVAILABLE 4/1/25



LEVEL 2 KEY PLAN - RETAIL



7 LEVEL 2 - RETAIL - N STREET ENTRY
1/8" = 1'-0"

6 LEVEL 2 - RETAIL MEZZ - N STREET ENTRY
1/8" = 1'-0"

- Freestanding creative office/retail space
- Private entrances off of the walkway in the upper courtyard
- High exposed ceiling
- Large windows for plenty of natural light

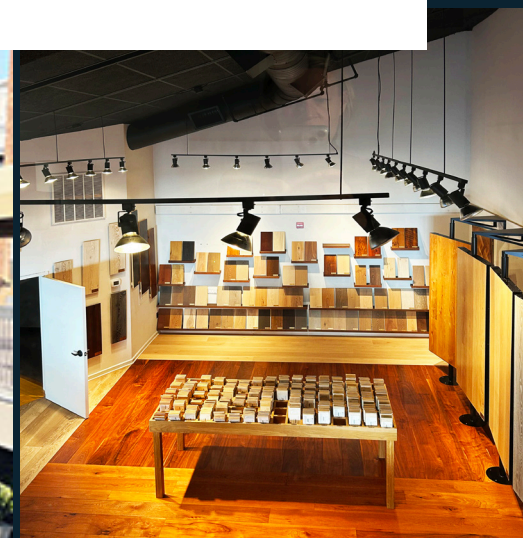
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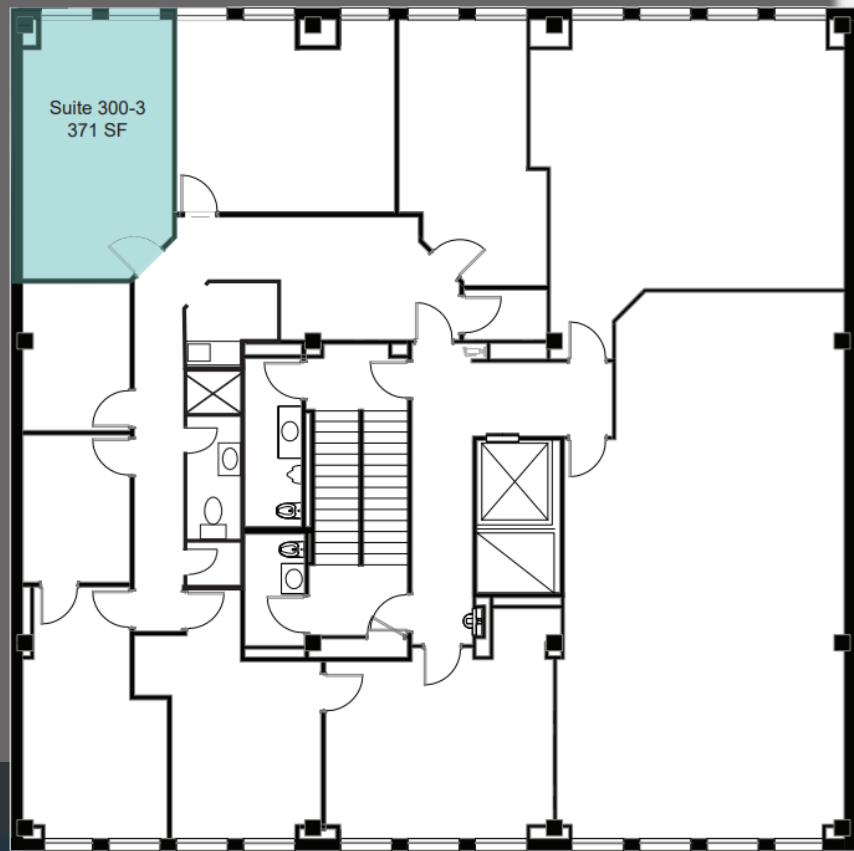
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SUITE 300-3

371 RSF | AVAILABLE



- Rare corner office within a shared office suite
- Shared amenities including:
 - Kitchenette/pantry
 - Private restroom
 - Storage/mail room

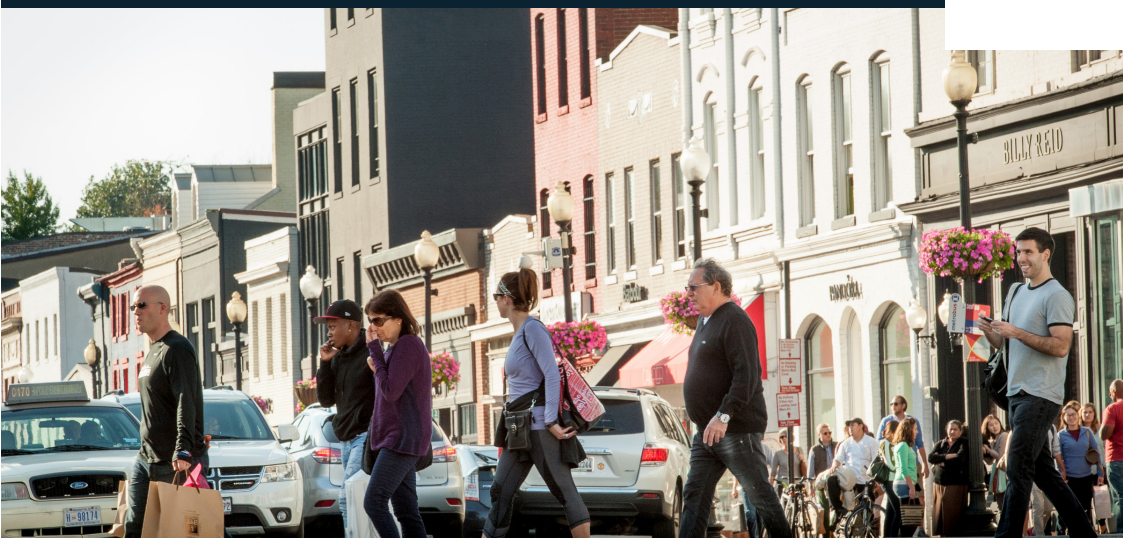
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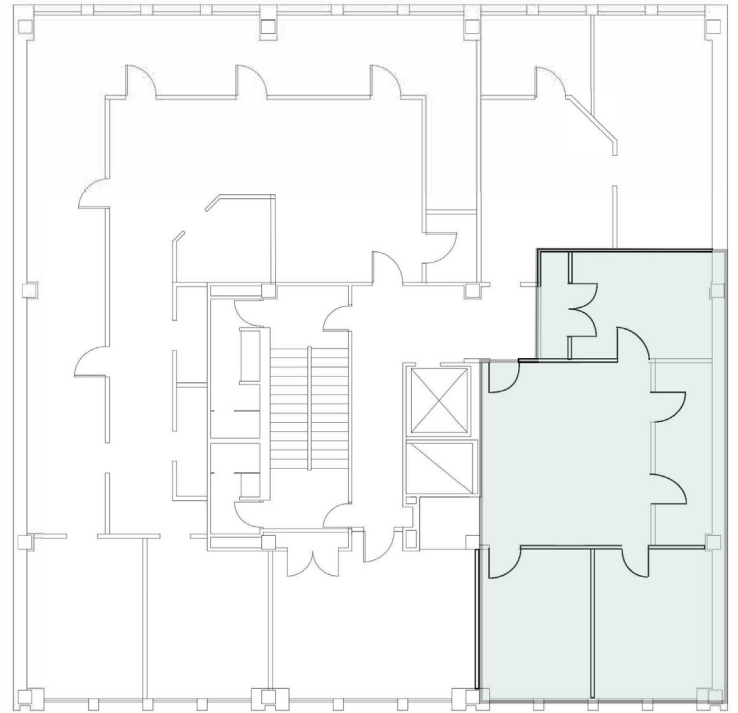
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SUITE 310

1,323 RSF | AVAILABLE



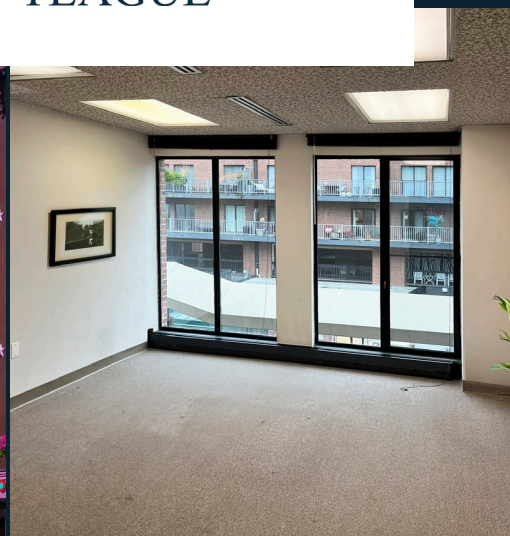
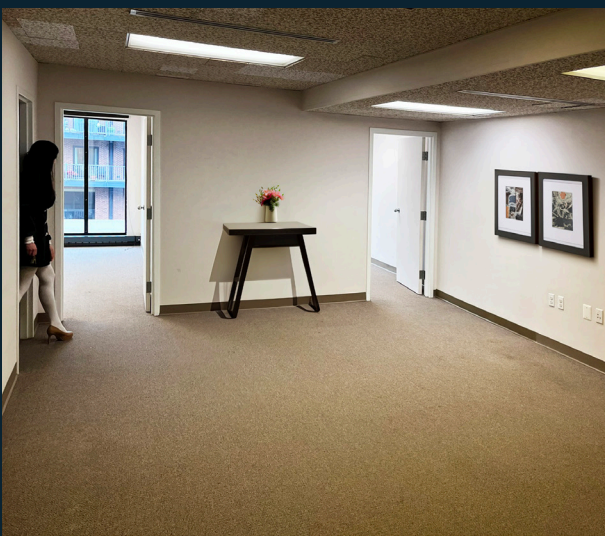
← COURTYARD VIEWS →

- Efficient 3rd floor office suite
- Reception area
- Open area
- 1 conference room/ executive office
- 2 windowed offices overlooking the courtyard

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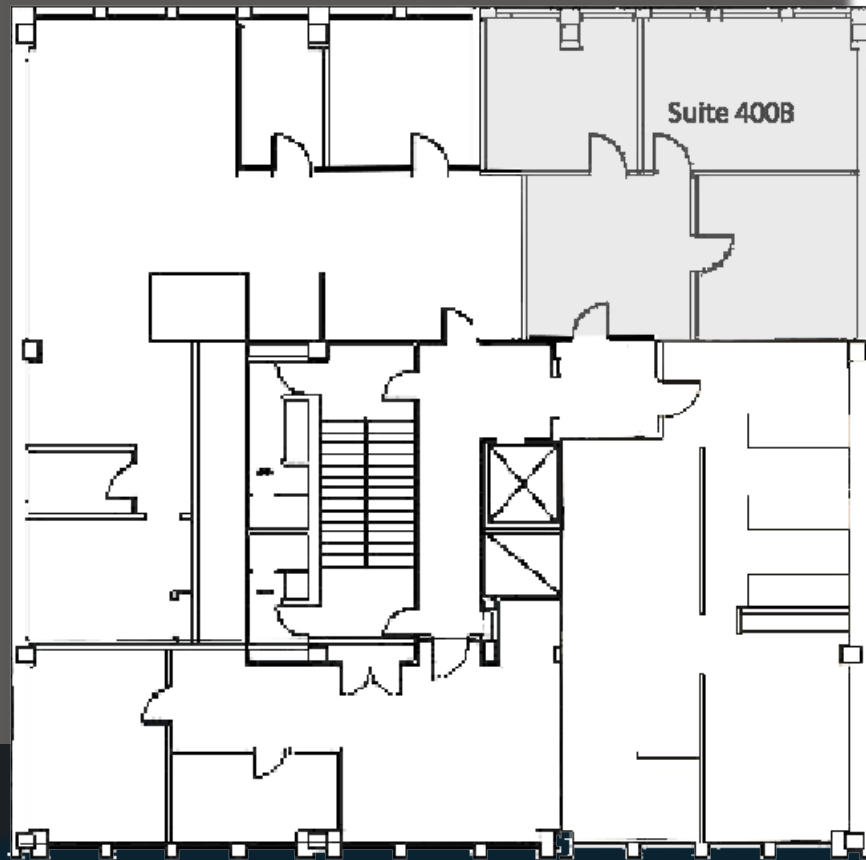
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SUITE 400-B

1,240 RSF | AVAILABLE

← N STREET NW →



- Sundrenched corner office
- New carpet flooring
- New ceiling
- Reception area
- Open area
- 1 internal office w/clerestory window
- 2 windowed offices with N Street windowline
- Flexible lease terms and rates

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