

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



Sam Kittner / Georgetown BID





Chris Chern / Georgetown BID



Bob Rives / Georgetown BID



James Jackson / Georgetown BID



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

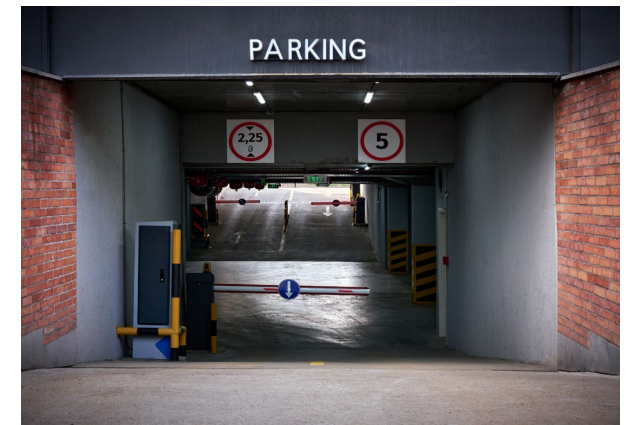


2 Nearby airports



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	FLOOR PLATES	<table><tr><td>Floor 4</td><td>9,399 SF</td></tr><tr><td>Floor 3</td><td>14,685 SF</td></tr><tr><td>Floor 2</td><td>14,622 SF</td></tr><tr><td>Ground</td><td>18,842 SF</td></tr></table>	Floor 4	9,399 SF	Floor 3	14,685 SF	Floor 2	14,622 SF	Ground	18,842 SF
Floor 4	9,399 SF										
Floor 3	14,685 SF										
Floor 2	14,622 SF										
Ground	18,842 SF										
SPECS	57,458 SF 4 Floors Typical Floor 14,650 SF	ARCHITECT	Shalom Baranes Associates								
COLUMN SPACING	Typical 20' column grid with column-free perimeter	MANAGEMENT	Eastbanc								
BUILDING STATUS	Completed 1991	PARKING	Two Below Grade Levels 131 Parking Spaces Electric Vehicle Charging Station								
AMENITIES	<ul style="list-style-type: none">Private rooftop terraces with outdoor entertainment areas and Rosslyn Skyline viewsPeaceful, expansive rear courtyard	TENANT ACCESS	Datawatch Systems electronic access control 24/7								
FEATURES	<ul style="list-style-type: none">Corner building with three sides of windowline and ample natural lightM Street and Garden ViewsShallow floor plate with large windowsWalking distance to dozens of prime retail destinations	SYSTEMS	<ul style="list-style-type: none">Electrical = up to 8 watts per SF per floorElevators = 2 Passenger elevatorsHVAC = fan-powered VAV air conditioning systems with electric resistance coil heat system in each perimeter VAV boxLoading = 100lbs per SF (80lbs PSF live load and 20lbs PSF deal load)								



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.

ACADIA

Acadia Realty Trust is an equity real estate investment trust focused on delivering long-term, profitable growth through its dual platforms—core and investment management. We drive external growth through the acquisition, ownership, and redevelopment of retail properties, including street retail, urban/infill sites, and suburban shopping centers.





3307 M

GEORGETOWN

LEASING INFORMATION:

MATT PACINELLI

matt.pacinelli@streamrealty.com

202-595-1498

JOHN KLINKE

jklinke@streamrealty.com

202-595-1446

ALEX GREEN

agreen@jstreetcompanies.com

202-607-7736

