

THE WHARF



Space #745
1771 square feet



AVAILABLE Prime Retail Space

- 1771 sf
- 522 sf patio
- Located on Oculus
- Abundant frontage
- 18' ceiling
- Vented
- All considered

Available Immediately



Rappahannock OYSTER CO.
OFFICINA
 twisted at the wharf
 Falafel
 SODAPOP
 TIKI TNT

The Grill
 Easy Company

LIP.LAB
 SHOP MADE IN:DC
 GLO 30

Toastique
 The Britleys for Toddlers
 Patrick's Fine Linens & Home Decor
 KALIWA DE FABIO TRABOCCHI
 COLADA SHOP
 LUPO MARINO
 praline Bakery
 LIVE-KWK
 chicken

THE GODDARD SCHOOL
 GEORGETOWN OPTICIAN
 FOGO DE CHÃO
 MASON'S Lobster Rolls

Maine Avenue

7th Street

M Street

★ 1771 sf

UNLIMITED BIKING
 SHAKE SHACK
 The UPS Store
 NARA-YA
 MI-VIDA
 CANTINA bambina
 LA VIE
 THE BRIGHTON SWI

DU JOUR
 DIAMANT JEWELRY
 CHOPSMITH
 CVS
 Surfside
 GRAZIE GRAZIE
 The Pet Shoppe Boys
 E ETEA

UNION STAGE
 STARBUCKS COFFEE
 B&JERRY'S
 KIRWAN'S
 PEARL STREET
 HANK'S OYSTER BAR
 BOARDWALK

MILK & honey
 SOUTHERN INSPiRED KITCHEN
 LIMANI
 GORDON RAMSAY FISH & CHIPS
 MAKERS UNION
 Kilwins' CHOCOLATES FUDGE ICE CREAM
 LUCKY BUNS

bartaco
 HK

ZOOZ cocktail garden
 URBAN ROAST
 Pitango GELATO
 Philippe by Philippe Chow

POLITICS AND PROSE
 An Independent Bookstore
 pluma







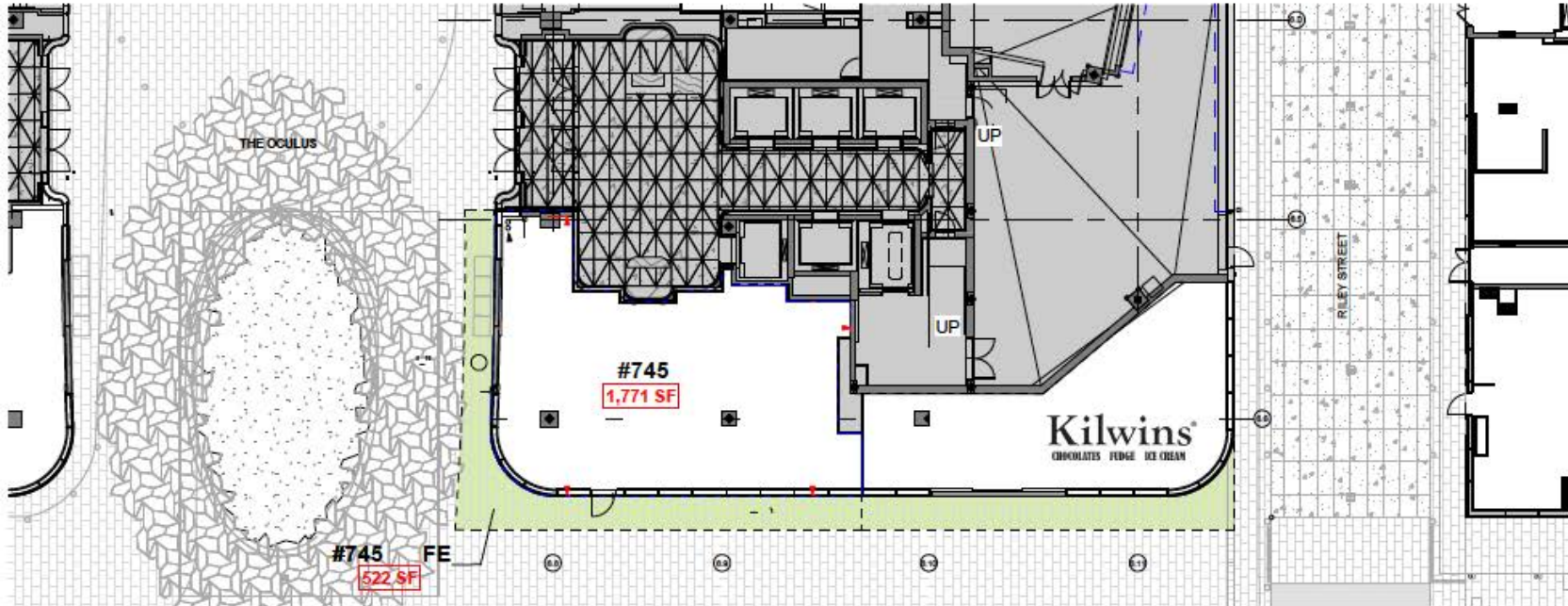
Tenant Area	Store Area ¹ (SF)	Cafe Area ² (SF)	Street ³ Frontage	Underside of Slab	Kitchen Exhaust Duct
#745	1,770.6 SF	522.0 SF	100' - 6"	17'-5" to 18'-10"	24" x 24"

NOTES:

- For the purposes of calculating Store Area, measurements are from the building line (outside face of exterior walls) for walls with street frontage, the dominant surface (inside face of glass or wall) for exterior walls without street frontage, the finished surface of the Store Area side of a corridor, major vertical penetration, and other permanent wall separating the Store Area from Floor Common Areas (such as a dedicated retail service corridor), and the center of partitions or demising walls that separate Store Area from adjoining Store Areas, Office Areas or Building Common Areas (such as a main entrance building lobby). For multi-tenant buildings, vertical penetrations for the private use of a Store Tenant (internal stair or elevator) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for private use of a Store Tenant (internal stair or elevator) are included in the area total at all levels of the Store, unless noted otherwise. Where closets, 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 landscaped 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

- 2" VALVED, METERED WITH PRV AND CAPPED CW SUPPLY FOR FUTURE RETAIL TENANT
- (1) 24X24 BLACK IRON KITCHEN EXHAUST DUCT
- (1) 24X8 STAINLESS STEEL DISHWASHER EXHAUST DUCT
- 4" MIN GREASE WASTE CONNECTION BELOW SLAB
- CONDENSER WATER RUNOUT VALVED AND CAPPED FOR FUTURE TENANT USE
- (2) 2" EMPTY CONDUITS WITH PULLSTRING FROM MAIN TELECOM ROOM
- CONDUIT STUB-UP LOCATION FOR RETAIL ELECTRICAL SERVICE
- CONTINUOUS RETAIL LOUVER BAND ABOVE STOREFRONT
- 4" SANITARY CONNECTION BELOW SLAB
- TURNED UP SPRINKLER
- ENTRANCE PORTAL STOREFRONT INFILL. COORDINATE WITH LANDLORD FOR OPTIONS.
- 1-1/4" GAS SUPPLY VALVED AND CAPPED FOR FUTURE RETAIL TENANT.



KEY PLAN:



LEGEND:

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

DISTRICT WHARF

LOD - PARCEL 7 - #745



FOGO DE CHÃO
CHURRASCARIA
BRAZILIAN STEAKHOUSE

GEORGETOWN OPTICIAN

MASON'S
Kitchen Pros



MILK & honey
SOUTHERN INSPIRED KITCHEN

THE WHARF
MAKERS UNION
ESTD 2023
THE PEOPLE

1771 sf

Kilwins
ESTABLISHED 1906 BY SEBASTIAN



THE
GODDARD SCHOOL
FOR EARLY CHILDHOOD DEVELOPMENT

PENDRY

KINFOLK
SOUTHERN
KITCHEN

KINFOLK
SOUTHERN
KITCHEN



Lucky Buns

GORDON RAMSAY
FISH & CHIPS

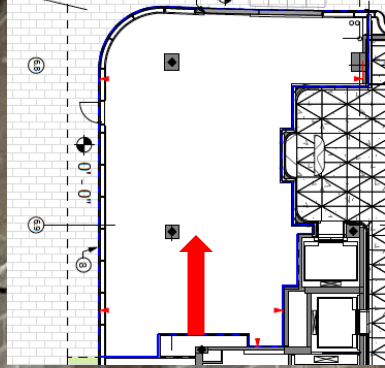
THE GROVE

THE GROVE





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ASADOORIAN
RETAIL SOLUTIONS

CONTACT

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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^{LLP}

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

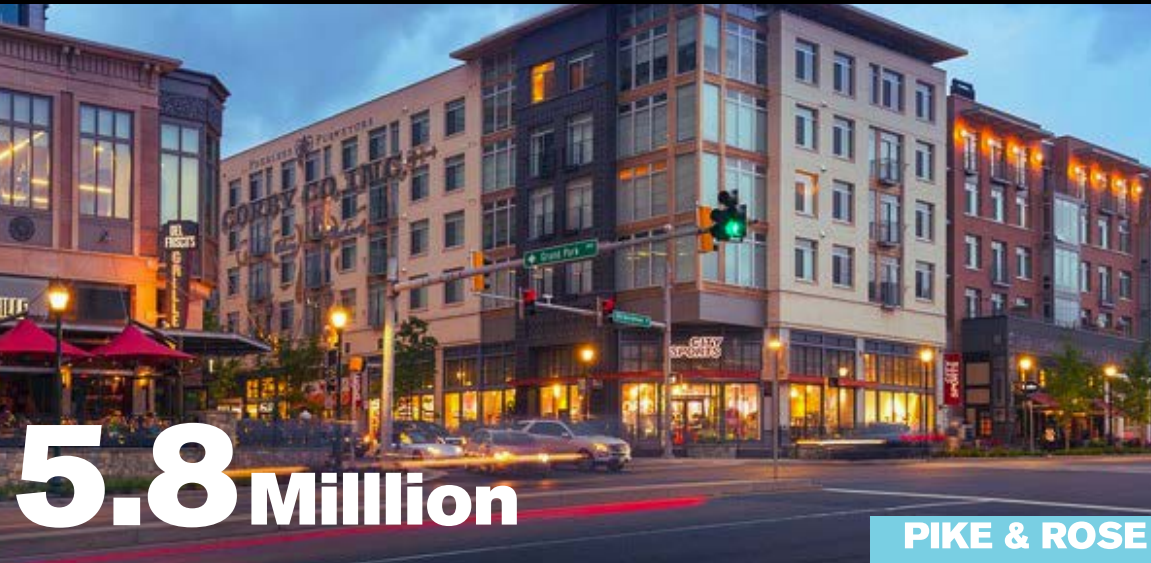
BUCKHEAD



5.4 Million

RODEO DRIVE

REGIONAL





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