

# THE WHARF



***Spaces 213B & 216  
1273 sf and 1465 sf***



Rappahannock OYSTER CO. OFFICINA twisted at the wharf

DISTRICT DOUGHNUT

Falafel

SODAPOP

TIKI TNT

The Grill

Easy Company

LIP.LAB

SHOP MADE IN:DC

CORDIAL

GLO 30

Toastique

The Britleys for Toddlers

LUIPO MARINO

praline Bakery

Patrick's Fine Linens & Home Decor

COLADA SHOP

KALIWA LTD

Del Mar DE FABIO TRABOCCHI

LIVE-KMK

Light chicken

• HIRFOLH •

GEORGETOWN OPTICIAN

FOGO DE CHAO

MASON'S Lobster Rolls

THE GODDARD SCHOOL

arena stage

POLITICS AND PROSE An Independent Book Store

pluma

1465 sf

1273 sf

Maine Avenue

7th Street

M Street

UNLIMITED BIKING

SHAKE SHACK

The UPS Store

NARA-YA

MI-VIDA

CANTINA bambino SNACKS BAR

LA VIE

THE BRIGHTON SWI

DU JOUR BISTRO

DIAMENT JEWELRY

CHOPSMITH

CVS

Surfside

GRAZIE GRAZIE

The Pet Shoppe Boys

E-TEA

UNION STAGE

STARBUCKS COFFEE

BEN & JERRY'S

KIRWAN'S

PEARL STREET

HANK'S OYSTER BAR

BOARDWALK

MILK & honey SOUTHERN INSPIRED KITCHEN

MAKERS UNION

LIMANI

Kilwins CHOCOLATES FUDGE ICE CREAM

GORDON RAMSAY FISH & CHIPS

Lucky Buns

bartaco

HK

ZOOZ cocktail garden

URBAN ROAST

Pitango BRASATO

Philippe by Philippe Chow



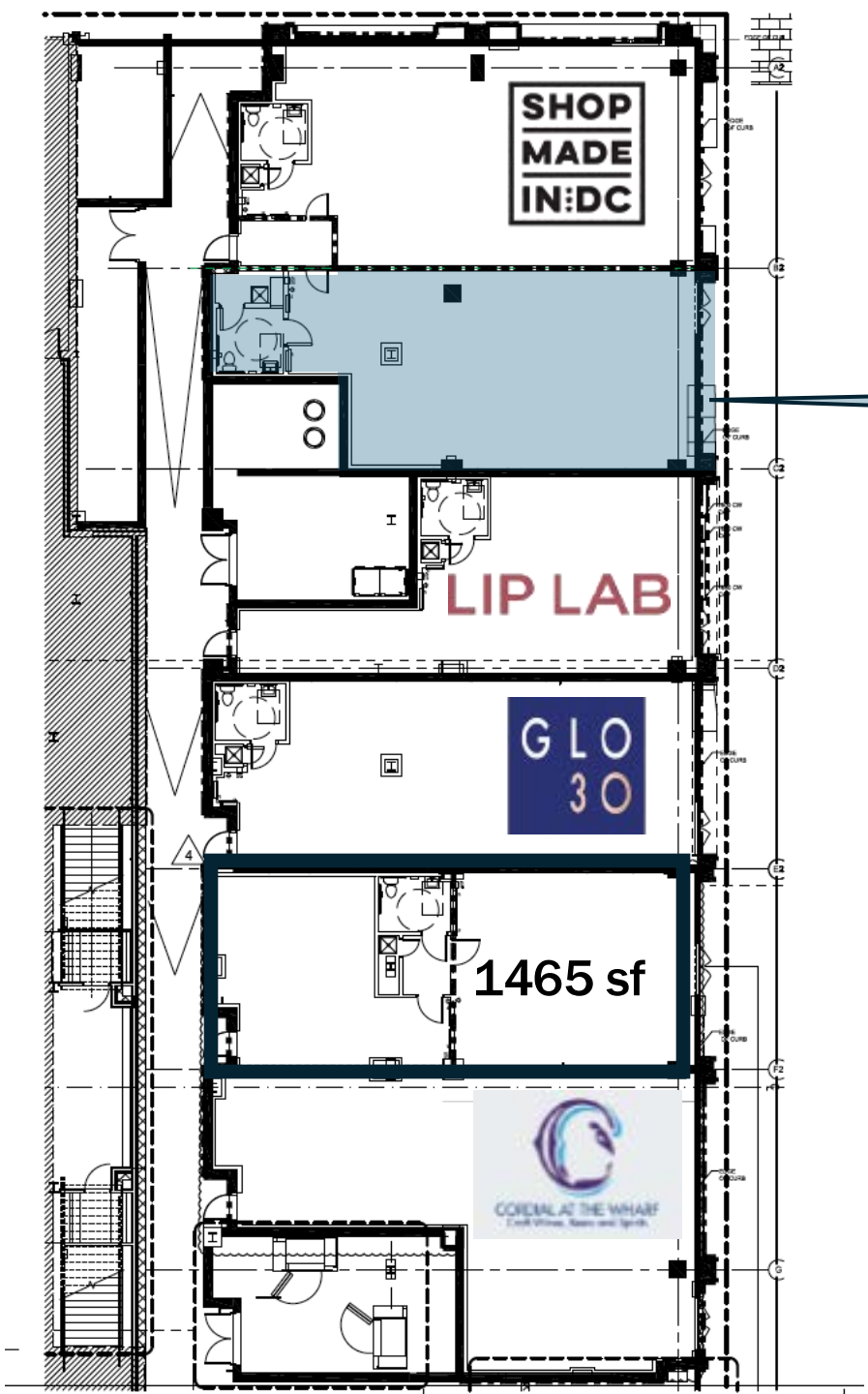
## **AVAILABLE Prime Retail Space Space #213B**

- 1273 sf
- Column free space
- Ideal boutique use
- District Square
- 19' ceiling
- 2nd generation space
- All non-food retail uses considered

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***Available Immediately***

District Square Available  
Space #213B



1273 sf

# DISTRICT SQUARE

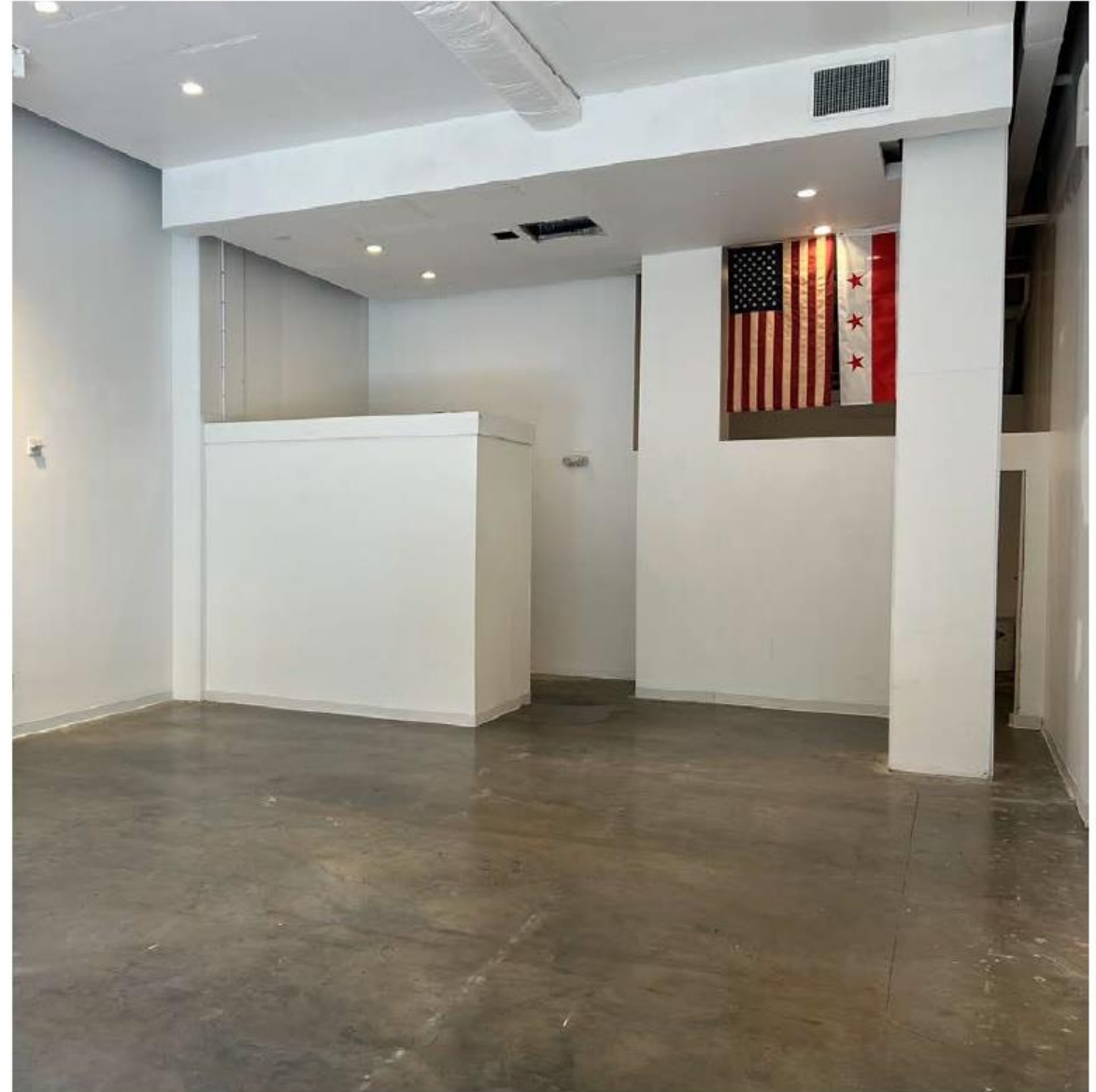
LIP.LAB



SHOP  
MADE  
IN:DC

BIKE  
LANE

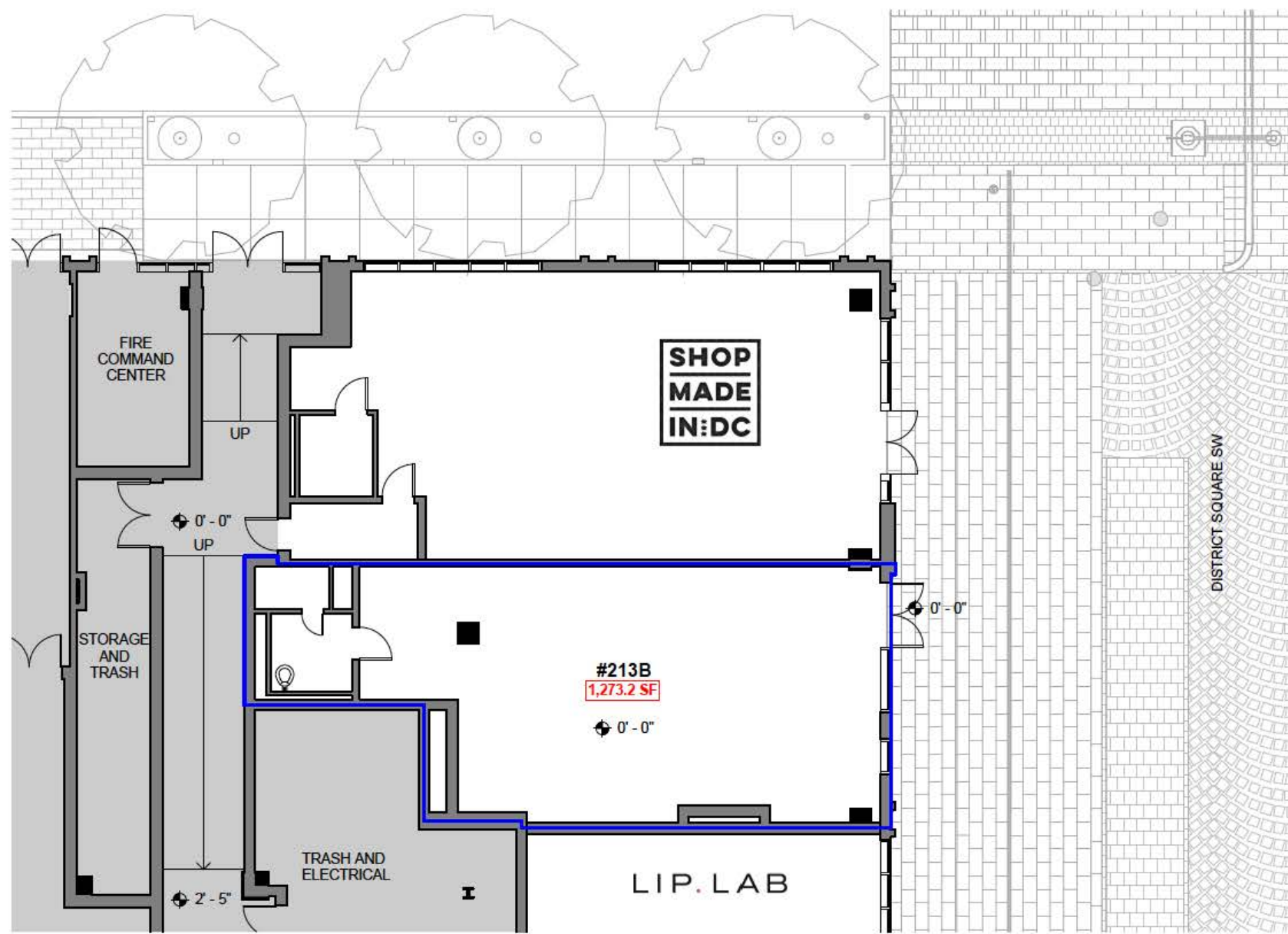
300



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
#213B	1,273.2 SF		24' - 6"	19' - 4"	-

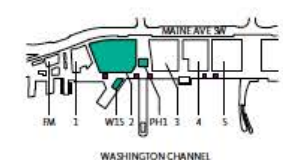
**NOTES:**

- 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 Area 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 of 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 of 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 landlord 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.



FLOOR PLAN  
Scale 1:10

**KEY PLAN:**



**LEGEND:**

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



# DISTRICT WHARF

## LOD - PARCEL 2 - #213B



## **AVAILABLE Prime Retail Space Space #216**

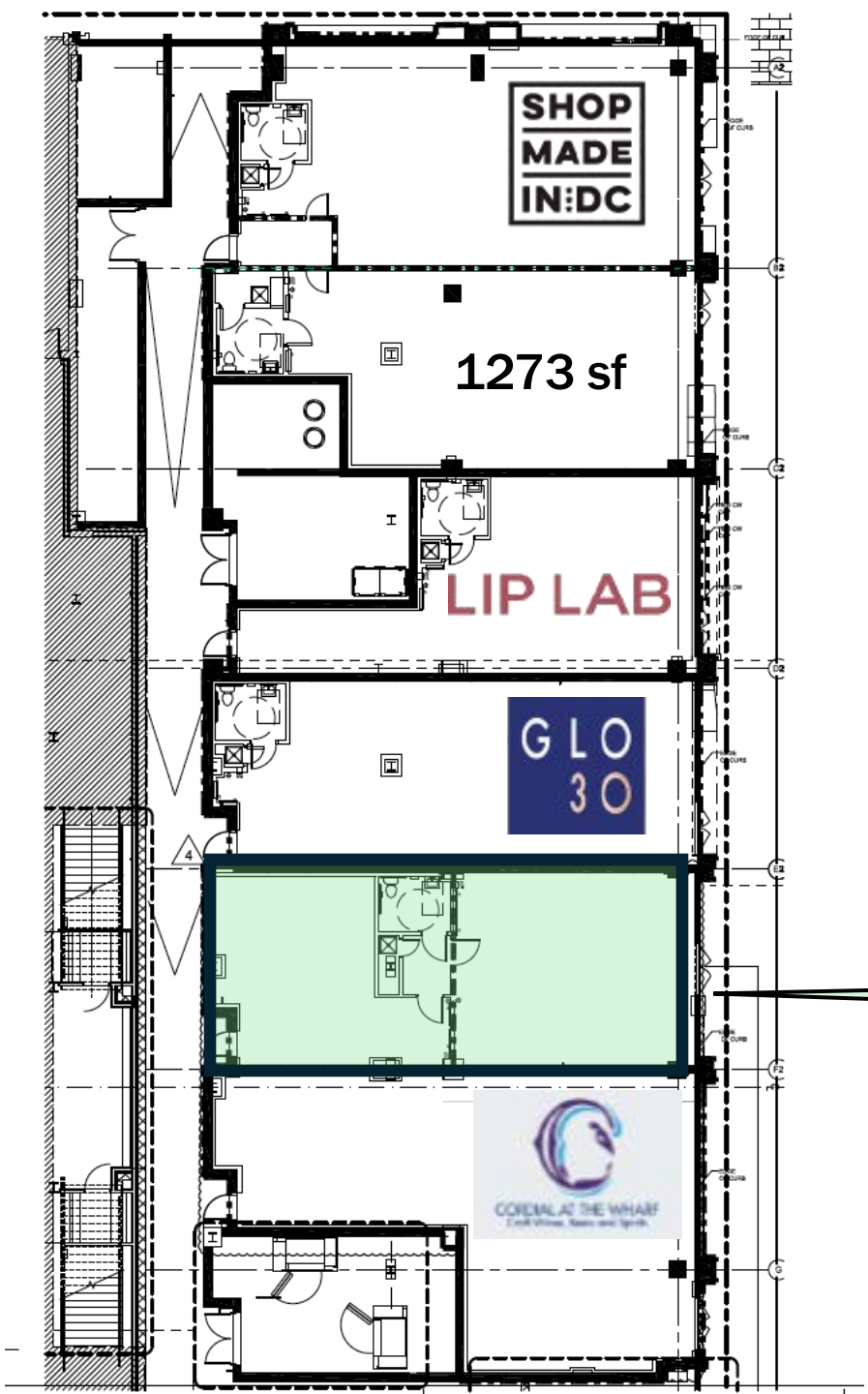
- 1465 sf
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- District Square
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- All non-food retail uses considered

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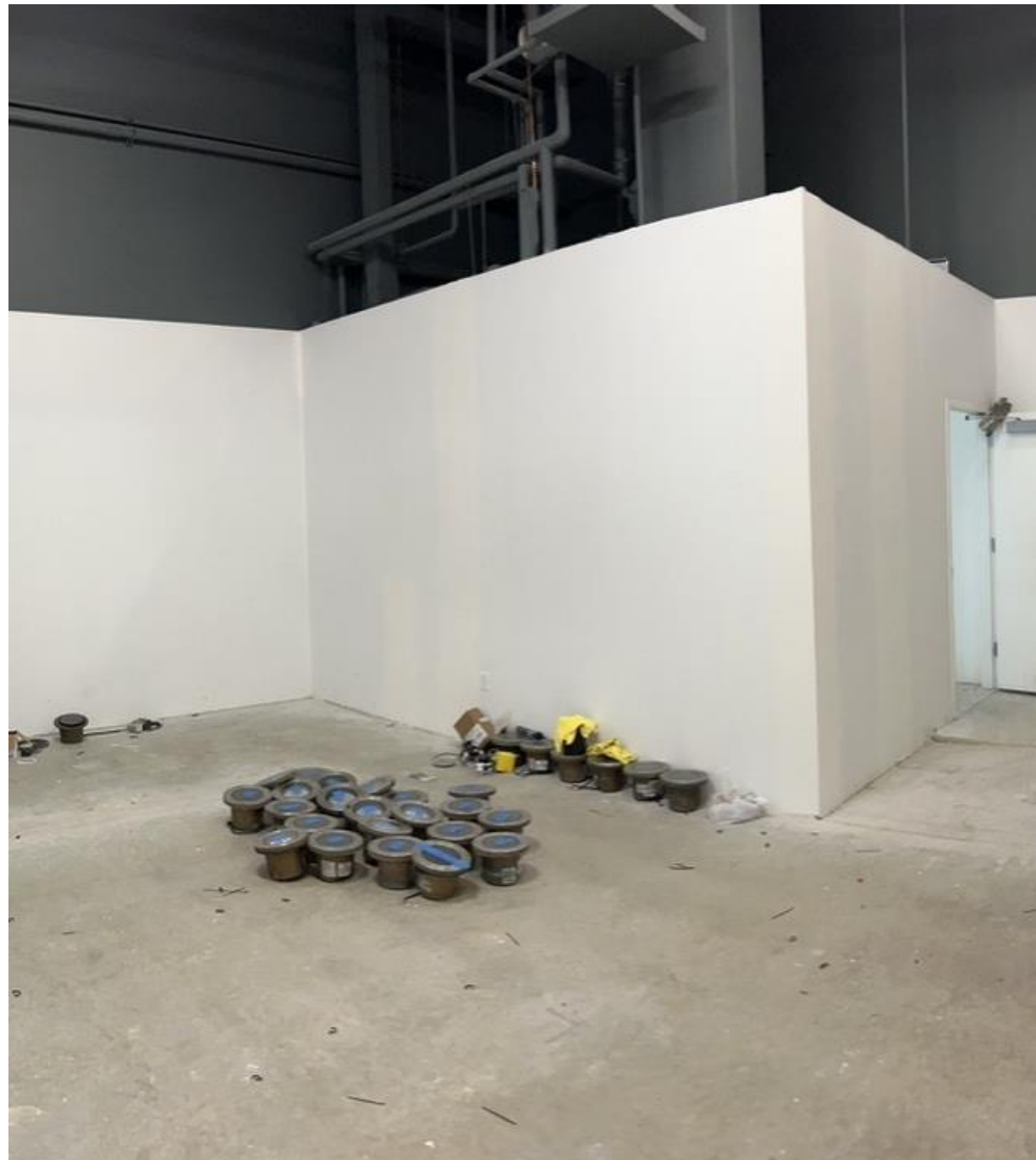
***Available Immediately***

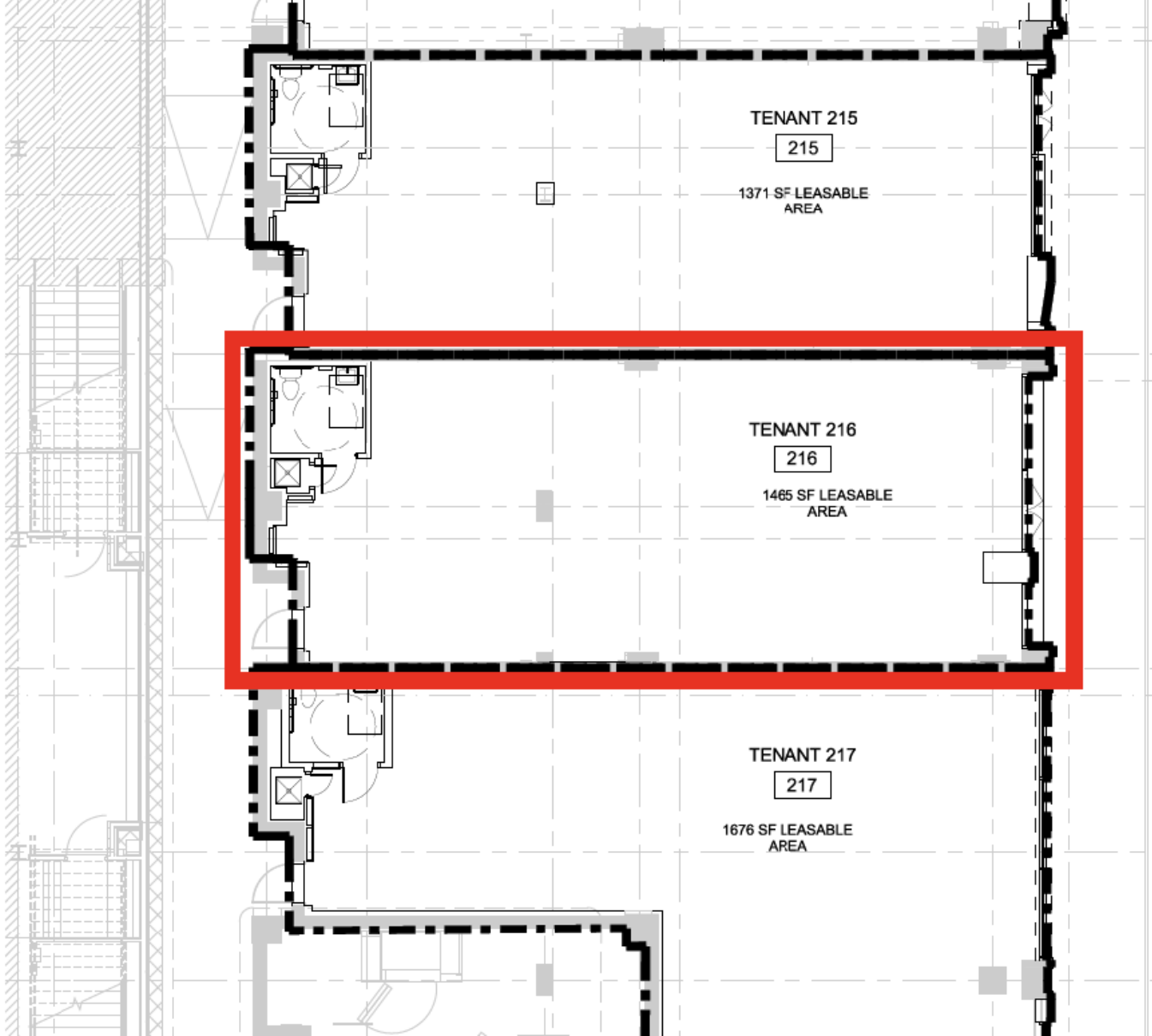


District Square Available  
Space #216



1465 sf





TENANT 215

215

1371 SF LEASABLE AREA

TENANT 216

216

1465 SF LEASABLE AREA

TENANT 217

217

1676 SF LEASABLE AREA



# 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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