

Everything is better  
on the water.



**WASHINGTON HARBOUR**

D.C.'s Original Waterfront





FIOLA MARE



GEORGE WASHINGTON UNIVERSITY



THE FOUR SEASONS



ENO WINE BAR



SWEETGREEN



# GEORGETOWN

Home to World-Renowned University

450 + Retailers & Restaurants

Local, National & International Retailers  
Call Georgetown Home

## ON-SITE RETAIL



POTOMAC RIVERBOAT COMPANY



NICK'S RIVERSIDE GRILL



TONY AND JOE'S SEAFOOD PLACE



capital bikeshare



CAFE CANTINA and PIZZA PINO



FARMERS FISHERS BAKERS



Guapas



SEQUOIA



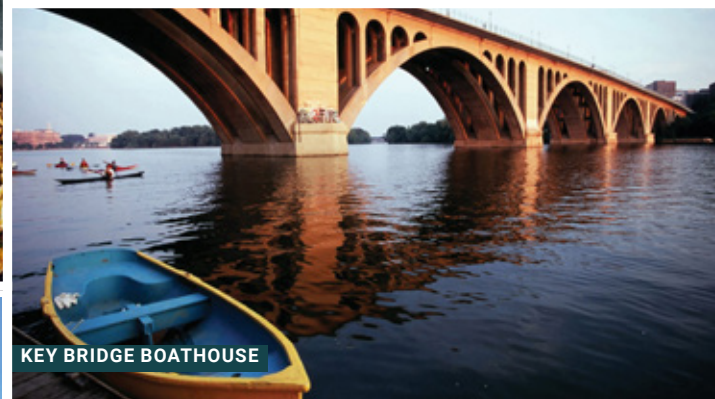
River Club



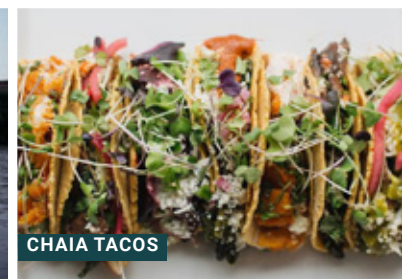
FIOLA MARE



Gelateria Dolce Vita



KEY BRIDGE BOATHOUSE



CHAI TACOS



DOWN DOG YOGA



BAKED AND WIRED



IL CANALE



CAPITAL CRESCENT TRAIL



CHURCH HALL  
PINSTRIPES

Chia  
SOUTH BLOCK CO.

Reverie  
sweetgreen  
SOULCYCLE

muncheez

Filomena

BAKER'S DAUGHTER

GRACE STREET COFFEE



Levain

BODEGA

moby dick

LADURÉE

il Canale



Sprinkles

M STREET

FOUR SEASONS

BOURBON STEAK  
WASHINGTON, D.C.

WHITEHURST FWY  
K STREET

GEORGETOWN WATERFRONT PARK  
10-ACRE GREENSPACE WITH  
PATHS AND WATER VIEWS



6 MIN SHUTTLE RIDE

FROM FOGGY BOTTOM METRO  
TENANT ONLY SHUTTLE, PROVIDED BY BUILDING OWNERSHIP



FOGGY BOTTOM  
GWU

PARKING ENTRANCE

FROM K STREET



DRIVE TIMES

33  
minutes

from RESTON, VA

33  
minutes

from BETHESDA, MD

29  
minutes

from POTOMAC, MD

12  
minutes

from ARLINGTON, VA

19  
minutes

from Old Town  
ALEXANDRIA, VA

41  
minutes

from ANNAPOLIS, MD





# 3050K

2nd Floor  
8,545 RSF

HARBOUR COURTYARD



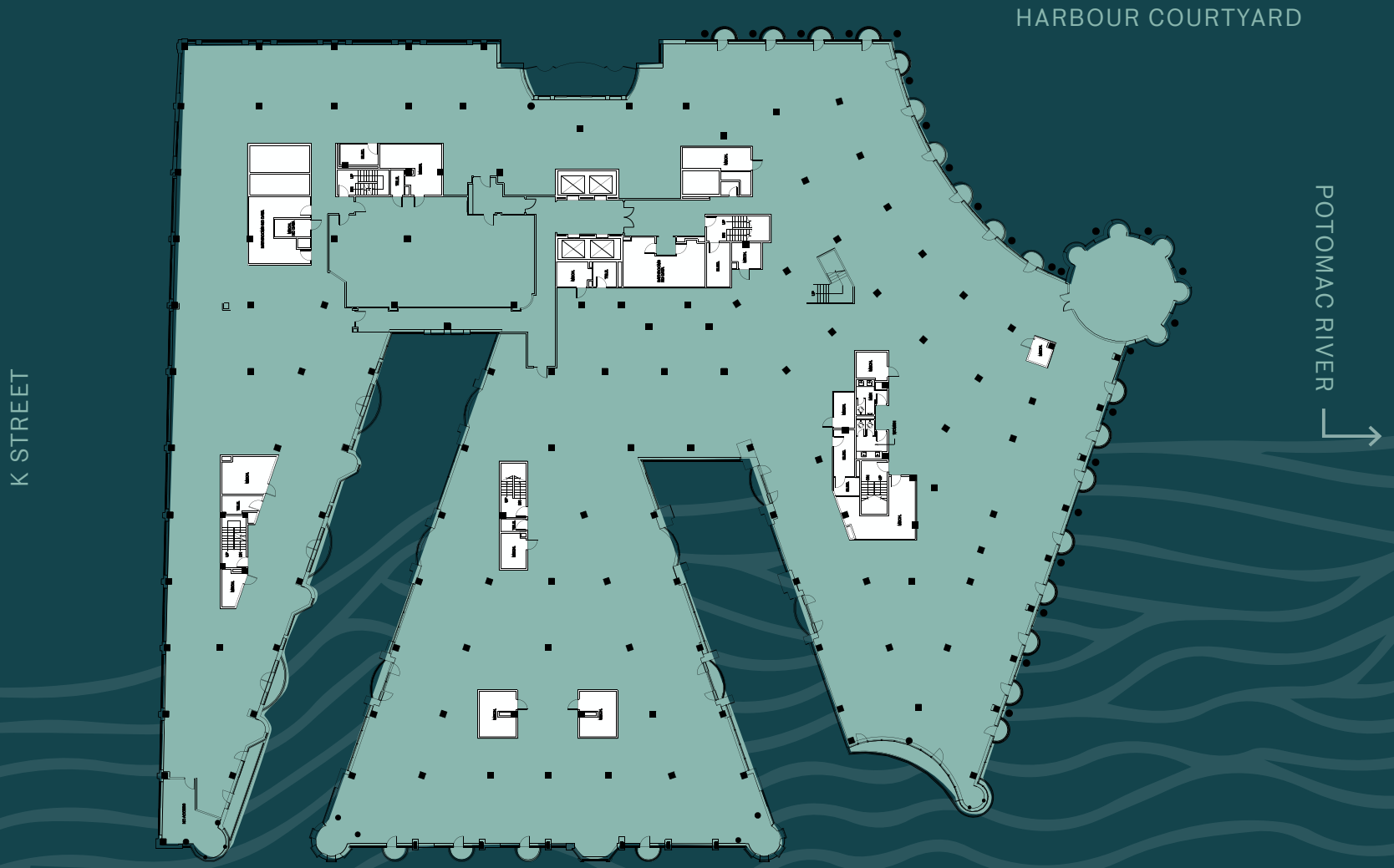
POTOMAC RIVER



# 3050K

3rd Floor

57,594 RSF | Available 1/1/2026



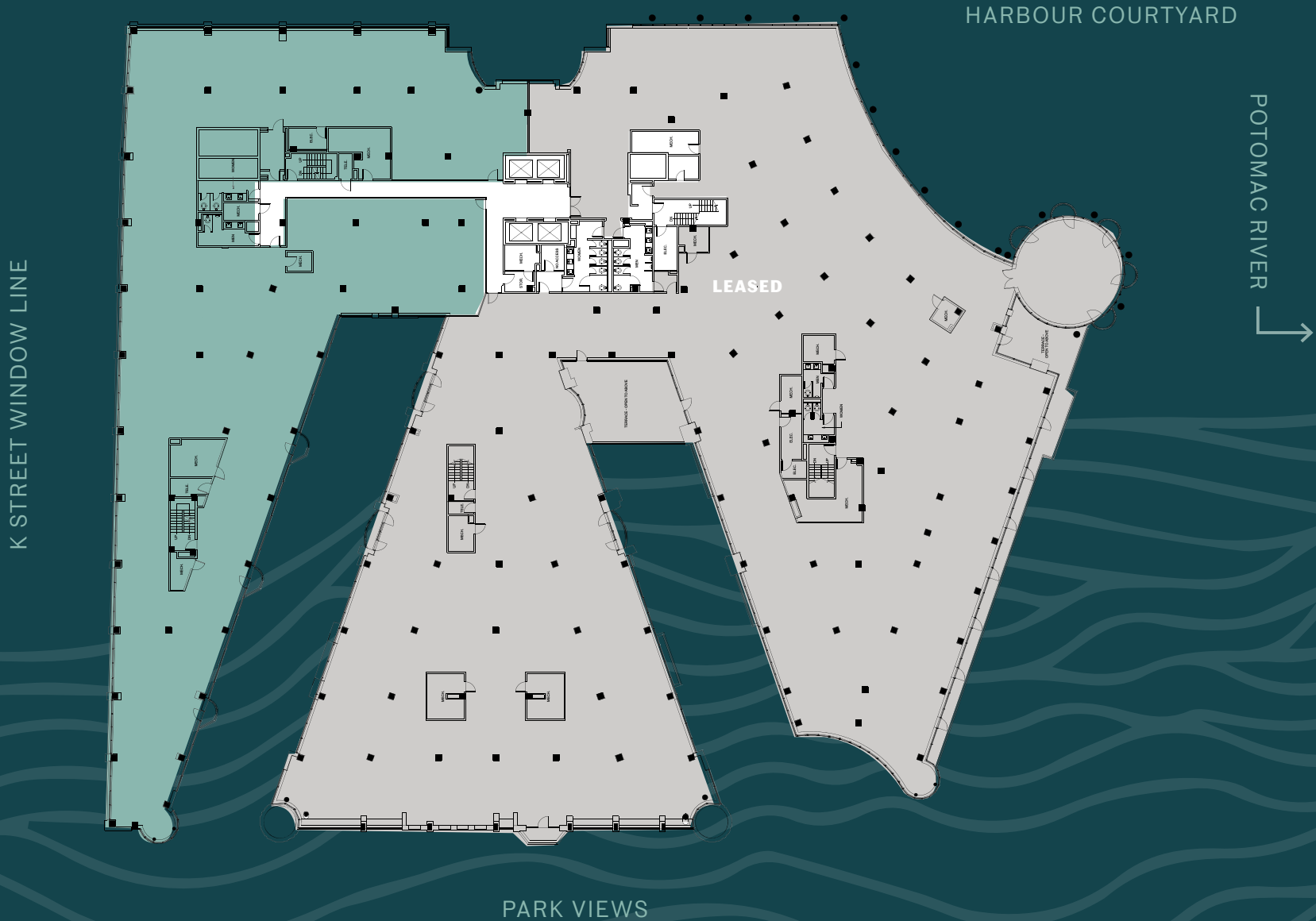
PARK VIEWS



# 3050K

4th Floor

17,206 RSF | Available 1/1/2026



# Lobby

at 3000K





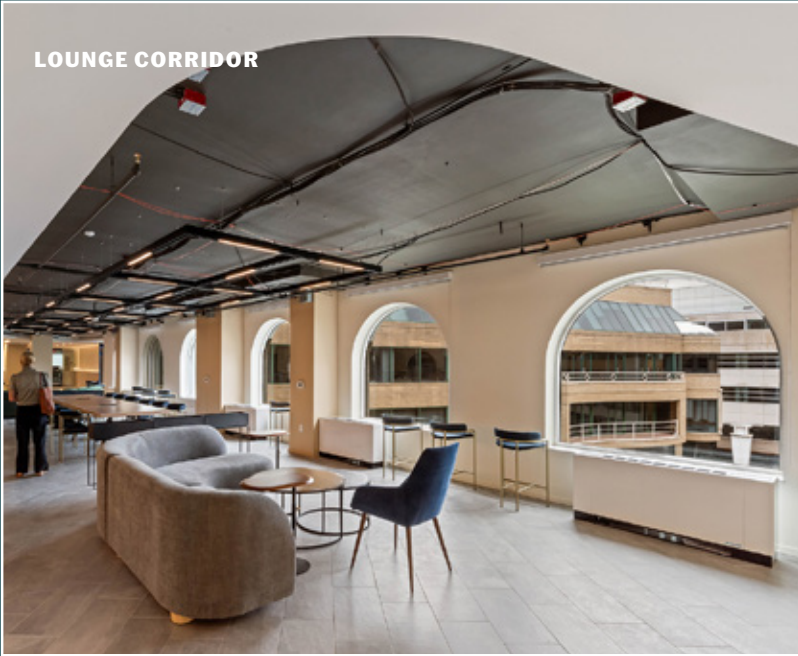
# 3000K

4th Floor Flexible Spec Suites

3,062 - 15,648



# Amenity Zone + Conference Center



LOUNGE CORRIDOR



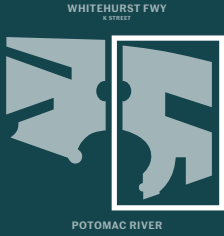
CONFERENCE CENTER



SHARED PANTRY



SHARED PANTRY



# 3000K

## 3rd Floor Suites

Suite A - 9,757 RSF

Suite B - 5,842 RSF

Suite C - 45,191 RSF, Available 2/1/26

**Full Floor Available - 60,790 RSF**

### SUITE A

9,757 RSF  
HYPOTHETICAL PLAN

### SUITE B

5,842 RSF  
AS-BUILT PLAN

### SUITE C

45,191 RSF  
AVAILABLE 2/1/26  
AS-BUILT PLAN





# D.C.'s Original Waterfront



WASHINGTON HARBOUR  
GEORGETOWN WATERFRONT

## CONTACT US

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