

1211 31st

GEORGETOWN



No better place to work

RARE 11,500 SF LANDMARK OFFICE OPPORTUNITY

A neighbourhood where you can play as hard as you work

MORE AMENITIES PER SQUARE FOOT THAN ANY OTHER





Chris Chern / Georgetown BID



Bob Rives / Georgetown BID



James Jackson / Georgetown BID

N STREET



Peacock Cafe
Cafe Milano
Brasserie Liberte
Sid/Ann Mashburn
Van Luween
Ice Cream
Blank Street
Coffee
Martin's Tavern
Veronica Beard
Little Words
Project
Outerknown
Wolford



Wawa
El Centro
Abercrombie & Fitch
The Sovereign

WISCONSIN AVENUE



Foxtrot
HOBO
Curated by Cecilia
Kendra Scott
Ralph Lauren
Sleep Number
Madewell
Apple
Vineyard Vines
Tory Burch
PNC Bank
Allbirds
Levain Bakery
Urban Outfitters
James Allen
Crumbs & Whiskers
FRAME
State & Liberty

31ST STREET

1211 31st

Showfields
Rag & Bone
Glossier
Bluemercury
Amigo Mio
Reformation
Gorjana
Outdoor Voices
Paper Source
Sprinkles
Free People
Le Labo

Truist Bank

L'Annexe

L'Avant-Garde

Wells Fargo

CVS

Villa Yara

La Chaumiere

Taj of India

Feta Bakery & Cafe

M STREET

J. Crew
TJ Maxx
H&M
Marine Layer
Clyde's
Anthropologie
Aritzia
City Tavern Club
Alo Yoga
Mason's Famous
Lobster Rolls



Pinstripes

Capital One Cafe
Georgetown Tobacco
Chase Bank
Buck Mason
Atmos
Smoothie King
Haagan-Dazs
Bodega
Hatley's
UpWest
Dr. Martens
L'Occitane
Patagonia
Potomac Wines
Moby Dick

BLUES ALLEY

Muncheez
South Moon Under
Baker's Daughter
Filomena
Ristorante
Piccolo

Rothys
Laduree
Thunder Burger

THOMAS JEFFERSON ST

Indochino
The Rooftop
at the Graham

Flavio
Il Canale

30TH STREET

Angolo Ristorante
Niccolo
Mugsy

Ike Behar

29TH STREET

Suitsupply
Amina Rubinacci
Bridge Street Books
Bourbon Concierge
Lugano Diamonds
Bourbon Steak

Chaia Taco

South Block Juice Co.
Green Almond Pantry
Reverie



Rapha
Dog Tag
Bakery
Sweetgreen
Soul Cycle
L. Priori
Mr. Smith's

Fangyan
Tuckernuck
CUT Above

Hershey's
AMC Theatres
Susheria

Baked & Wired
Chez Billy Sud



C&O CANAL

Starbucks
Bozelli's Italian Deli
Guapo's
Farmers Fishers Bakers
Nick's Riverside
Grill
Sequoia
Fiola-Mare
Tony & Joe's

WASHINGTON HARBOUR

GEORGE WASHINGTON UNIVERSITY

25,000 Students



WATERFRONT PARK

POTOMAC RIVER

WATER STREET

Why rush home?

Surrounded by upscale boutiques, renowned dining, and the scenic Potomac River waterfront, 1211 31st 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



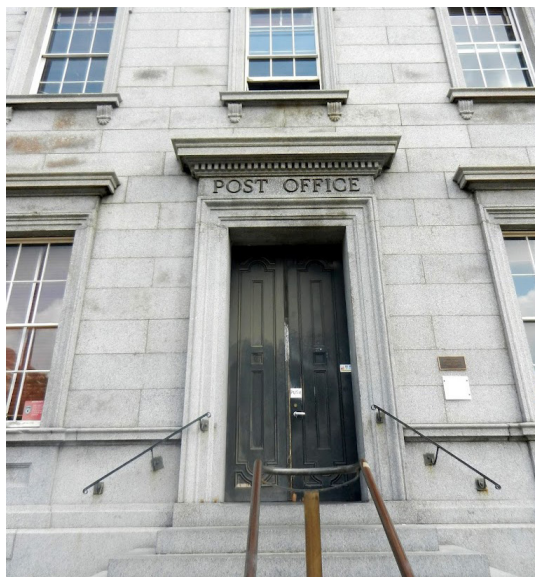
8 Capital bikeshare locations



15 Minute walk to 2 Metro stations



2 Nearby airports



Stand out in an exclusive crowd

Nestled in the heart of Georgetown, Washington DC, the Historic Post Office Building at 1211 31st Street seamlessly blends the charm of turn-of-the-century construction with contemporary interiors. With its above-standard ceiling heights and easy commuter access, 1211 31st Street is more than an office; it's where you want to be.





PROPERTY HIGHLIGHTS



Exclusive Entrance



Private parking spaces



Connecting interior staircase



Exceptional access to NW DC, Maryland, and Virginia suburbs







Building Specifications

| | | | |
|------------------------|---|-----------------------|--|
| LOCATION | 1211 31st Street NW Washington, DC 20007 | FLOOR PLATES | Floor 3 2,309 SF  Floor 2 2,591 SF Floor 1 6,627 SF |
| SPECS | 13,808 SF 3 Floors | ARCHITECT | Ammi B. Young |
| COLUMN SPACING | | MANAGEMENT | Eastbanc |
| BUILDING STATUS | Completed 1858 Renovated 2014 | CERTIFICATIONS | |
| AMENITIES | | PARKING | 3 Reserved Spaces |
| FEATURES | | TENANT ACCESS | |
| | | SYSTEMS | |



SPACE HIGHLIGHTS

-  Expansive ceiling heights
-  Original design details & exposed brick
-  Abundant Natural Light
-  Multi-floor presence

[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.

Jamestown

Jamestown is a design-focused real estate investment and management company with a 40-year track record and a clear mission: to transform spaces into innovation hubs and community centers.





Sam Kittner / Georgetown BID



Virginia Cheng / Georgetown BID

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GEORGETOWN

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**STREAM**

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