



3299 K STREET

 CUSHMAN &
WAKEFIELD

WHERE HISTORY MEETS MODERN WORK

Constructed in the early 1800s, The Papermill was once home to one of America's longest-running papermills, powering through a century of innovation, industry, and resilience. From the Civil War to the industrial boom, The Papermill not only endured but thrived, cementing its legacy in the fabric of the District.

Today, The Papermill offers some of the city's most distinctive office spaces— including exposed brick, soaring ceilings, industrial accents, and an abundance of natural light from skylights and private terraces. This historic gem now stands at the heart of Georgetown's hottest dining and entertainment scene, directly across from the vibrant Georgetown Waterfront. With new retailers like Grace Street Coffee and a tequila bar on-site, The Papermill effortlessly blends the past with the present—ready to house your next chapter.

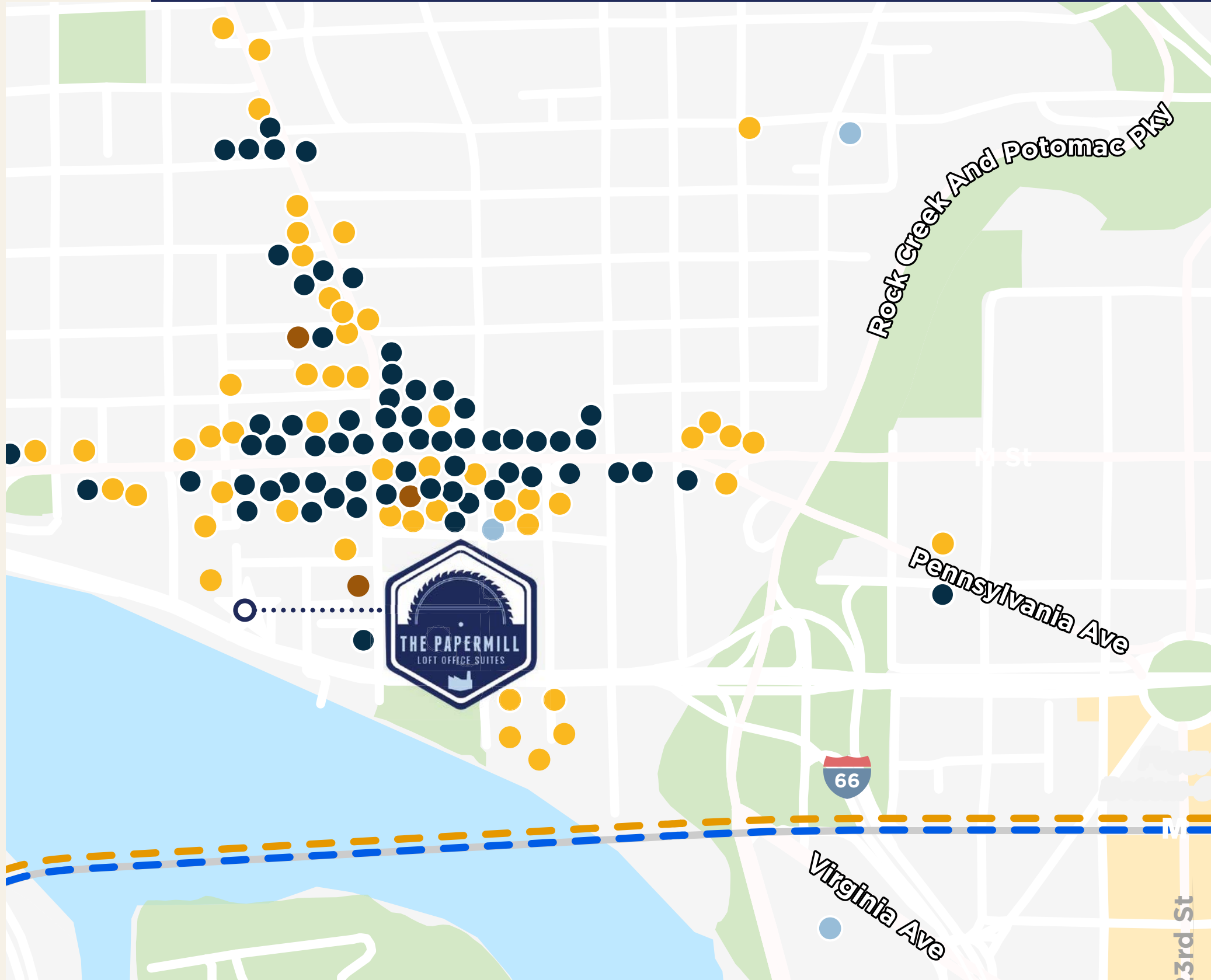


THIS IS
GEORGETOWN



DYNAMIC RETAIL AT YOUR DOORSTEP

ON-SITE



THE TERRACE

A NEWLY RENOVATED AMENITY



Panoramic Views overlooking the Potomac River, Key Bridge, Kennedy Center, and Rosslyn skyline



Dramatic Entertainment setting ideal for client receptions, team events, and after-hours gatherings



Shaded Dining Areas with café-style seating, an open-air pergola, and umbrellas for year-round usability



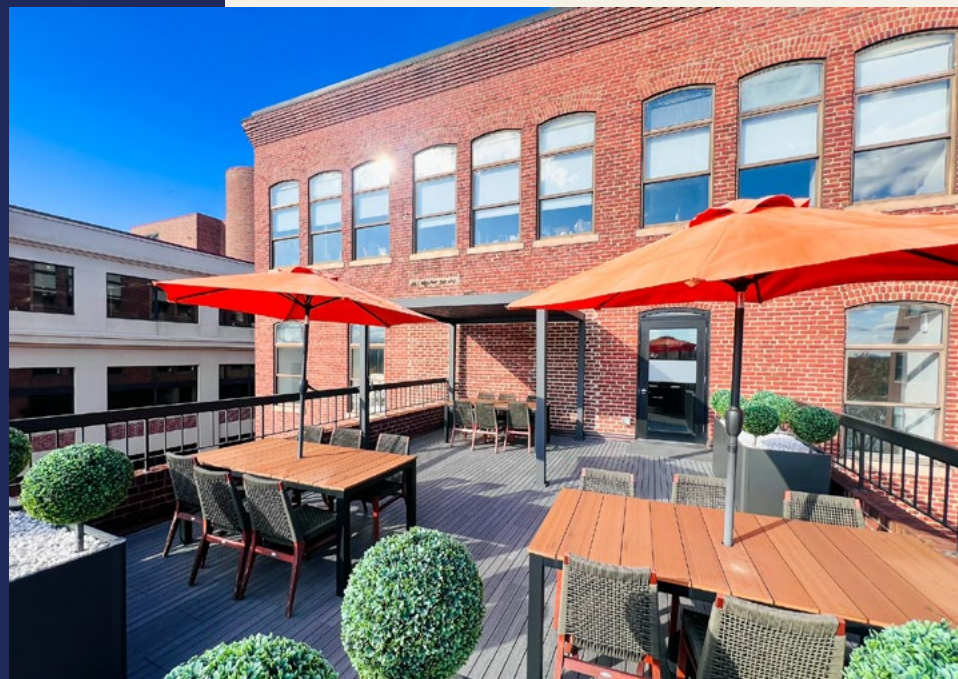
Hospitality-Inspired Design featuring a variety of modern lounge seating and greenery accents



Flexible Layout blending open-air relaxation zones with covered gathering spaces



Distinctive Setting that combines the character of the building's historic brick façade with contemporary finishes and riverfront views

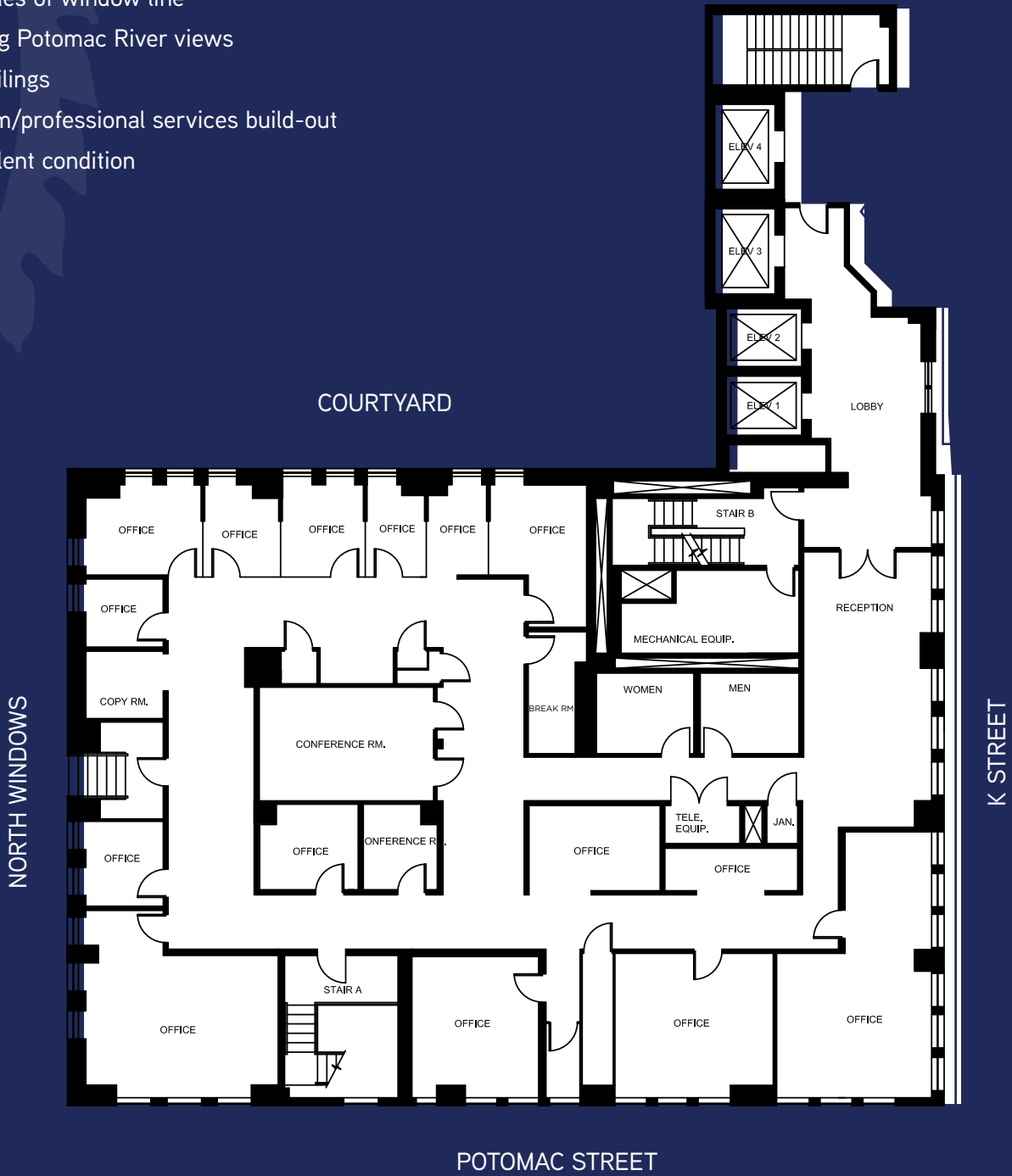


7TH FLOOR

7,131 RSF

\$57.00 FS RATE PER RSF
AVAILABLE IMMEDIATELY

- Full floor penthouse suite
- Four sides of window line
- Stunning Potomac River views
- High ceilings
- Law firm/professional services build-out in excellent condition

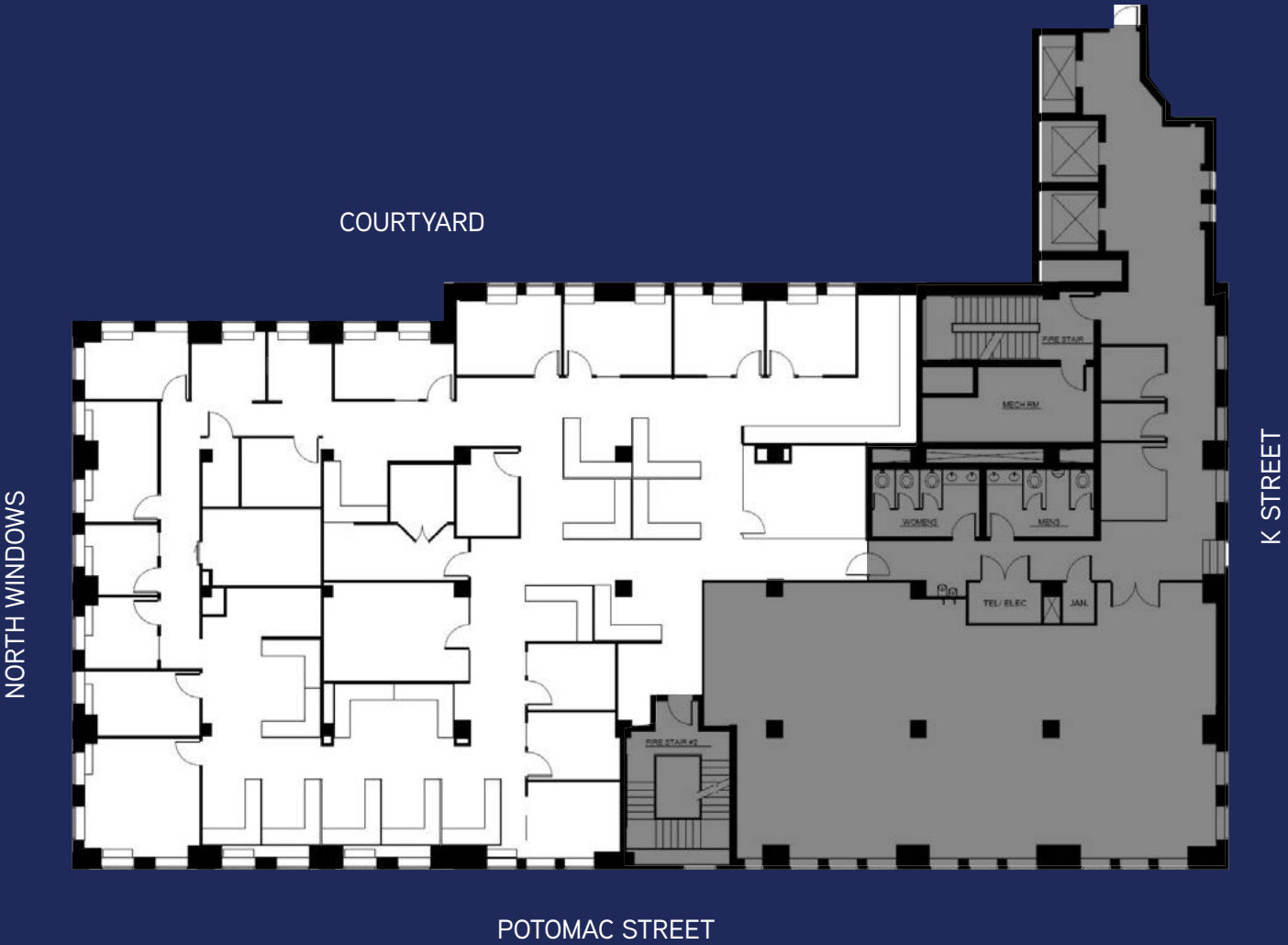


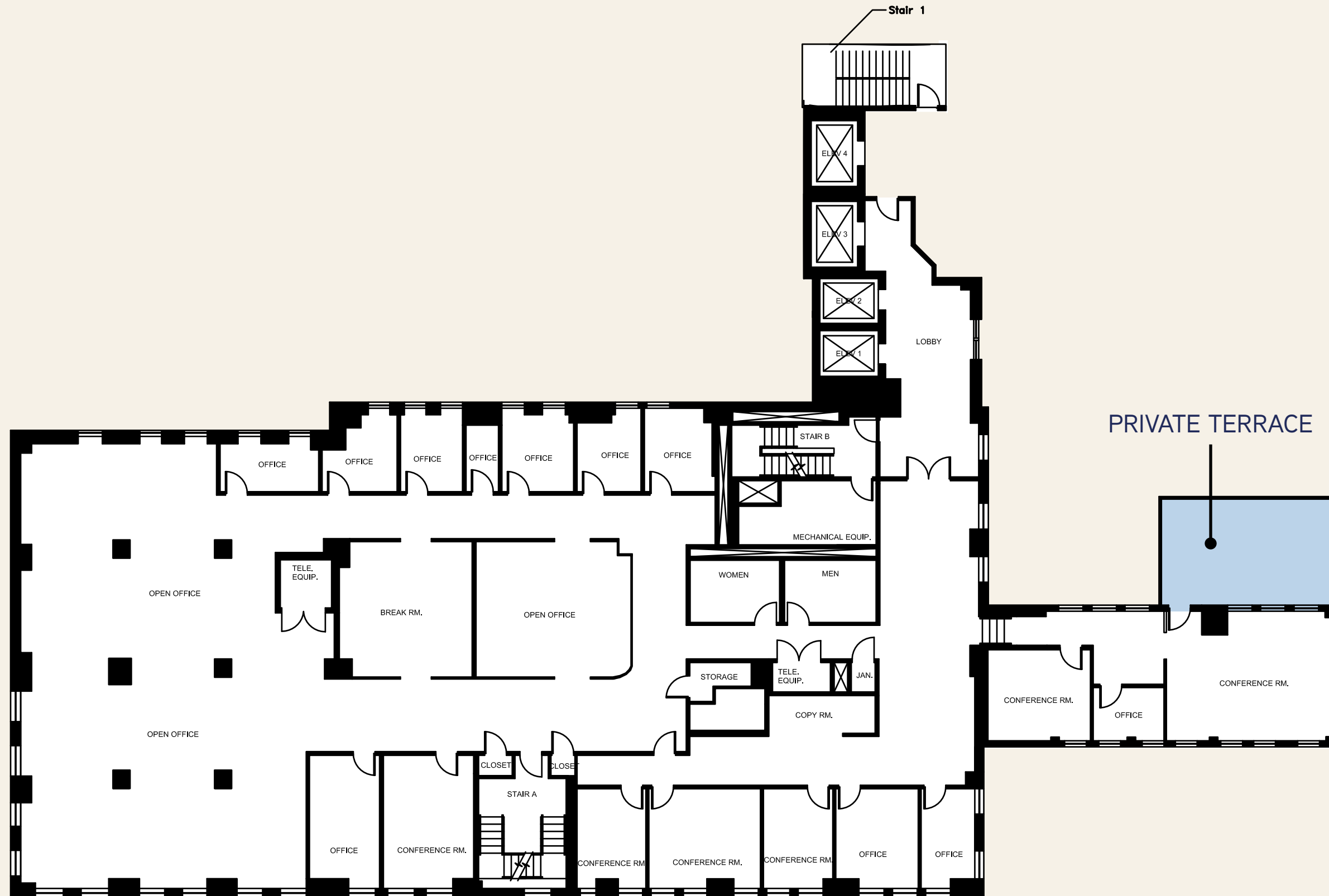
6TH FLOOR

7,759 RSF

\$52.00 FS RATE PER RSF
AVAILABLE IMMEDIATELY

- Divisible for smaller requirements
- Corner suite with three sides of windows
- High lofted ceilings
- Office-intensive build-out in excellent condition





5TH FLOOR 10,041 RSF

\$52.00/SF FULL SERVICE
AVAILABLE JUNE 1, 2026

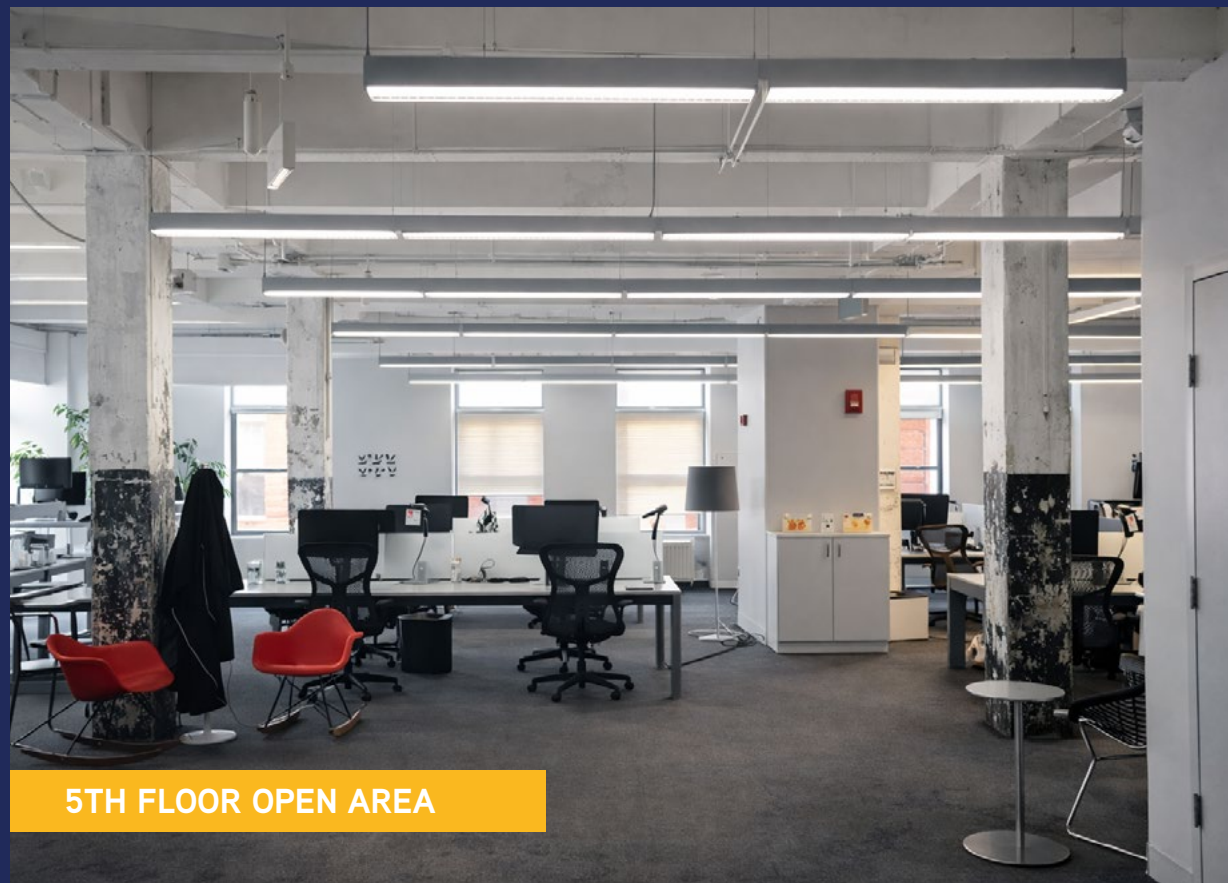
- Full floor occupancy | 10,041 RSF
- Private terrace with sweeping Potomac River views
- 7 sides of window line
- Incredible entertaining and conferencing space



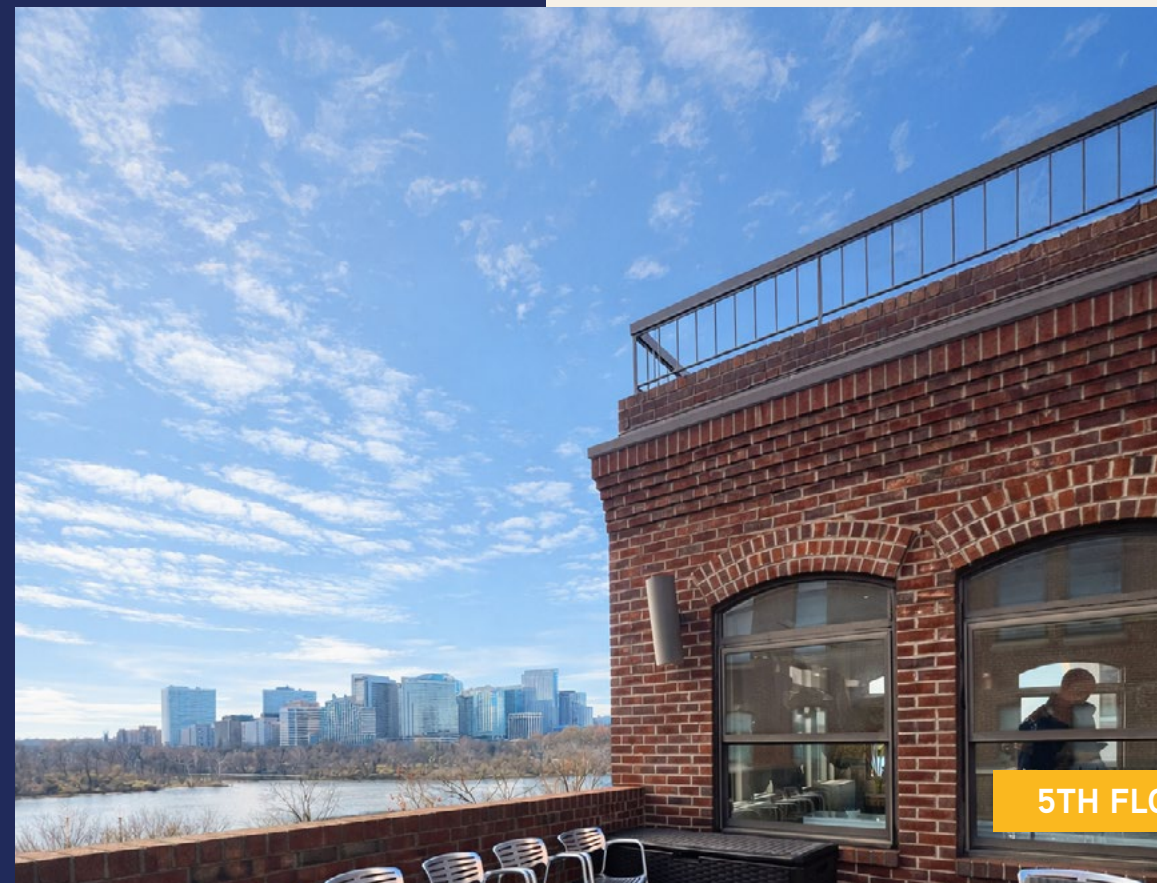
5TH FLOOR CONFERENCE



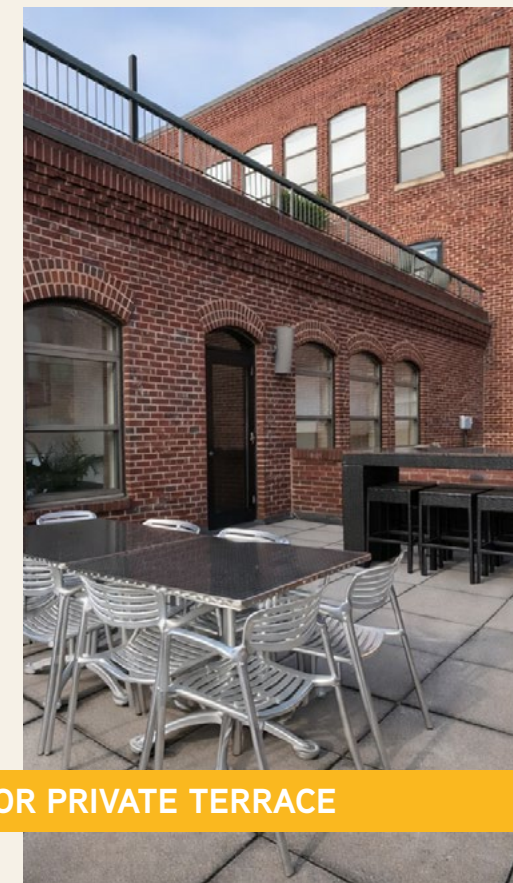
5TH FLOOR RECEPTION



5TH FLOOR OPEN AREA



5TH FLOOR PRIVATE TERRACE

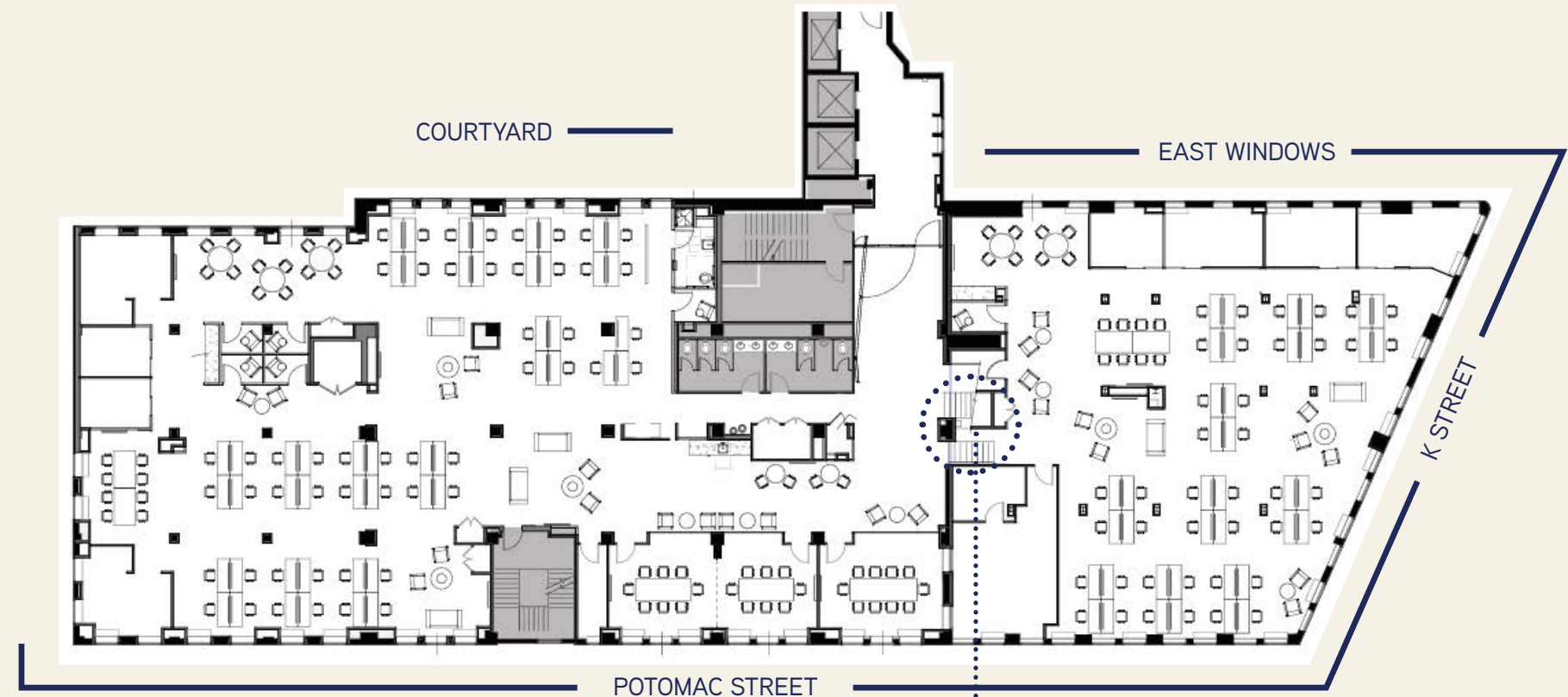




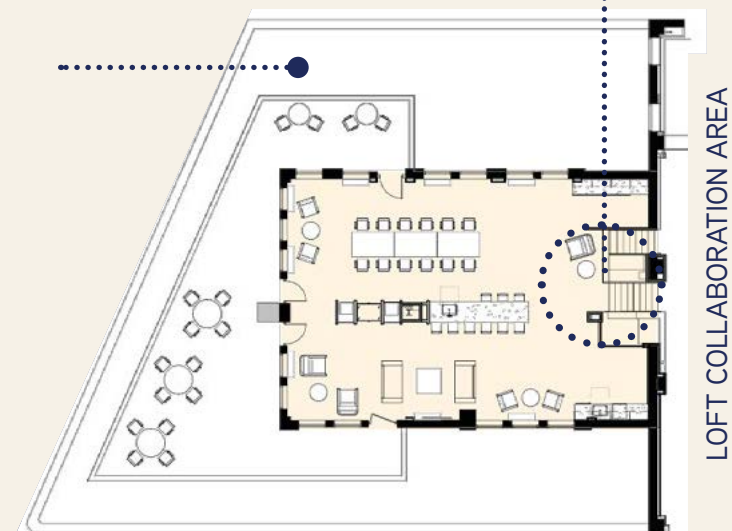
4TH FLOOR 16,949 RSF

\$52.00 FS RATE PER RSF
AVAILABLE NOVEMBER 1, 2028

- Full floor occupancy | 16,949 rsf
- 14' loft ceiling heights
- Private outdoor terrace
- Exposed brick throughout
- Sweeping views to The Potomac River
- Incredible existing conditions



INTERCONNECTING STAIR





4TH FLOOR OPEN AREA



4TH FLOOR KITCHEN AREA



4TH FLOOR LOFT AREA



4TH FLOOR RECEPTION

SUITE 210

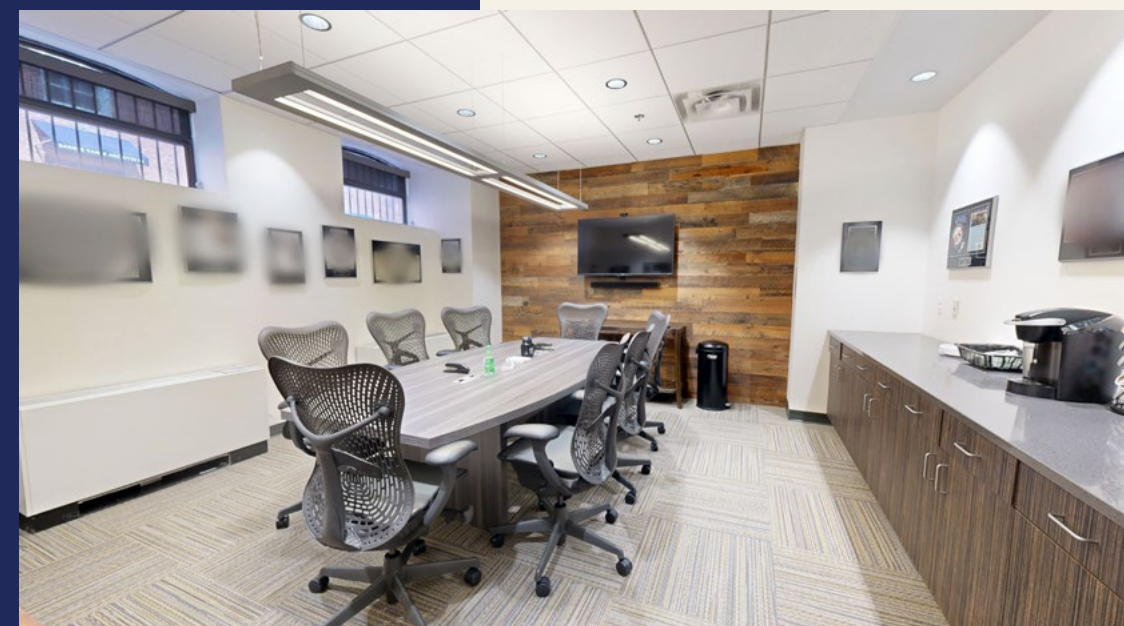
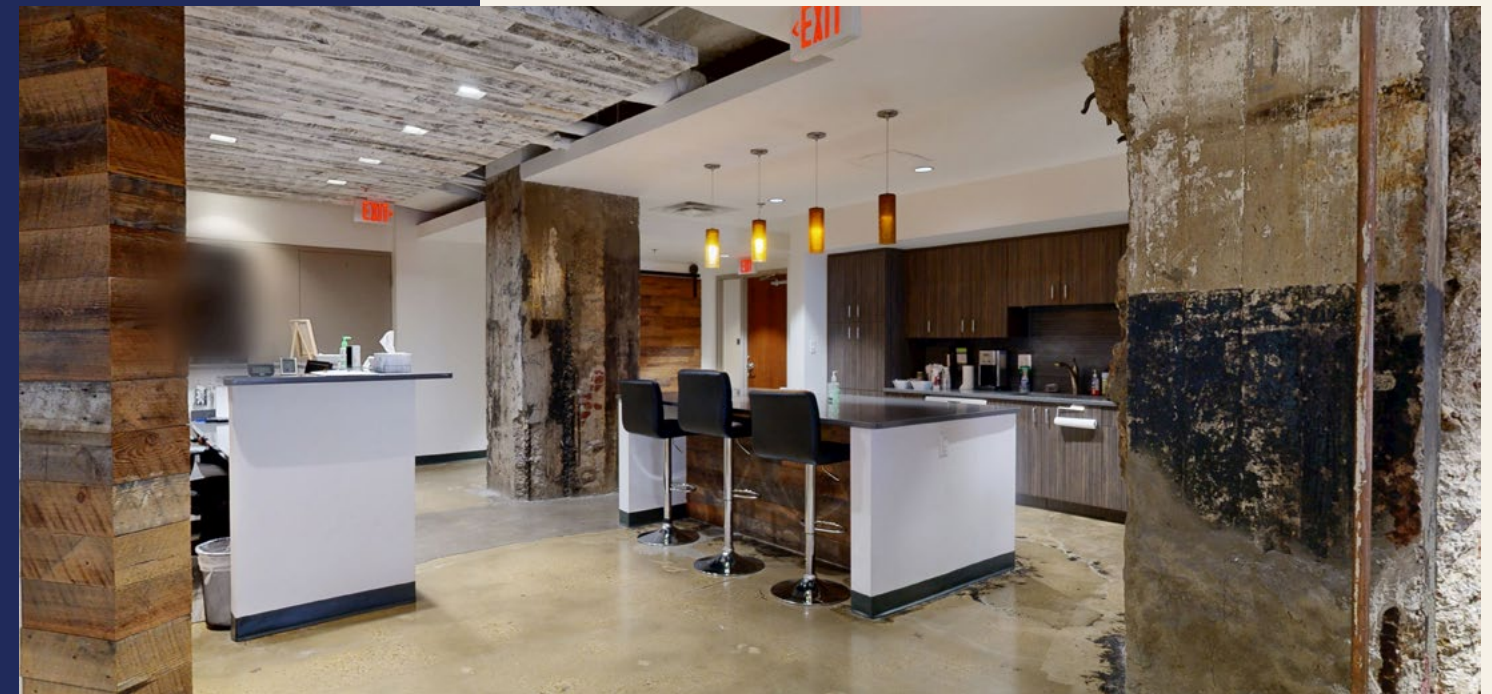
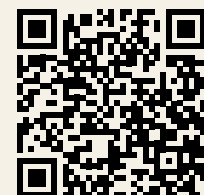
5,765 RSF

\$49.00 FS RATE PER RSF

- Ready-to-occupy media production space
- Exposed brick & skylights throughout
- Near secondary lobby entrance for easy intake of VIP'S
- Large green screen studio, 2 small studios with control
- Rooms, 3 video editing rooms, green room/changnig
- Room, incredible reception/lounge area, conference
- Room, office, pantry, ample storage



VIRTUAL TOUR





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