

THE WHARF



Space #211A
1662 square feet



AVAILABLE Prime Retail Space

- 1662 sf
- High visibility corner
- Maine Avenue frontage
- 21' ceiling
- 2nd generation space
- Not vented
- All uses considered

Available Immediately



Rappahannock OYSTER CO. OFFICINA twisted at the wharf

Falafel

TIKI TNT

The Grill

Easy Company

LIP. LAB

SHOP MADE IN:DC

CORDIAL

GLO 30

Toastique

The Britleys for Toddlers

LIPU MARNO

praline

Patrick's THE UNION & PIERCE PLACE

COLADA SAGA

KALIWA BPO

Del Mar DE PANIS TOARRECCI

LIVEKIM

light chicken

FOGOLAH

GEORGETOWN OFFICIAN

FOGO DE CHAO

MASON'S Boston Rolls

THE GODDARD SCHOOL

arena stage

1662 sf

Maine Avenue

7th Street

M Street

UNLIMITED BIKING

SHAKE SHACK

The UPS Store

NARA-YA

MI-VIDA

CANTINA

LA VIE

THE BRIGHTON

DU JOUR

DIAMENT JEWELRY

CHOPSMITH

CVS

Surfside

GRAZIE GRAZIE

The Pet Shoppe Boys

UNION STAGE

STARBUCKS COFFEE

BEN & JERRY'S

KIRWAN'S

PEARL STREET

FRANK'S

BOARDWALK

MILK honey

SOUTHERN INSPIRED STORES

MAKERS UNION

LIMANI

Kilwins' CRAFTED HOME DESSERTS

GORDON RAMSAY FISH & CHIPS

Lucky Buns

bartaco

HK

ZOOZ cocktail garden

URBAN ROAST

Philipe by Philippe Chow

Platango

POLITICS IN PROSE An Independent Book Store

pluma

 UNLIMITED BIKING



 UNLIMITED BIKING





PARK
→

celebrate

rock club

water front





MAINE AVENUE SW

celebrate

rock

WHAFT

where DC meets the water
water from

NO PARKING
EXCEPT FOR
LOADING AND UNLOADING
PASSENGERS
OR MERCHANDISE
OR FOR THE
DELIVERY OF
MATERIALS
OR FOR
REPAIRS
OR
MAINTENANCE
OR
OTHER
OPERATIONS
PERMITTED
BY THE
CITY OF
DALLAS

WHAFT
PARKING

WHAFT
PARKING



Tenant Area	Store Area (SF) ²	Cafe Area (SF) ²	Street Frontage ³	Underside of Slab	Kitchen Exhaust Duct
#211A	1,662.4 SF		82' - 8"	21' - 2"	No

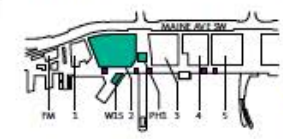
NOTES:

- 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 elevator) are included in the area total at the ground floor only, unless noted otherwise. For single tenant buildings, vertical penetrations for the private use of a Store Tenant (internal stair or elevator) are included in the area total at 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.

SHEET NOTES:

- ELECTRIC: 100A, 277/480V 3-PHASE
- WATER: 1.5" CAPPED LINE
- SANITARY: 4" CAPPED LINE
- GREASE TRAP: NOT AVAILABLE
- HVAC:
- GAS FOR FOOD PREPARATION: NOT AVAILABLE
- COMMUNICATION: 1" CONDUIT AVAILABLE
- EXHAUST SHAFTS: TO LOUVERS FOR RESTROOM
- FIRE ALARM: JUNCTION BOX
- SPRINKLER: YES
- DRY AREA
- BLACK IRON LIVE FUEL DUCT: NOT AVAILABLE

KEY PLAN:



LEGEND:

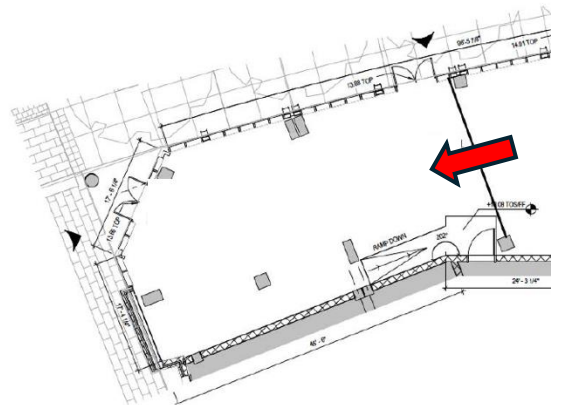
- OPT. DEMISING WALL
- PROPERTY LINE
- CAFE ZONE
- NON-RETAIL BASE BUILDING
- MEASURING LINE FOR AREA
- SLAB FOLD

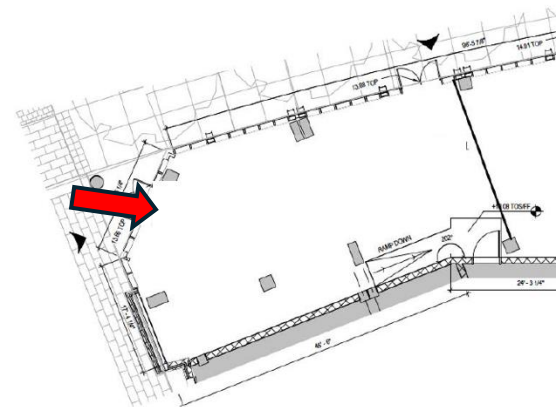
FLOOR PLAN
Scale 1:10

LOD - PARCEL 2 - #211A

DISTRICT
WHARF









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

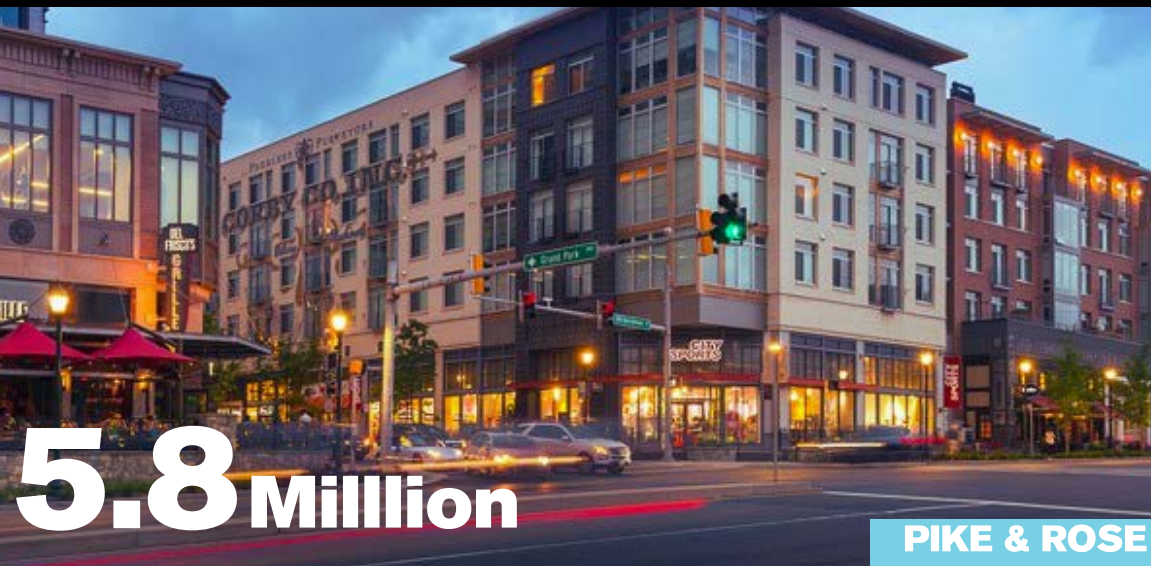
BUCKHEAD



5.4 Million

RODEO DRIVE

REGIONAL





ASADOORIAN
RETAIL SOLUTIONS

CONTACT

John Asadoorian
(703) 624.5790
john@asaretail.com

