

The Last of Its Kind:

2900

K STREET NW

Georgetown's Premier Waterfront User Opportunity



Ideal for Embassies, Universities, or
Corporate Headquarters

 Transwestern



Steps from the Water
 Step out for waterfront walks and wellness breaks along the C&O Canal towpath and Potomac River.

A Unique Opportunity on Georgetown's Waterfront

Positioned along Rock Creek between the C&O Canal and Georgetown's waterfront, this five-story, 122,611 SF Class A building offers a rare user-owner opportunity in one of DC's most sought-after neighborhoods—available for the first time in nearly 20 years.

Built in 2006, it stands among the newest office buildings in Georgetown. Part of the exclusive Harbourside complex—already home to the Embassy of Sweden—the property offers unmatched prestige and security, with controlled access and a commanding presence along the street. Its location places occupants near DC's leading universities and cultural institutions, just two blocks from M Street's renowned retail and dining corridor.



Property Details

122,611 SF of Contiguous, Whole-Building Ownership	166 Private Parking Spaces On-Site
Year Built	2006
Stories	5 Stories
Ceiling Heights	8'3" Finished, 10'10" Slab to Slab
Parking Ratio	1.35/1,000 SF

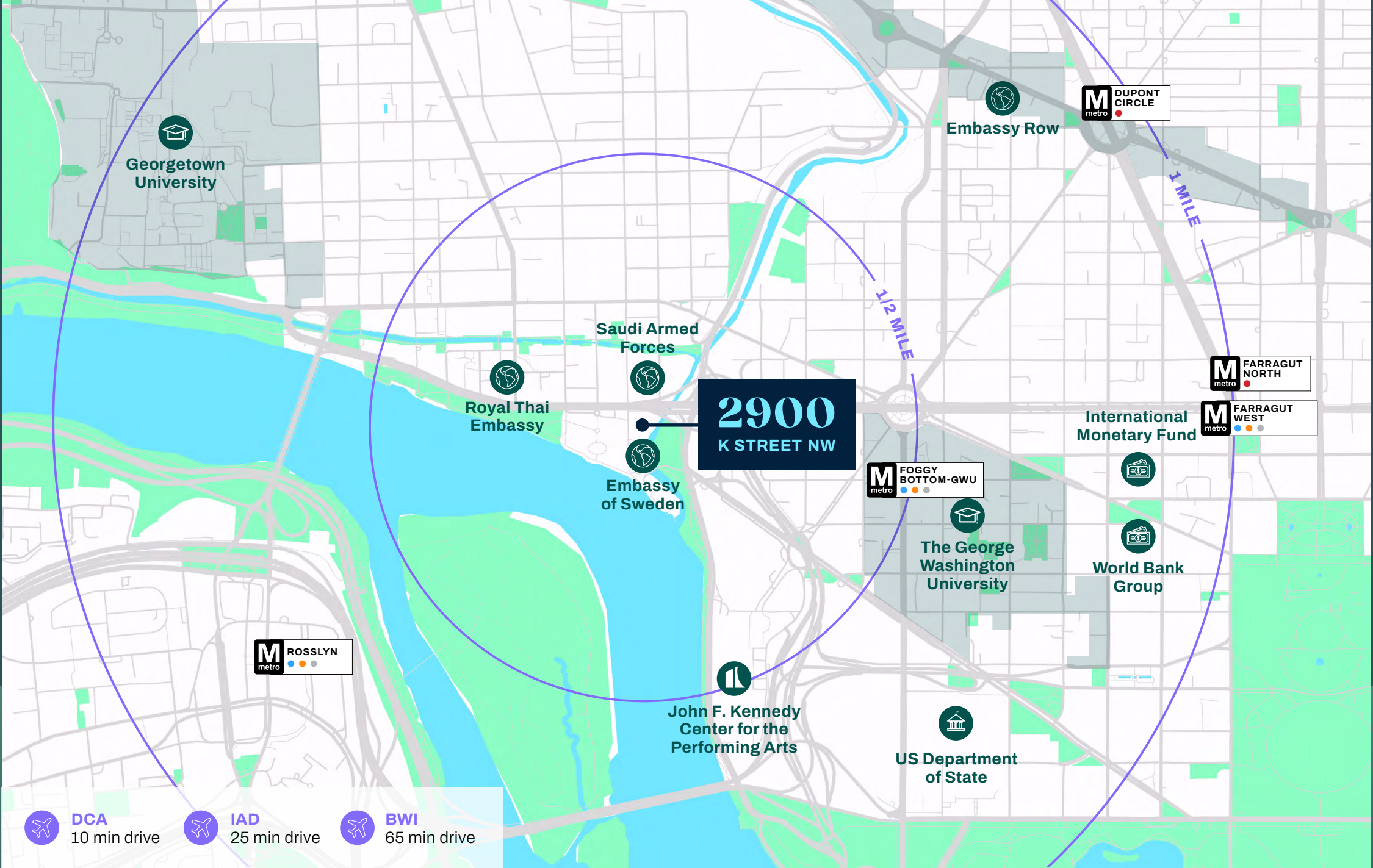
Situated Among DC's Finest

Located in the heart of Georgetown, the property sits minutes from Embassy Row, leading universities, and prominent global institutions. The nearby Kennedy Center provides a world-class client entertainment experience, ideal for hosting and impressing visitors.

Georgetown's historic preservation rules mean nothing like this building can ever be built again. The neighborhood is ascending, 550+ new residences and 57 new businesses in 2025 alone, but the supply of acquirable, whole-building Class A office assets is permanently fixed. This may be the last opportunity of its kind.

Georgetown by the Numbers

- 57** New Businesses Opened in 2025
- 550+** Residential Units in Development
- 11,000+** Population Within 1/2 Mi
- 34,000+** Population Within 1 Mi
- 23,000+** Daytime Population Within 1/2 Mi
- 87,000+** Daytime Population Within 1 Mi
- \$250,000** Average Household Income Within 1/2 Mi.
- \$210,000** Average Household Income Within 1 Mi.



Moments from M Street and Wisconsin Ave

With immediate access to M Street and Wisconsin Avenue, the property sits at the center of Georgetown's vibrant retail and dining district, offering a mix of upscale shopping and standout dining.



What's Nearby

Dining

- 1. Maman
- 2. 1310 Kitchen & Bar
- 3. Greco
- 4. Alara
- 5. Cafe Georgetown
- 6. Mai Thai
- 7. Peacock Cafe
- 8. Brasserie Liberté
- 9. Blank Street
- 10. Levain Bakery
- 11. Two Nine Sushi
- 12. Flor Coffee Shop
- 13. Clyde's Seafood
- 14. Taqueria del Pueblo
- 15. Villa Yara
- 16. La Chaumiere
- 17. Andy's Pizza
- 18. Flavio Restaurant & Bar
- 19. il Canale
- 20. Bluefin Sushi
- 21. Pinstripes
- 22. Chaia Tacos
- 23. Baked & Wired
- 24. South Block
- 25. Sweetgreen
- 26. Mr Smith's
- 27. Susheria
- 28. Waffle World
- 29. Guapo's Restaurant
- 30. Tony and Joe's Seafood

Retail

- 31. Ralph Lauren
- 32. Apple
- 33. Sephora
- 34. Patagonia
- 35. Barnes & Noble

Fitness

- 36. Gold's Gym
- 37. Pilates Point
- 38. SoulCycle
- 39. CorePower Yoga
- 40. The MVMNT Society



Building Overview

Exclusive Residential Residences (Separately Owned & Managed)

5th Floor
36,498 SF

4th Floor
36,116 SF

3rd Floor
30,910 SF

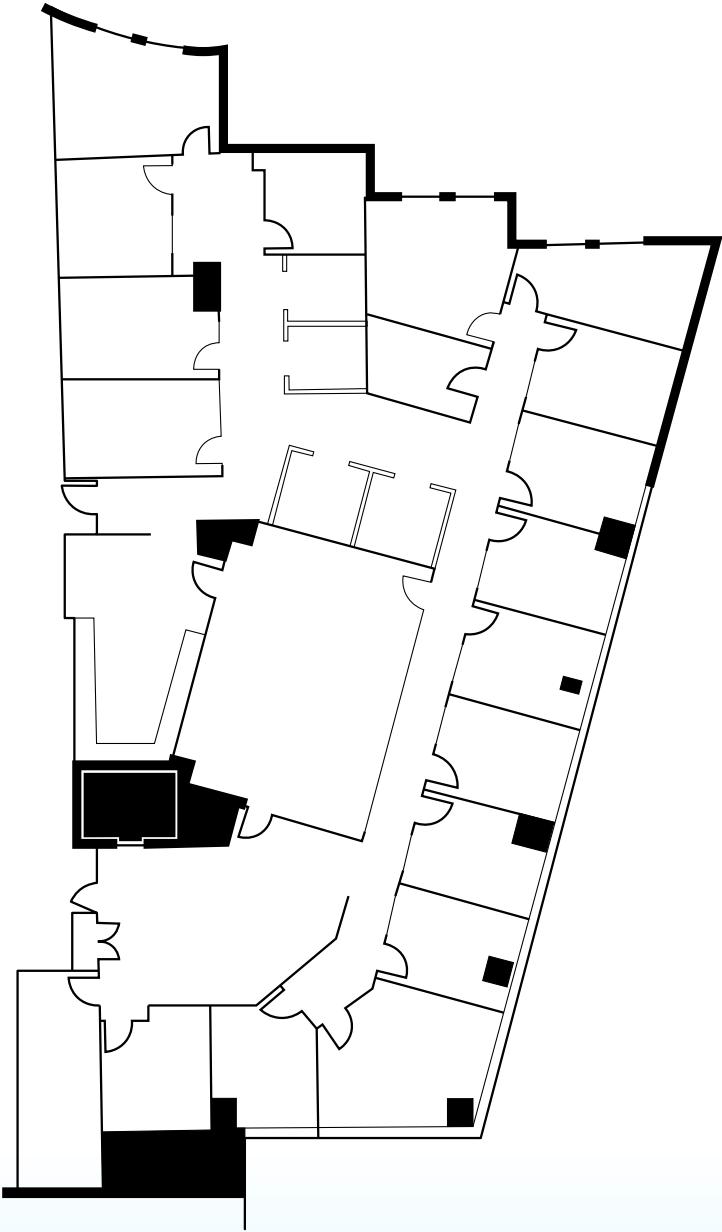
2nd Floor
12,737 SF

1st Floor
7,100 SF

Garage

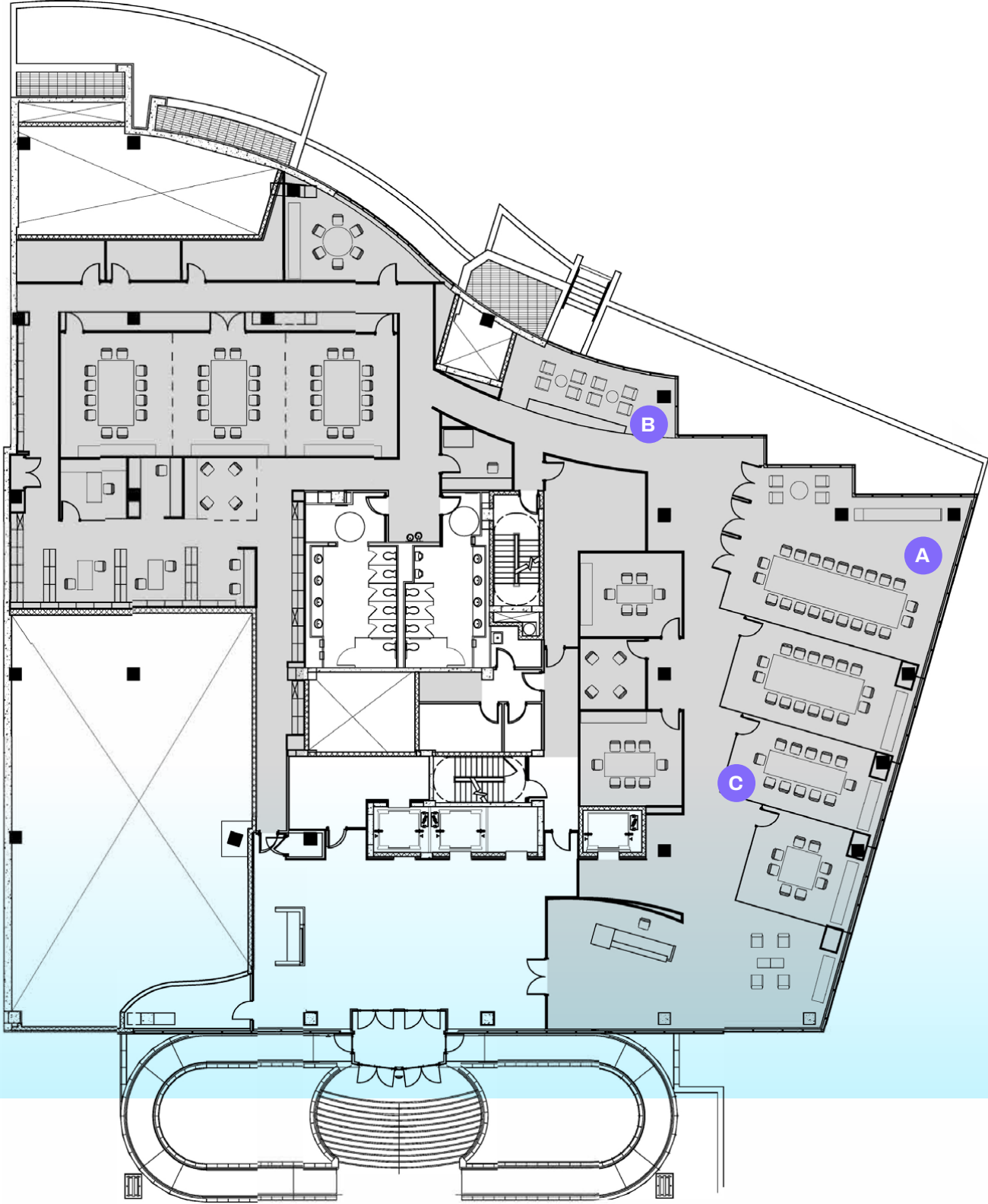
1st Floor

7,100 SF



2nd Floor

12,737 SF



Turnkey Executive Conference Center

A complete conference facility with a spacious boardroom, supporting meeting rooms, and lounge areas—designed to accommodate formal meetings, presentations, and institutional gatherings, offering a refined setting for both internal collaboration and external engagement.

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Person Capacity Boardroom

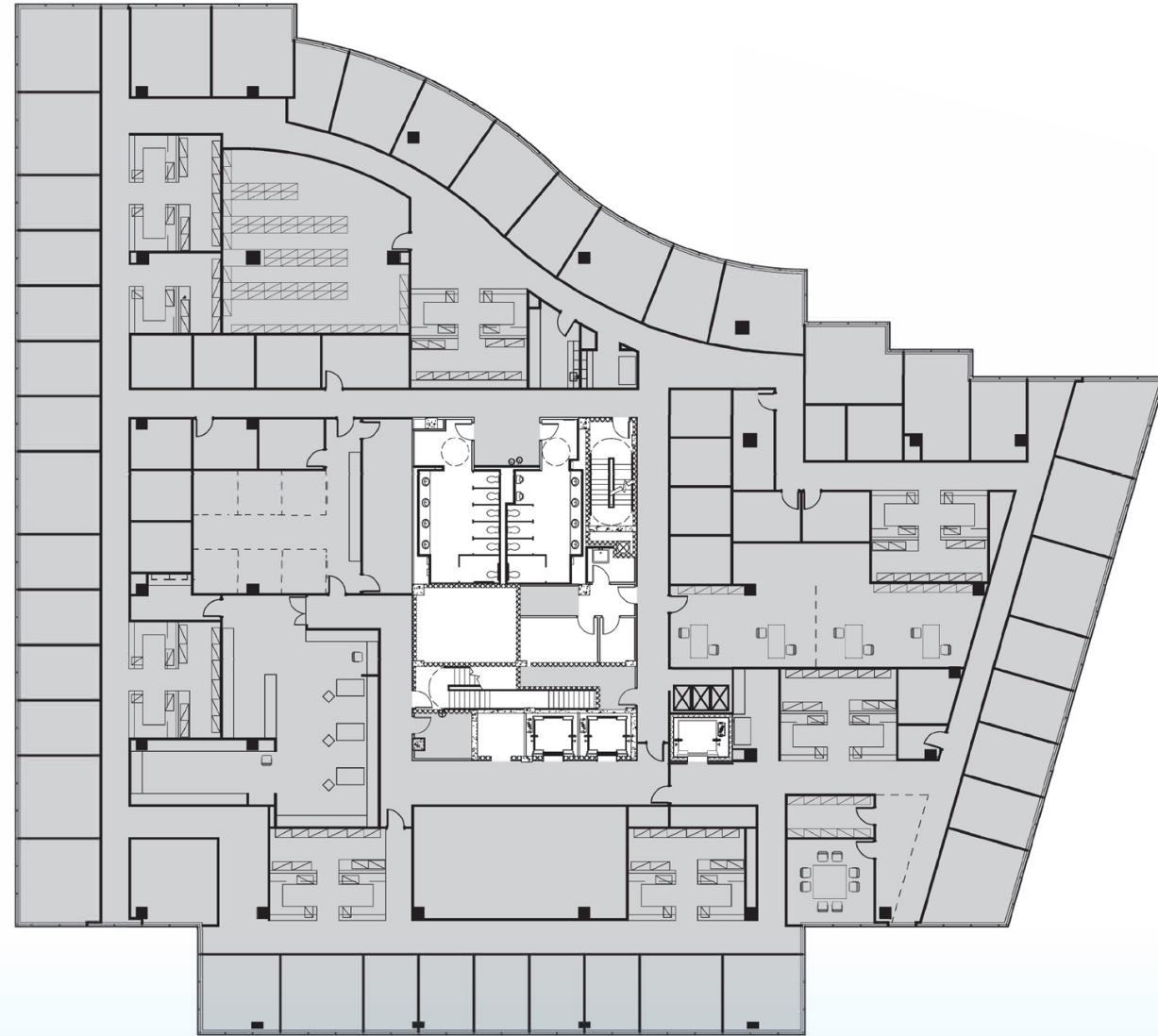
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Meeting Rooms of Various Sizes



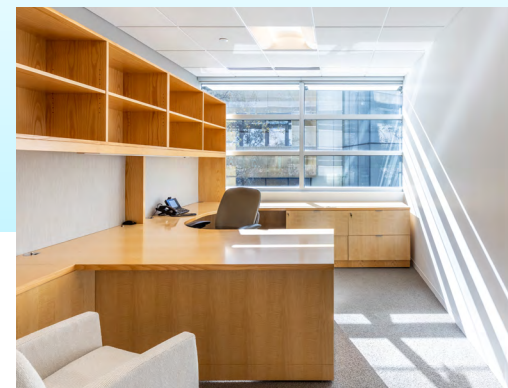
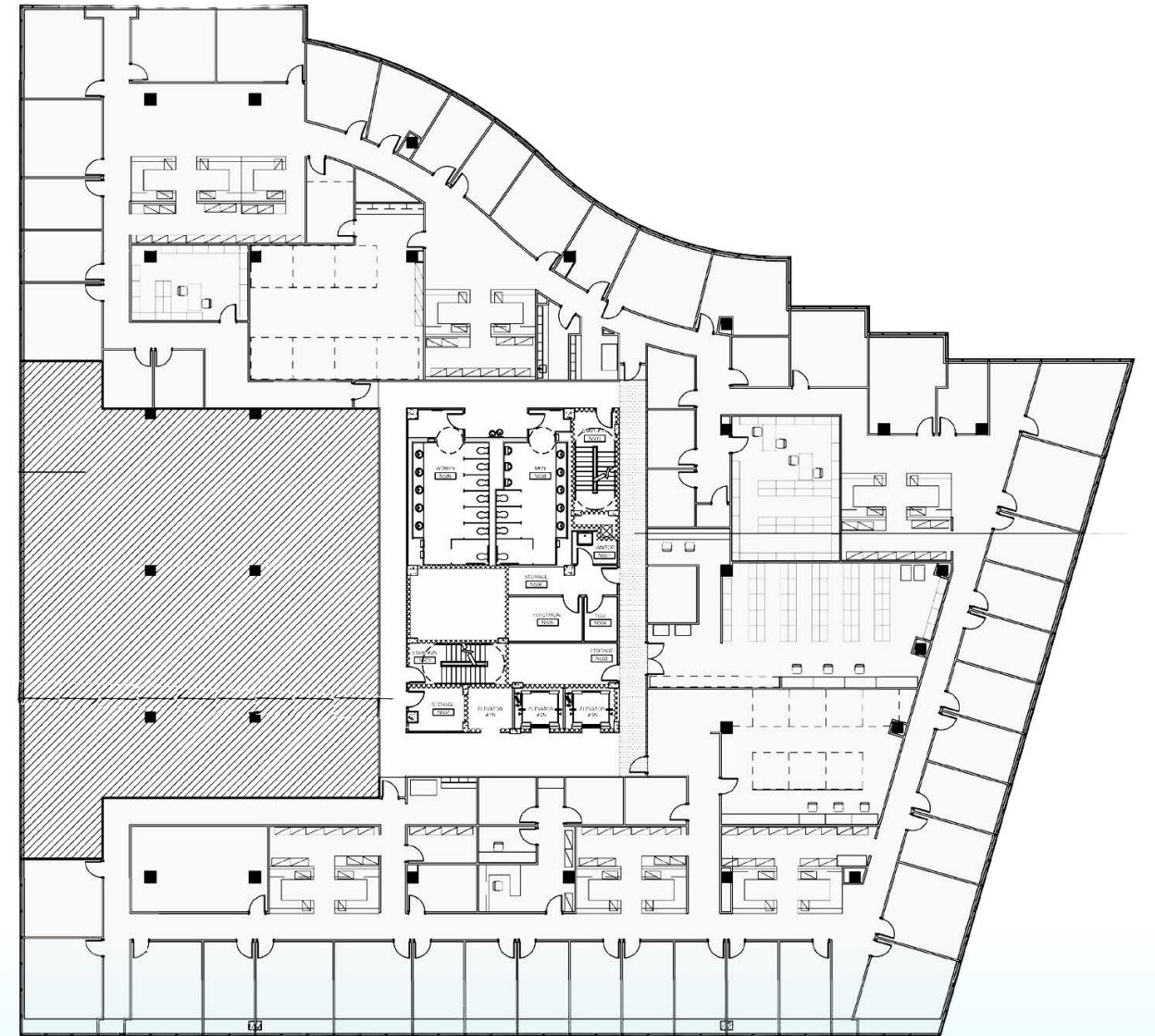
3rd Floor

30,910 SF



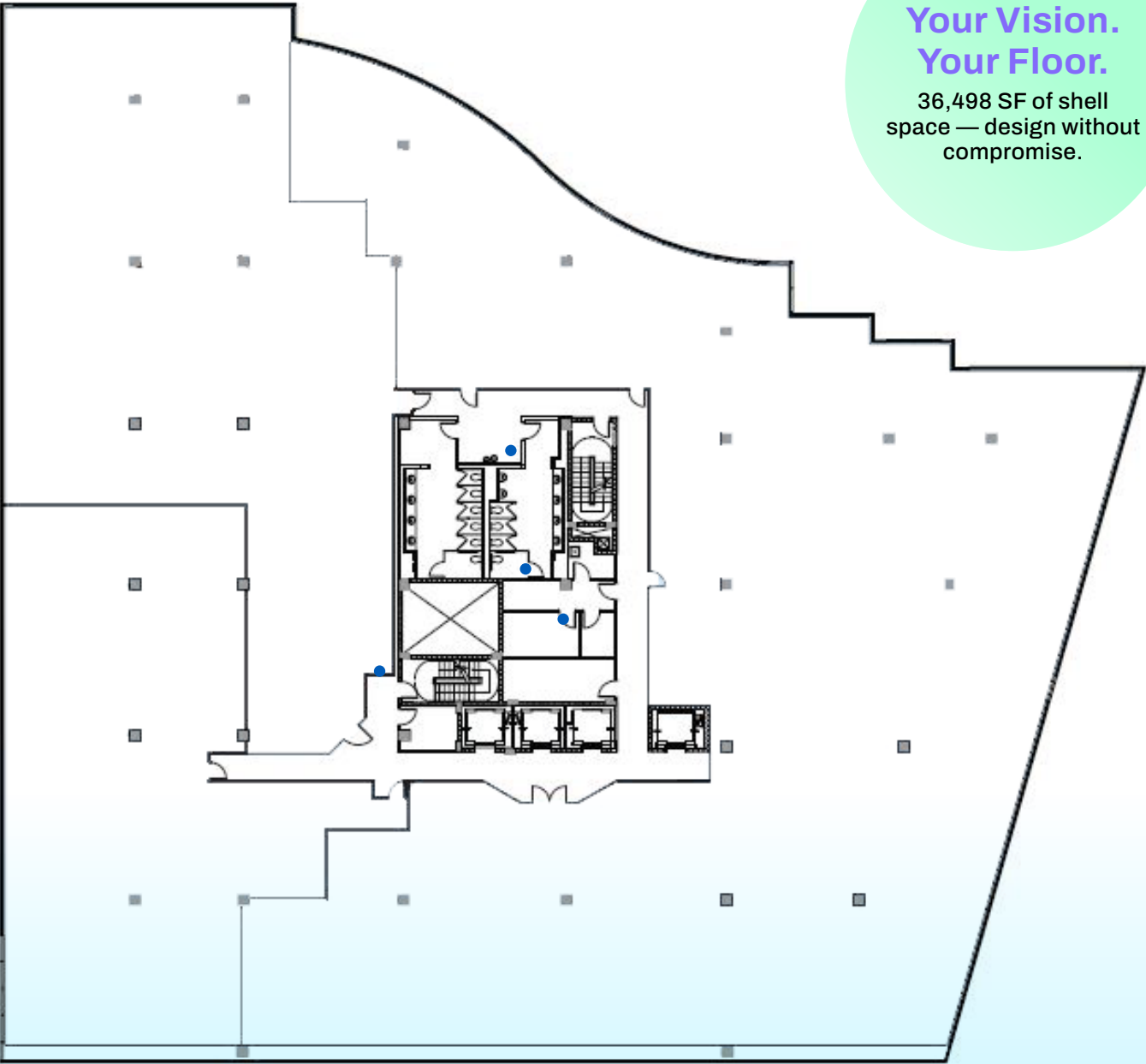
4th Floor

36,116 SF



5th Floor

36,498 SF



**Your Vision.
Your Floor.**
36,498 SF of shell
space — design without
compromise.



Available for the First Time in a Generation

Georgetown's Premier Waterfront User Opportunity



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