

2900 M  
WASHINGTON DC



# HIGHLIGHTS

## THE GATEWAY TO GEORGETOWN



Historic Georgetown block to be reimaged with restored high street retail spaces



Iconic retail corner at the intersection of M Street and Pennsylvania Avenue, situated adjacent to The Four Seasons Hotel and Residences, Bourbon Steak and Lugano Diamonds



Delivering Spring 2025



# THE PROJECT



VIEW FROM  
M STREET

# RETAIL FEATURES

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## ICONIC RETAIL

- An unparalleled, unique co-tenancy opportunity on M Street for five to nine synergistic retail brands
- Flexible retail space configurations from 800 to 8,500 square feet are available
- Premier retail corner at the intersection of M Street and Pennsylvania Avenue – a generational opportunity for a flagship store





GEORGETOWN, DC

2900 M STREET NW

## THE PREMIER SHOPPING DESTINATION

2.1M

square feet of retail in Georgetown

4,505

premium hotel rooms within walking distance

46K

students nearby between Georgetown University and George Washington University

12.6M

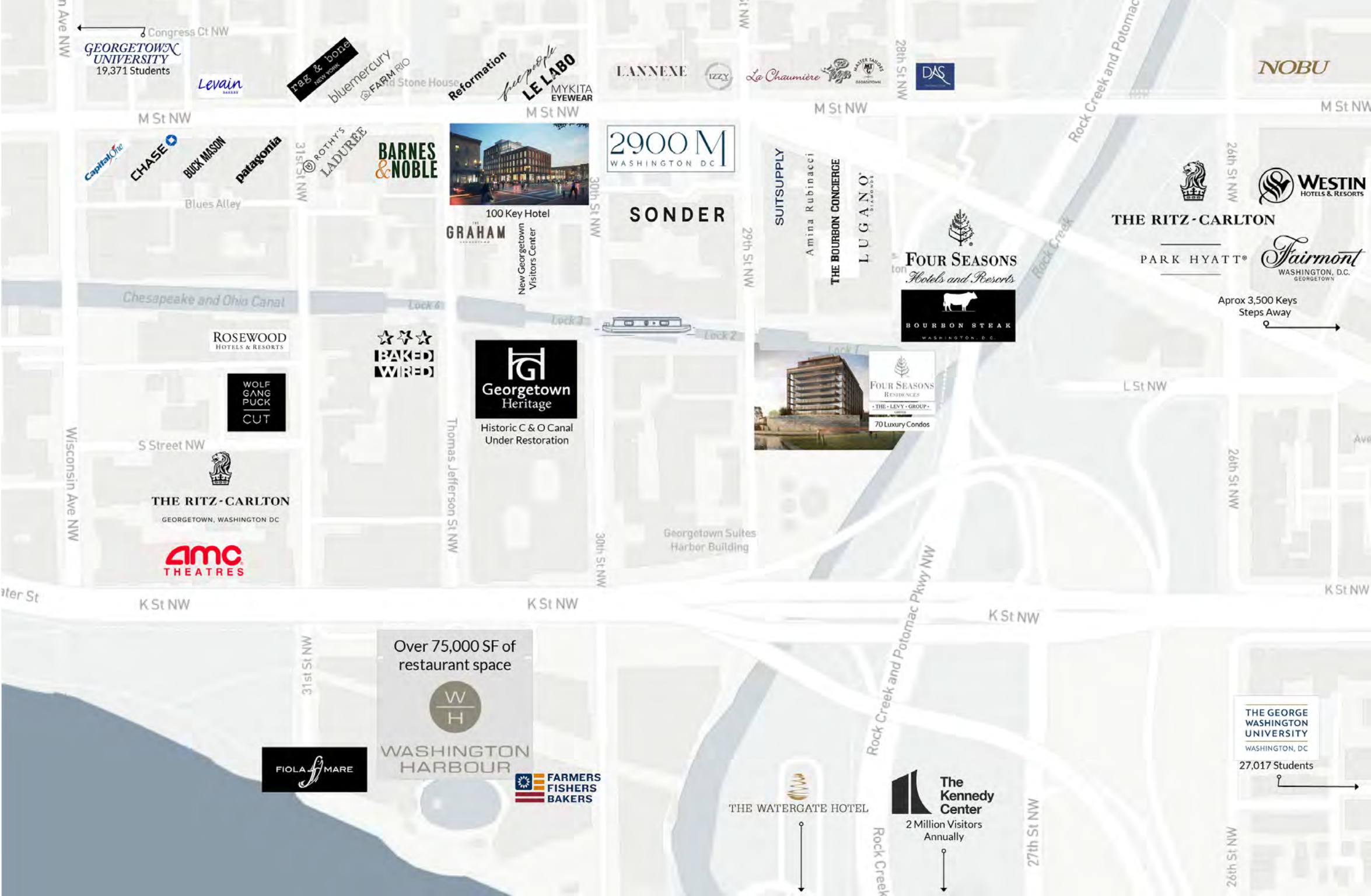
annual visitors - top retail destination in the District of Columbia, with visitors equal to Tysons Corner Center

5.9M

square feet of office space with a strong daytime population



LOCATION



5 minutes to Virginia and 20 minutes to Maryland suburbs



Several premier hotels within walking distance



Hundreds of dining options within a 5 block radius



M Street is among the most coveted retail addresses in North America, home to many first to market stores



GEORGETOWN, DC

2900 M STREET NW



# NEIGHBORHOOD

## HISTORIC CHARM + UPSCALE MODERNITY

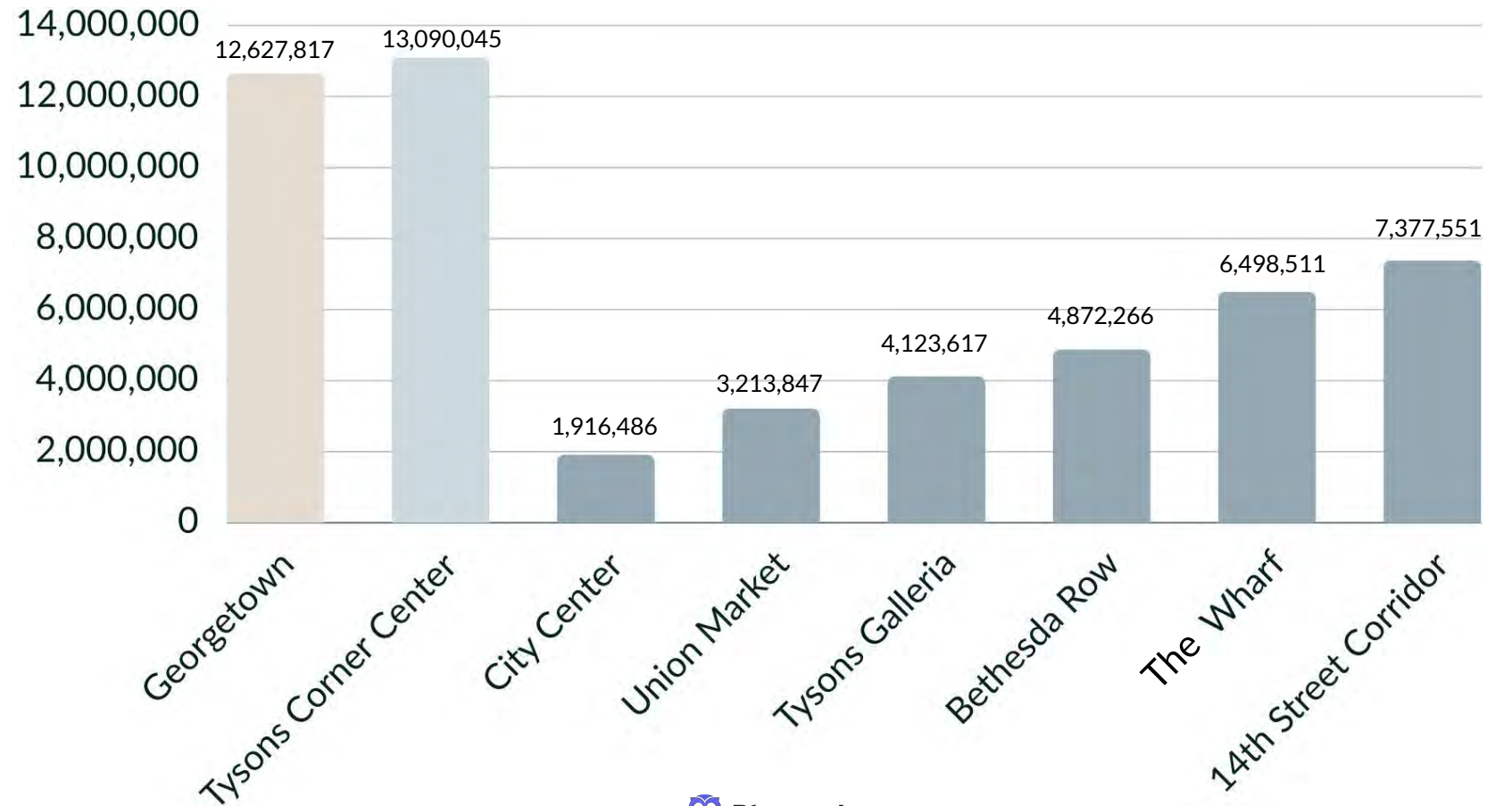
- \$249,000 average income, with 90% having a college degree or higher
- Georgetown boasts the highest condo sales price per square foot
- Unparalleled location
  - The Four Seasons - the premier 5-star hotel in DC*
  - 3000 M Block Redevelopment (100 Key Hotel)*
  - C&O Canal- Under Restoration*
  - Eastern Gateway to Georgetown*
  - Steps from Dupont Circle, the West End, Foggy Bottom, and The Kennedy Center*
- Blocks from the Foggy Bottom Metro stop
- 5.9 million square feet of office space within walking distance including The World Bank, IMF, State Department and 2 world class hospitals (GW and Georgetown)



# QUALITY & QUANTITY

Georgetown is the 2nd Most Visited Retail Destination in the Washington DC Metropolitan Area

### 2023 Visitor Counts



# GEORGETOWN AREA HOTELS

4,505 TOTAL ROOMS

THE GEORGETOWN INN  
96 Rooms

CITIZEN M  
230 Rooms to be delivered

ROSEWOOD HOTEL  
55 Rooms, 12 Suites

THE RITZ CARLTON  
86 Rooms

\* THE CANAL HOUSE  
OF GEORGETOWN  
MARRIOTT TRIBUTE  
106 Rooms

GEORGETOWN RESIDENCES  
BY LUXURBAN  
80 Rooms

\* 3000 M STREET  
100 Rooms  
THE GRAHAM  
57 Rooms

2900 M  
SONDER  
134 Rooms

THE FOUR SEASONS  
222 Rooms

GEORGETOWN SUITES  
BY WYNDHAM  
55 Rooms, 12 Suites

THE WATERGATE  
HOTEL  
336 Rooms

THE RIVER INN  
125 Rooms

ARC HOTEL  
136 Rooms

RESIDENCE INN  
103 Rooms

\* PLACEMAKER  
240 Rooms

THE MELROSE  
GEORGETOWN HOTEL  
240 Rooms

FAIRMONT  
HOTEL  
413 Rooms

PARK HYATT  
413 Rooms

THE WESTIN GEORGETOWN  
265 Rooms

THE RITZ CARLTON  
300 Rooms

HYATT PLACE  
168 Rooms

WASHINGTON  
MARRIOTT  
GEORGETOWN  
470 Rooms

WEST END HILTON  
76 Rooms

YOURS TRULY  
355 Rooms

Consular Section of the  
Embassy of Mexico

EMBASSY SUITES  
BY HILTON  
318 Rooms

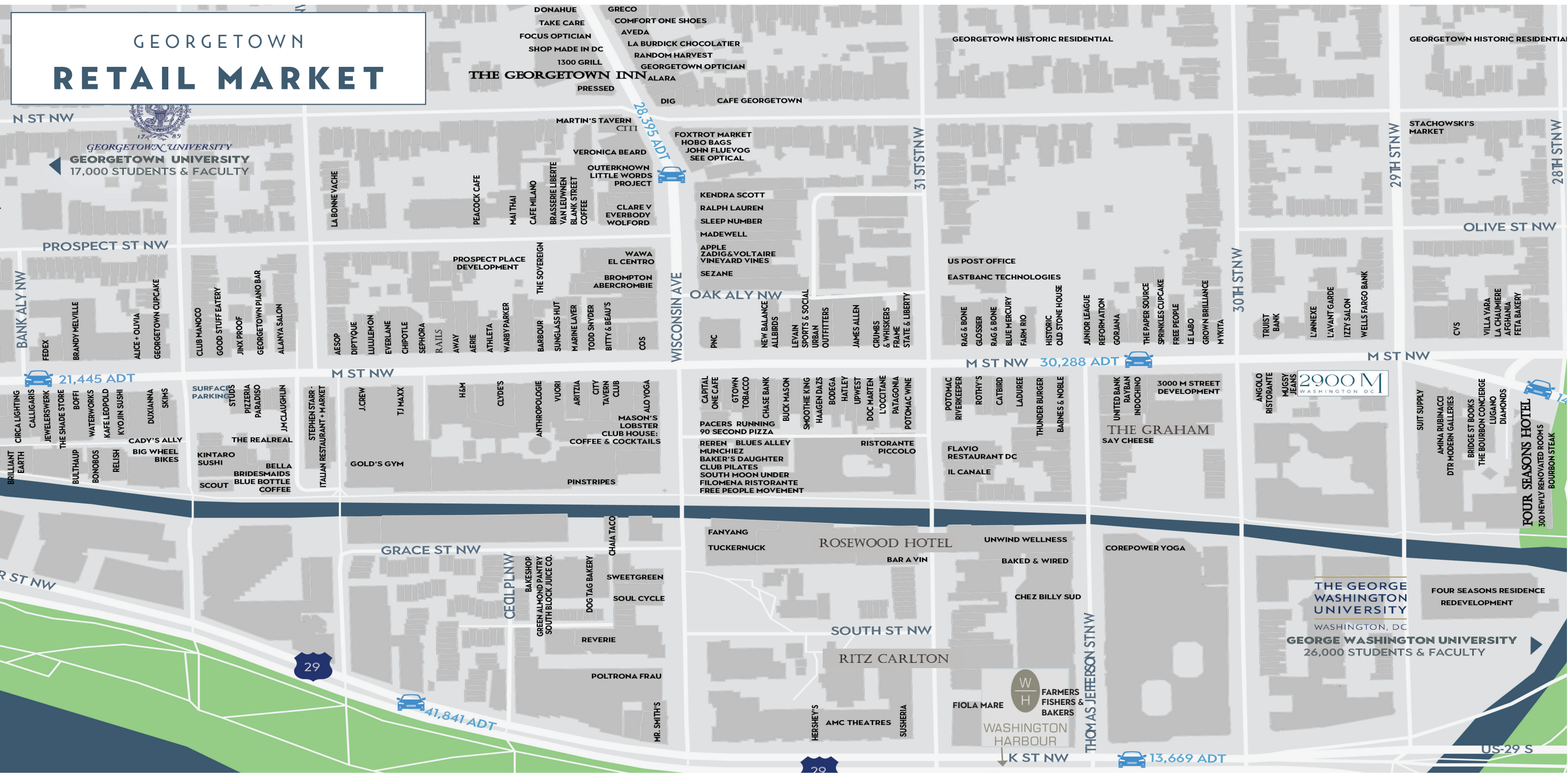
HILTON  
GARDEN INN  
238 Rooms

THE ST GREGORY  
HOTEL  
155 Rooms

Ellington Park

\* = UNDER CONSTRUCTION

# GEORGETOWN RETAIL MARKET



N ST NW  
 GEORGETOWN UNIVERSITY  
 17,000 STUDENTS & FACULTY

PROSPECT ST NW

21,445 ADT

R ST NW

29

M ST NW

GRACE ST NW

41,841 ADT

THE GEORGETOWN INN

28,395 ADT

WISCONSIN AVE

30,288 ADT

SOUTH ST NW

29

RITZ CARLTON

ROSEWOOD HOTEL

K ST NW

M ST NW

13,669 ADT

THOMAS JEFFERSON ST NW

30TH ST NW

29TH ST NW

M ST NW

THE GEORGE WASHINGTON UNIVERSITY  
 WASHINGTON, DC  
 GEORGE WASHINGTON UNIVERSITY  
 26,000 STUDENTS & FACULTY

GEORGETOWN HISTORIC RESIDENTIAL

STACHOWSKI'S MARKET

OLIVE ST NW

M ST NW

FOUR SEASONS HOTEL  
 300 NEWLY RENOVATED ROOMS  
 BOURBON STEAK

FOUR SEASONS RESIDENCE REDEVELOPMENT

US-29 S

2900 M  
WASHINGTON DC 1

BONJOUR

20/20

JOSEPHINES

MILLER WALKER  
RETAIL REAL ESTATE

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PHOTOS BY SAM KITNER AND BIB RIVES FOR GEORGETOWN BID

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