

2900 M

WASHINGTON DC



DIAMONDS

PALADIO

PALADIO

SHOP SHOP SHOP SHOP
SHOP SHOP SHOP SHOP
BESPOKE
TAILOR

babushka

FINE WINE & SPIRITS

RESTAURANT



Co's

THE LOOK

THE LOOK

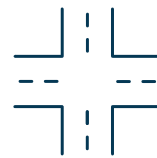
JAXONX



Gateway to Georgetown



Historic Georgetown block to be reimaged with restored high street retail spaces in a single development by a premier developer



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 of premises Spring 2025

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)



View of Georgetown University
from M Street





BONJOUR

20/20

JOSEPHINES



Retail Features

ICONIC HISTORIC RETAIL BUILDING

Premier retail corner at the intersection of M Street and Pennsylvania Avenue – a generational opportunity for a flagship store

Flexible retail space configurations from 800 to 8,500 square feet are available

An unparalleled, unique co-tenancy opportunity on M Street for 5 to 9 synergistic retail brands



C&O Canal restoration designed by Highline NYC Landscape Architects.



THE PREMIER SHOPPING DESTINATION IN THE DISTRICT AND MARYLAND

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

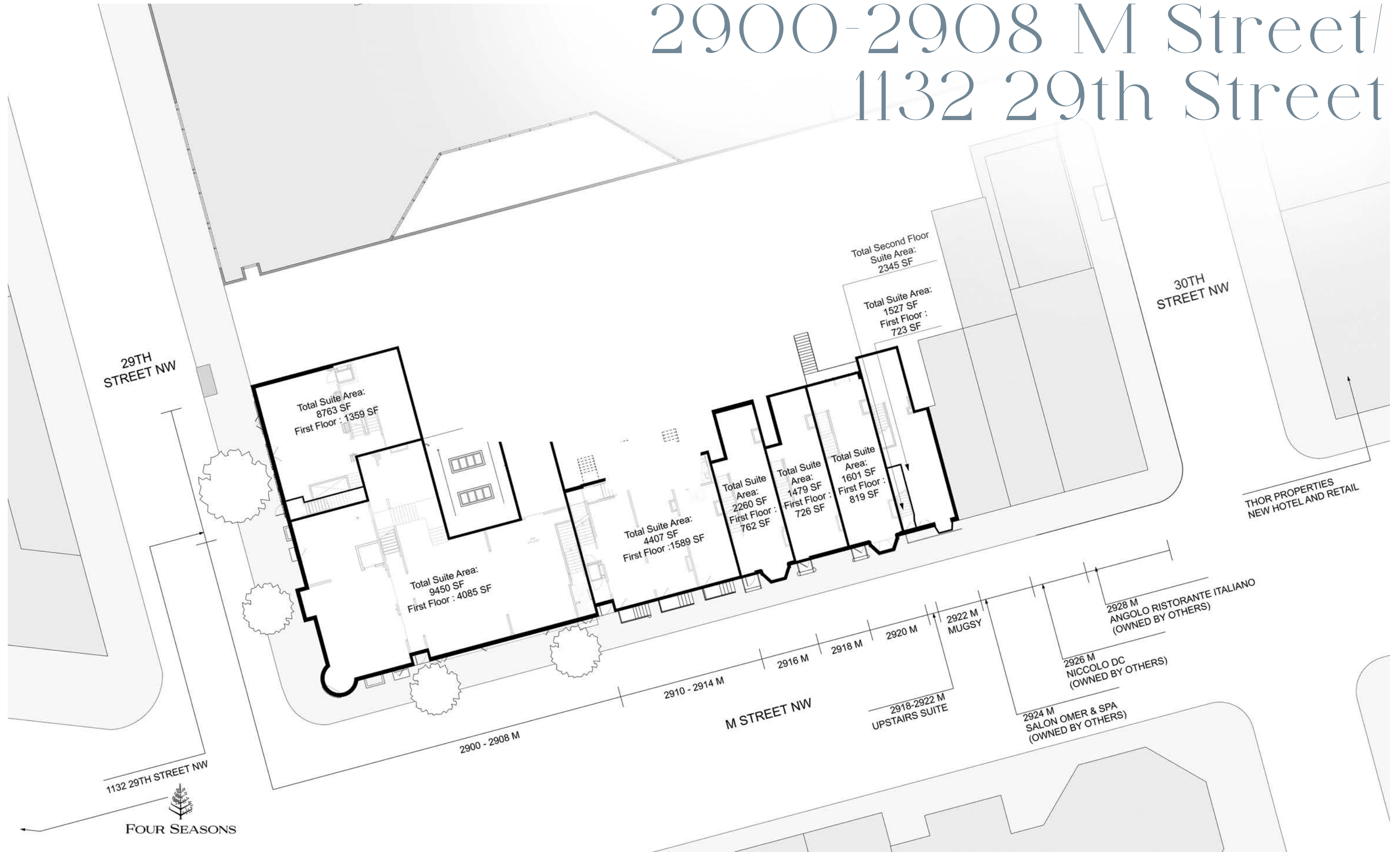
square feet of office space
with a strong sophisticated
daytime population

The Project

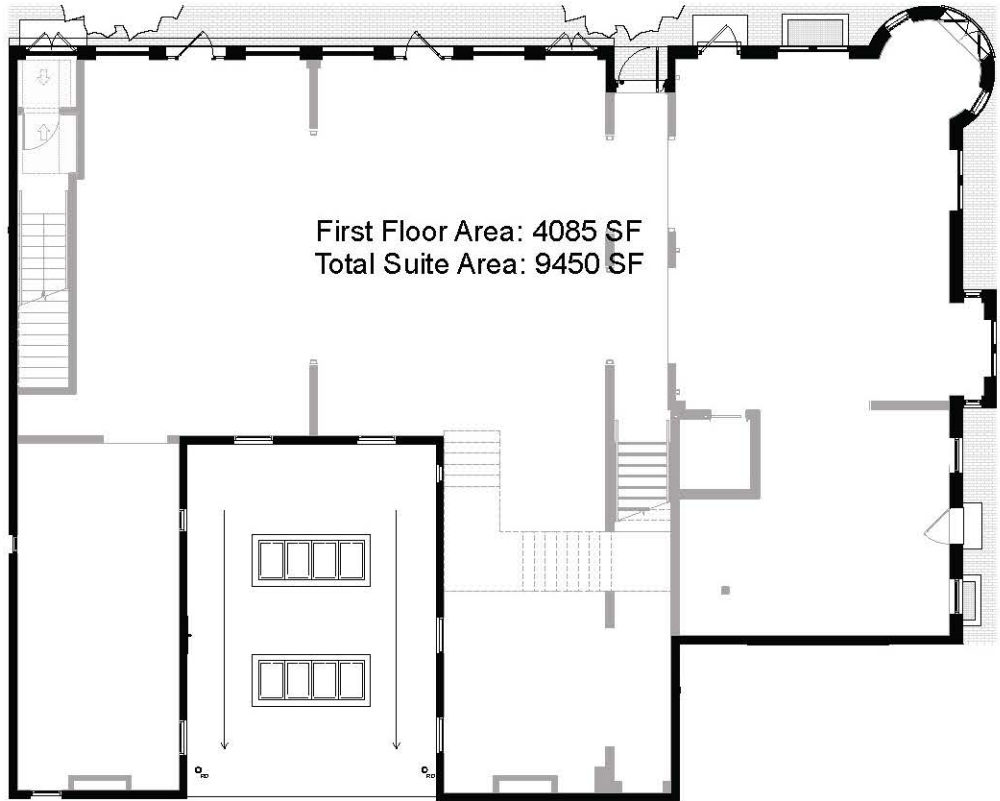
View from M Street



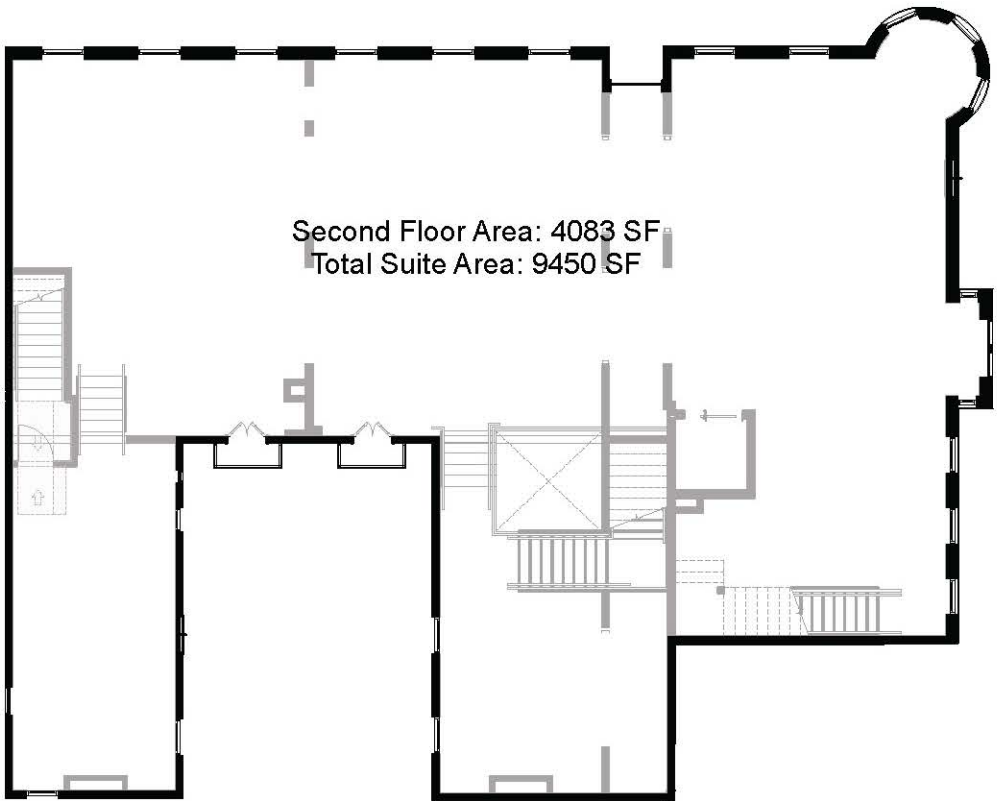
2900-2908 M Street/ 1132 29th Street



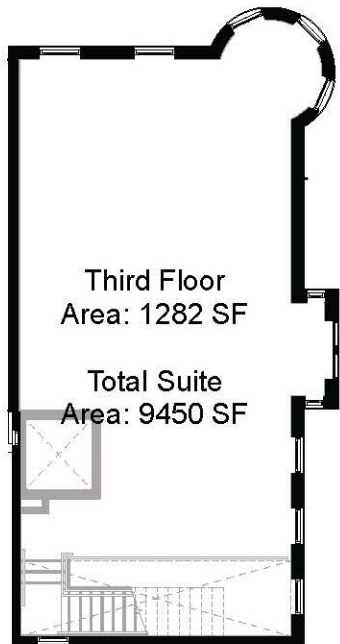
2900-2908 M Street



First Floor

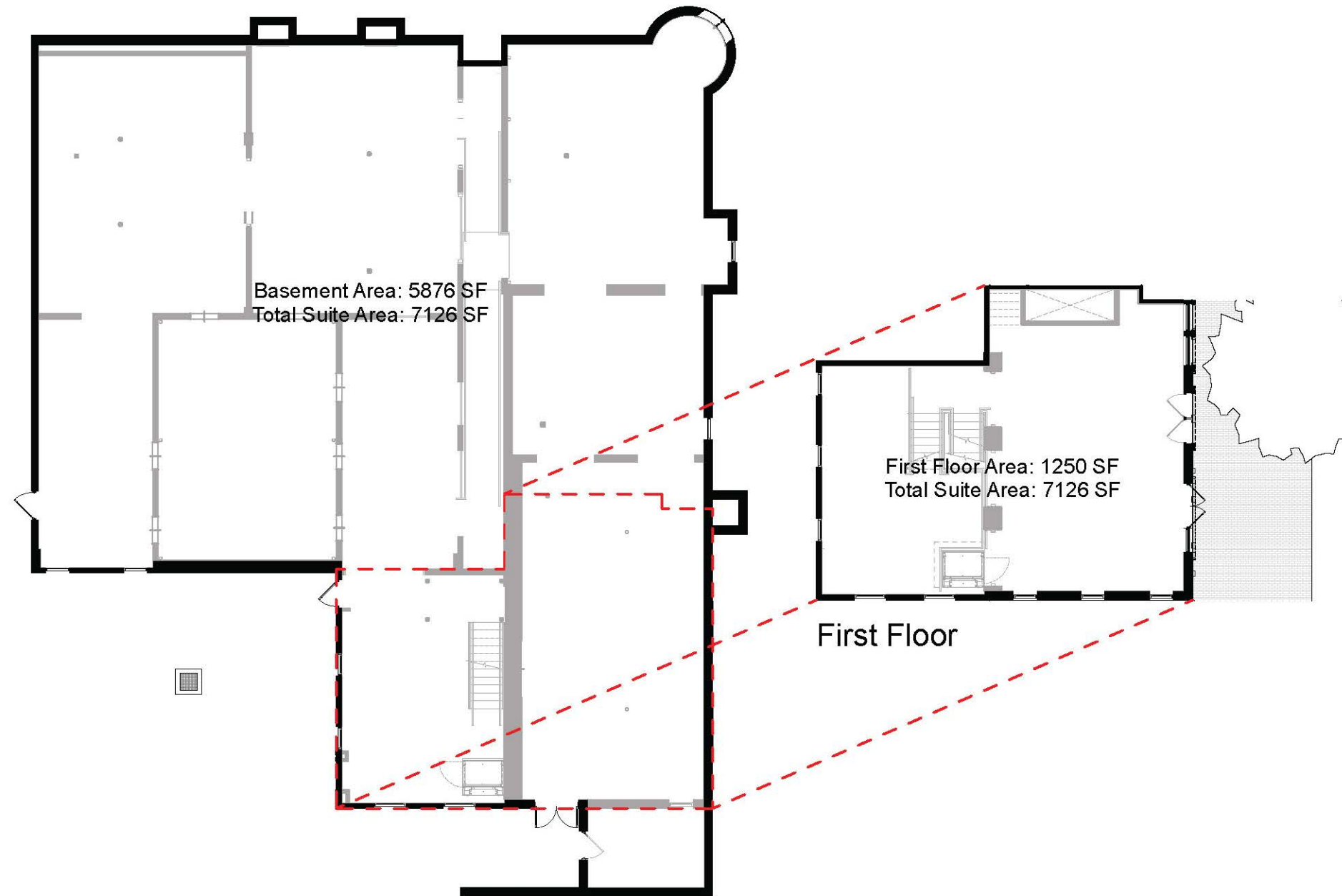


Second Floor



Mezzanine

2900-2908 M Street/ 1132 29th Street



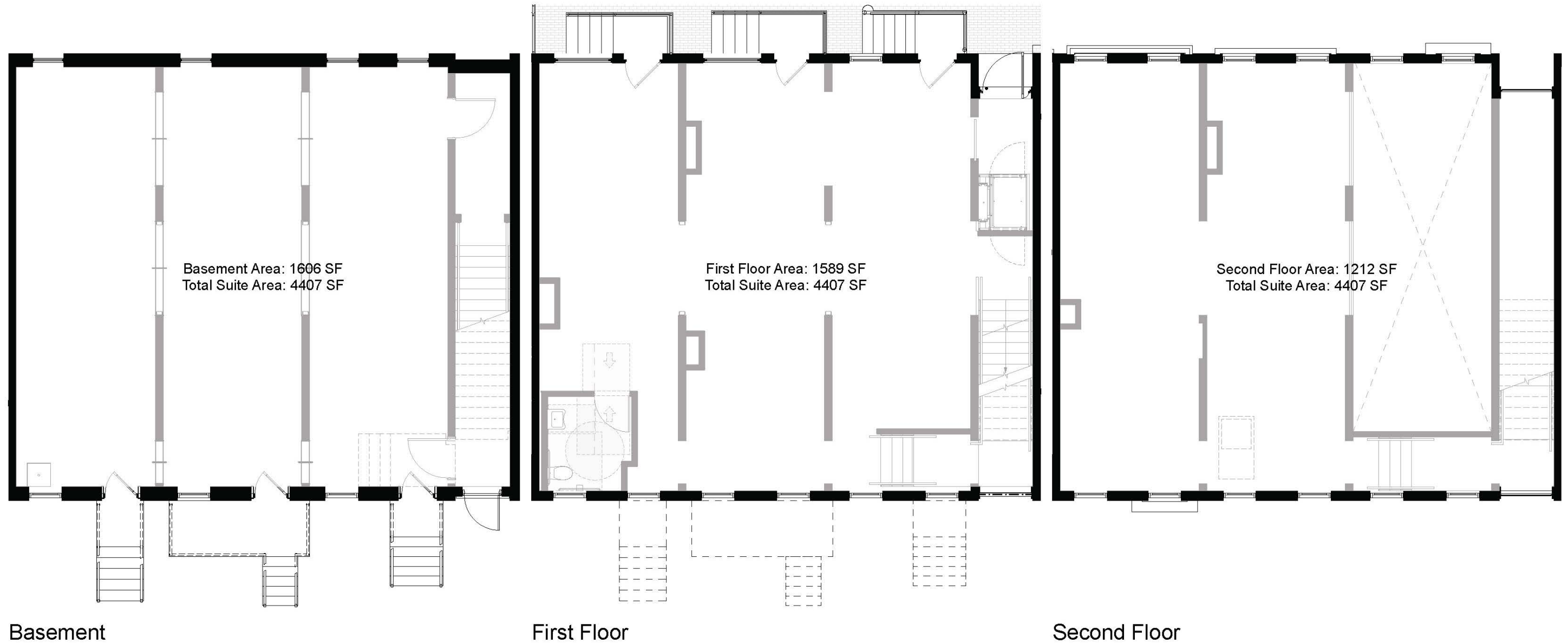
Basement Area: 5876 SF
Total Suite Area: 7126 SF

First Floor Area: 1250 SF
Total Suite Area: 7126 SF

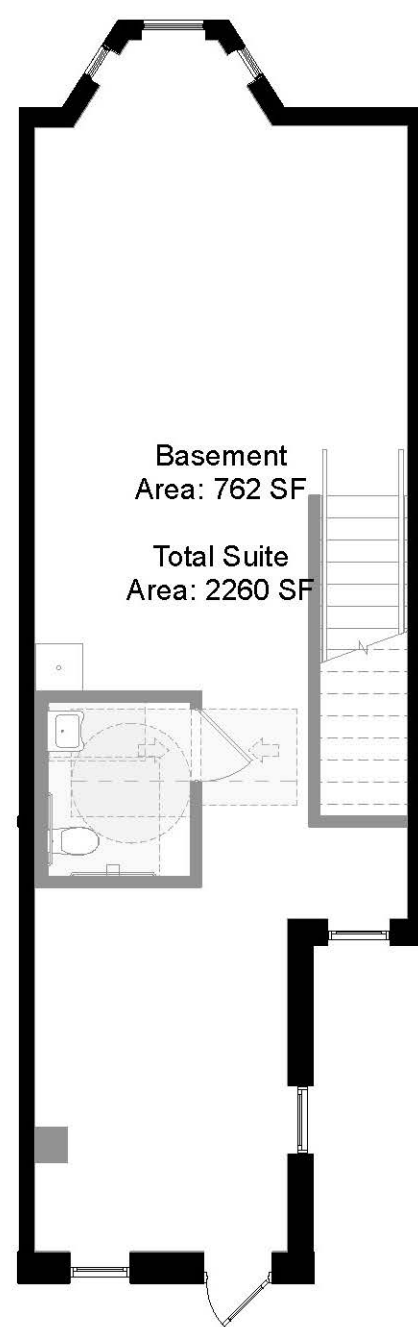
Basement

First Floor

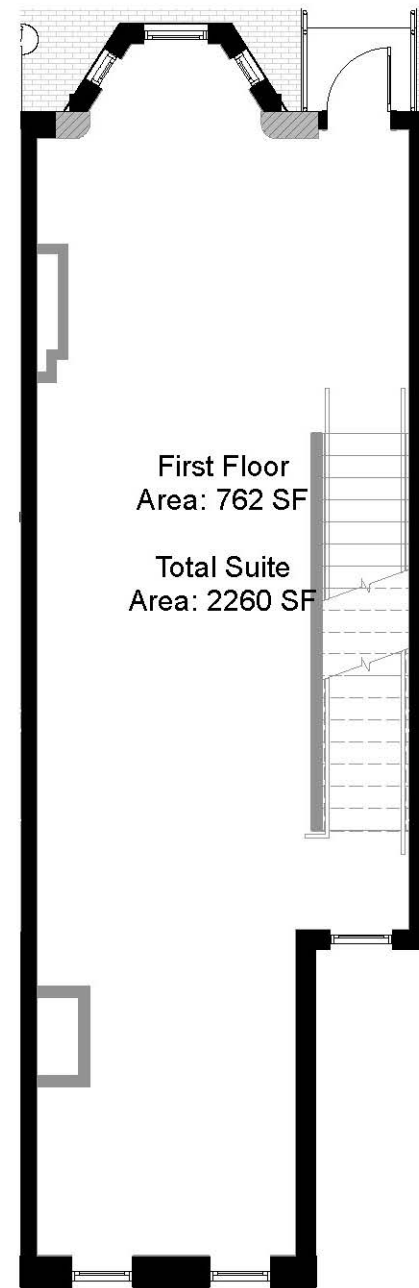
2910-2914 M Street



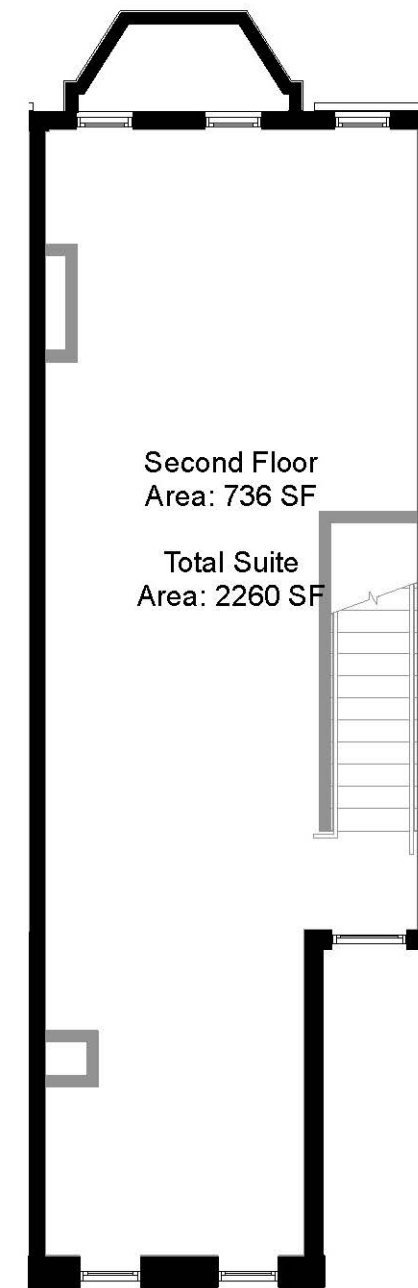
2916 M Street



Basement

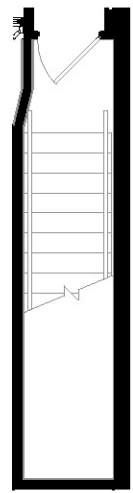


First Floor



Second Floor

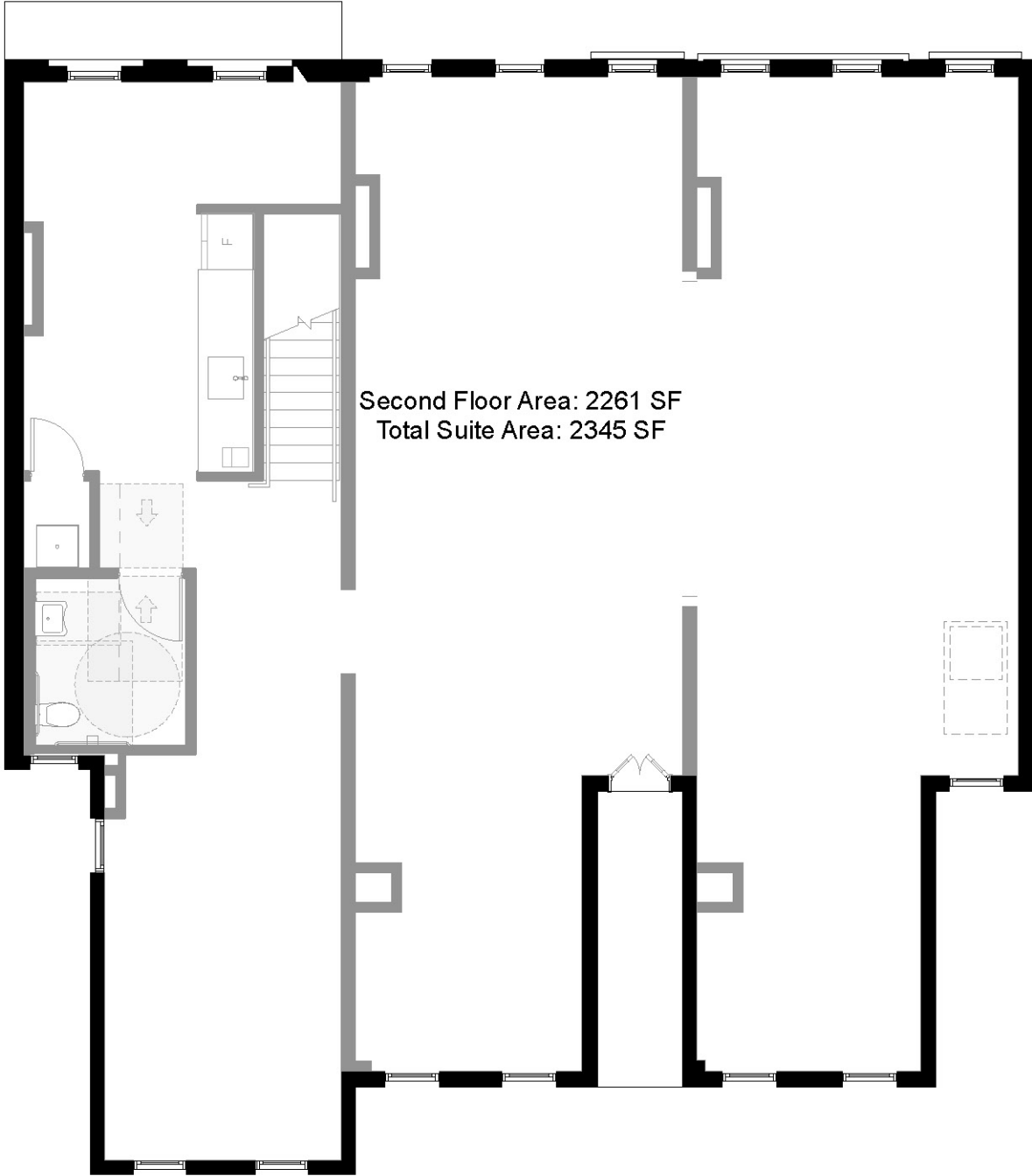
2918-2922 M Street



First Floor

First Floor
Area: 84 SF

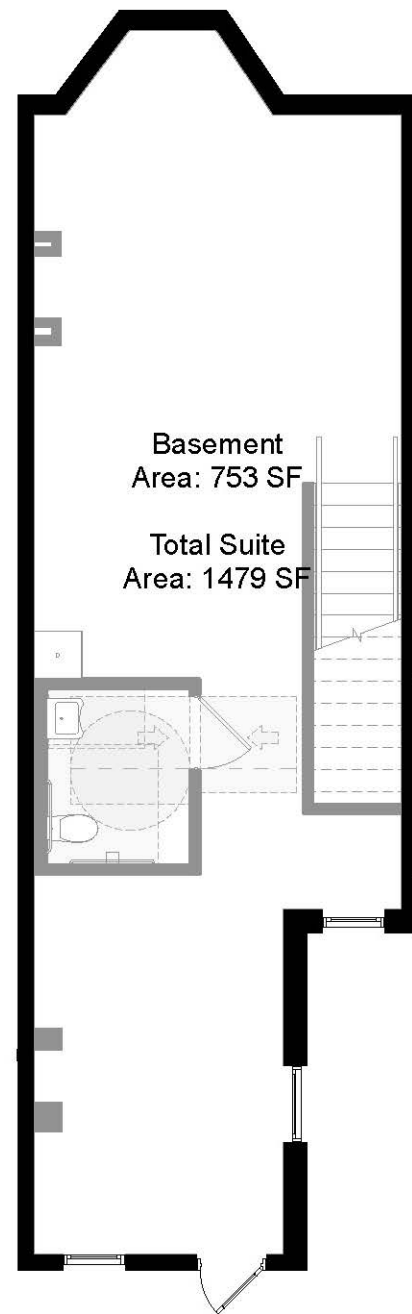
Total Suite
Area: 2345 SF



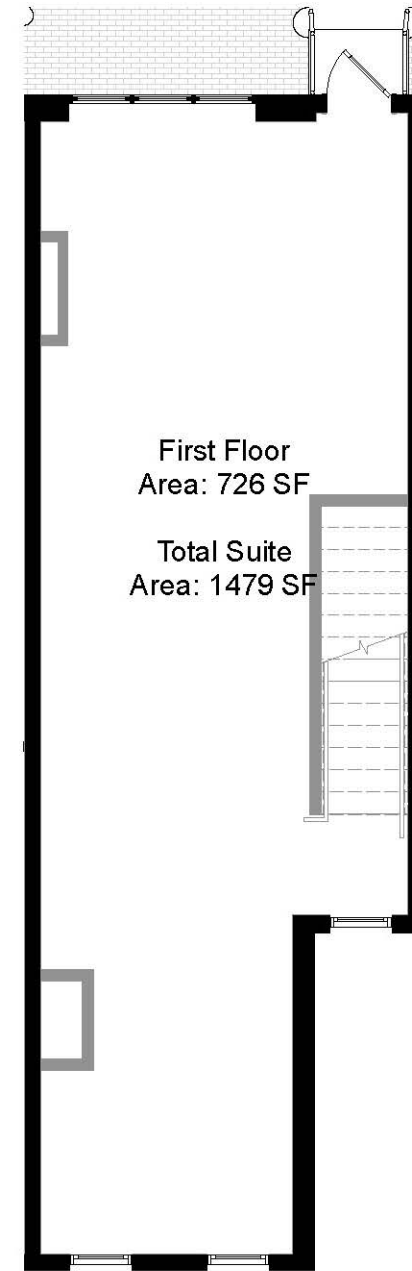
Second Floor Area: 2261 SF
Total Suite Area: 2345 SF

Second Floor

2918 M Street

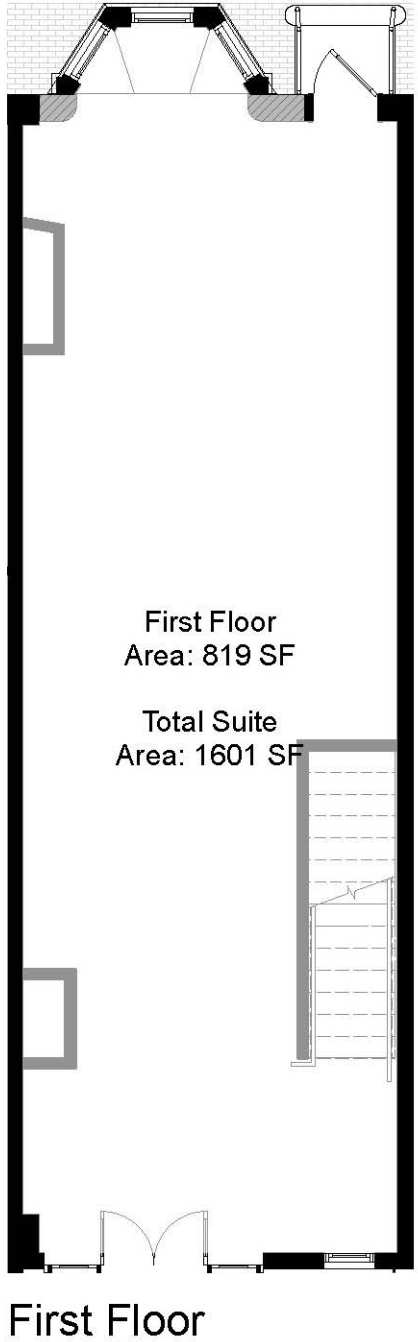


Basement

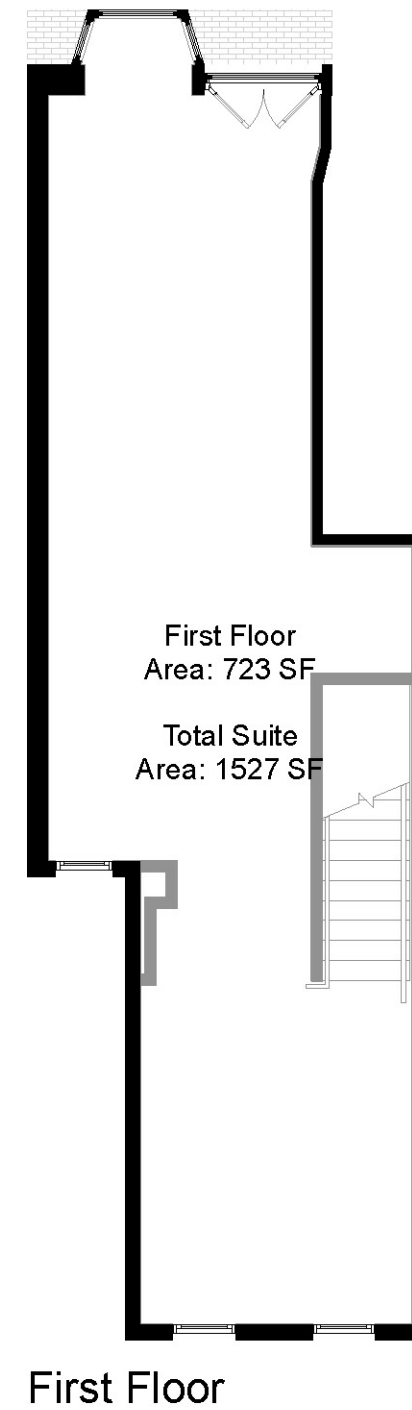


First Floor

2920 M Street



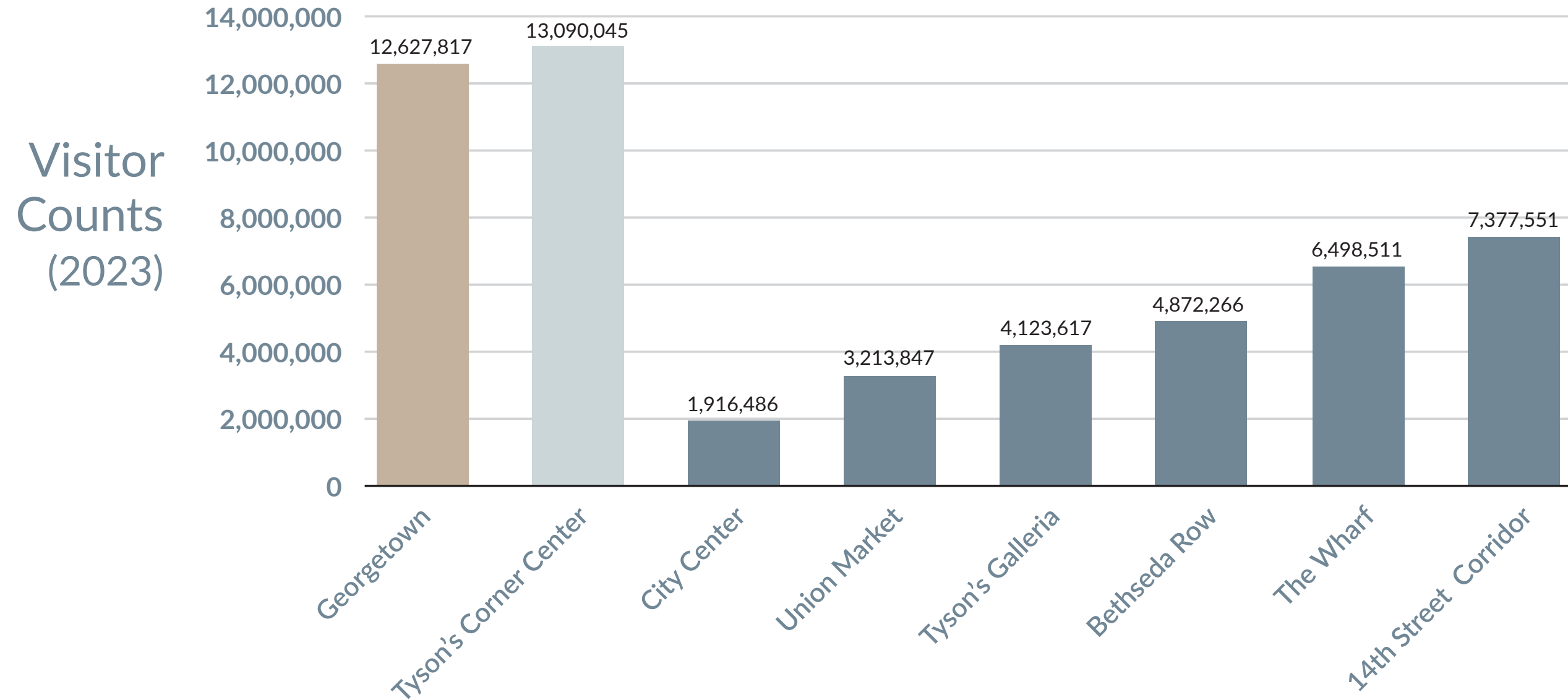
2922 M Street



Visitors by Center

QUALITY & QUANTITY BY THE NUMBERS

Georgetown is the second most visited retail destination in the Washington DC metropolitan area



Area Hotels

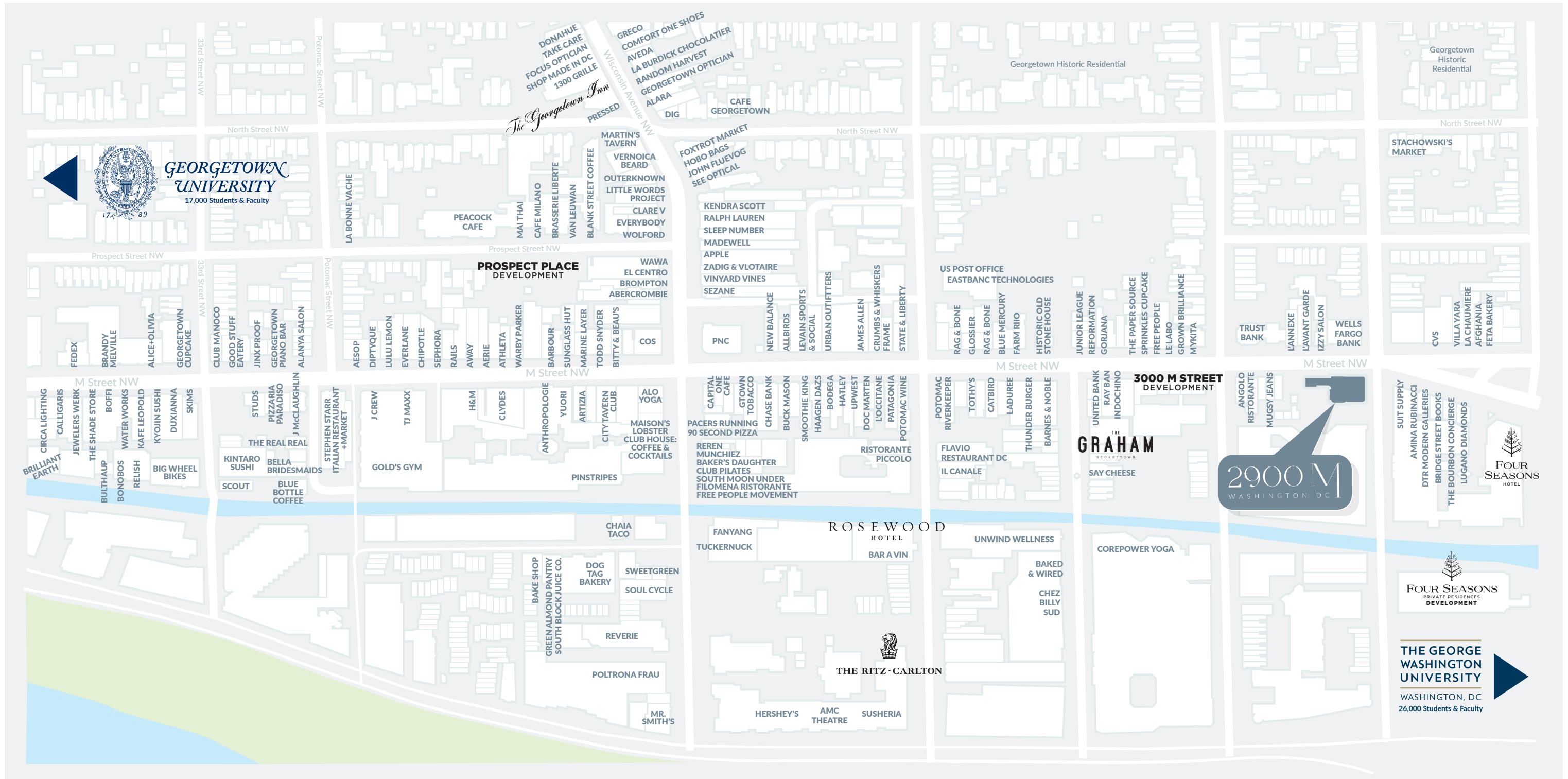


- 1 3000 M Street* (100 rooms)
- 2 AKA (149 rooms)
- 3 ARC Hotel (136 rooms)
- 4 The Canal House of Georgetown* (106 rooms)
- 5 Citizen M (230 rooms)
- 6 Embassy Suites by Hilton (318 rooms)
- 7 Fairmont Hotel (413 rooms)
- 8 The Four Seasons (222 rooms)
- 9 The Georgetown Inn (96 rooms)
- 10 Georgetown Residences by Luxurban (80 rooms)
- 11 Georgetown Suites by Windham (55 rooms, 12 suites)
- 12 The Graham (57 rooms)
- 13 Hilton Garden Inn (238 rooms)
- 14 Hyatt Place (168 rooms)
- 15 The Melrose Georgetown Hotel (240 rooms)
- 16 Park Hyatt (413 rooms)
- 17 Placemaker* (240 rooms)
- 18 Residence Inn (103 rooms)
- 19 The Ritz Carlton (300 rooms)
- 20 The River Inn (125 rooms)
- 21 Rosewood Hotel (55 rooms, 12 suites)
- 22 St. Gregory Hotel (155 rooms)
- 23 Sonder (134 rooms)
- 24 Washington Marriott Georgetown (470 rooms)
- 25 The Watergate Hotel (336 rooms)
- 26 West End Hilton (76 rooms)
- 27 The Westin Georgetown (265 rooms)
- 28 Yours Truly (355 rooms)

*Under Construction ♦ Luxury Hotel

Georgetown has over 4,505 hotel rooms within a close proximity to 2900 M.

Retail Market



2900 M
WASHINGTON DC

THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC
26,000 Students & Faculty

Aēsop®

alice + olivia
BY STACEY BENDET

Amina Rubinacci



Barbour

BARNES & NOBLE
BOOKSELLERS

Clare V.

DIPTYQUE
PARIS

FARM RIO

Glossier.

LADURÉE
Paris

LE LABO™
GRASSE - NEW YORK

LUGANO
DIAMONDS

MYKITA
HANDMADE IN BERLIN

rag & bone
NEW YORK



Reformation

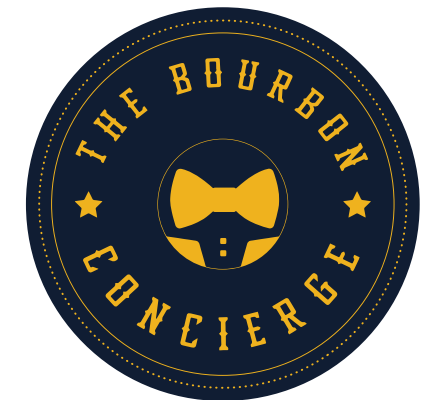
SKIMS

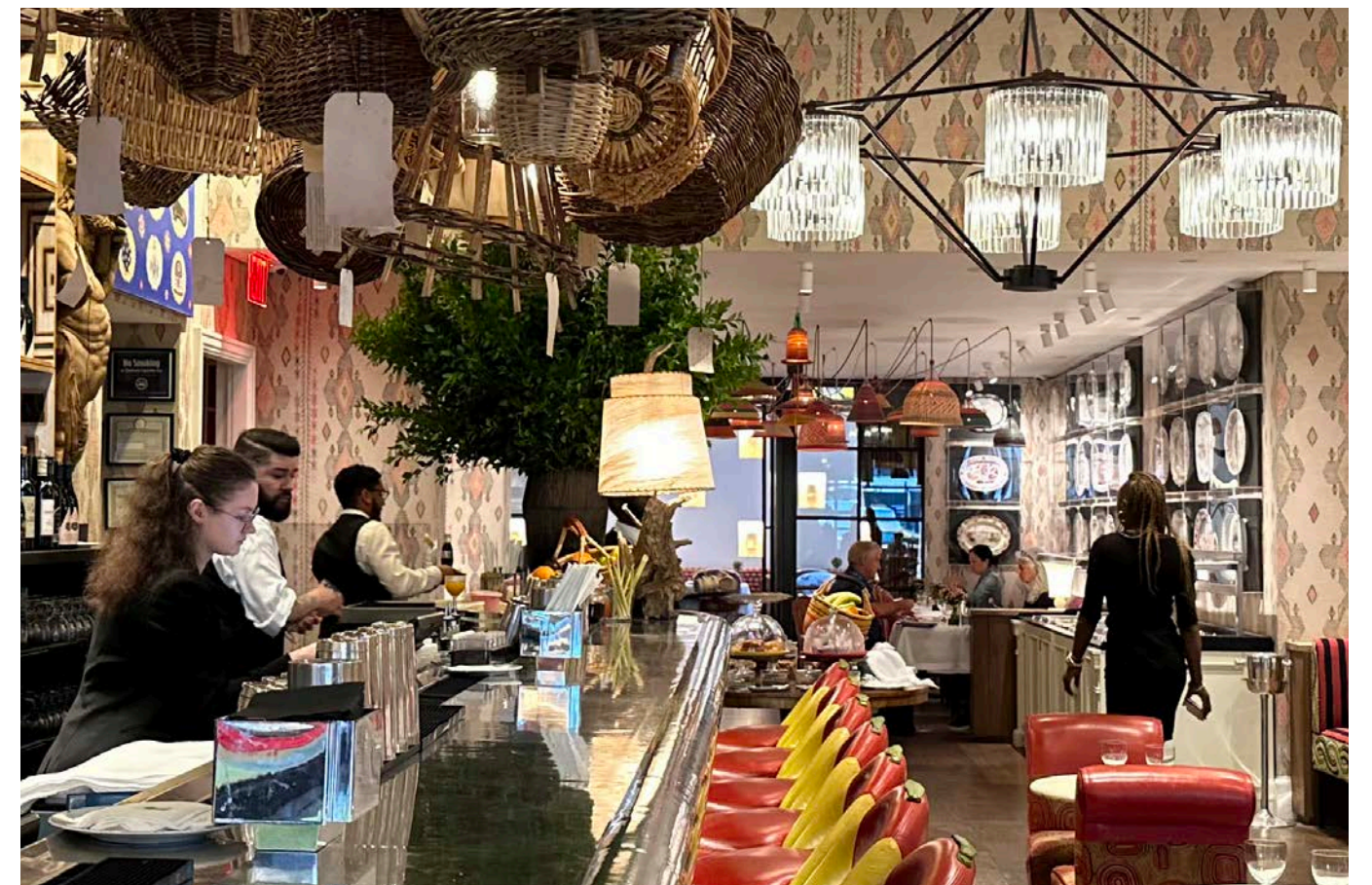
SUITSUPPLY

VERONICA BEARD

[[Wolford]]

ZADIG & VOLTAIRE













2900 M

WASHINGTON DC

GEORGETOWN/D.C. BROKER

MILLER  WALKER
RETAIL REAL ESTATE

LUXURY CONSULTANT

Horton **RA**
REALTY ADVISORS