

2900 M

WASHINGTON DC



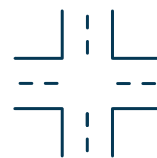




Gateway to Georgetown



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 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







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

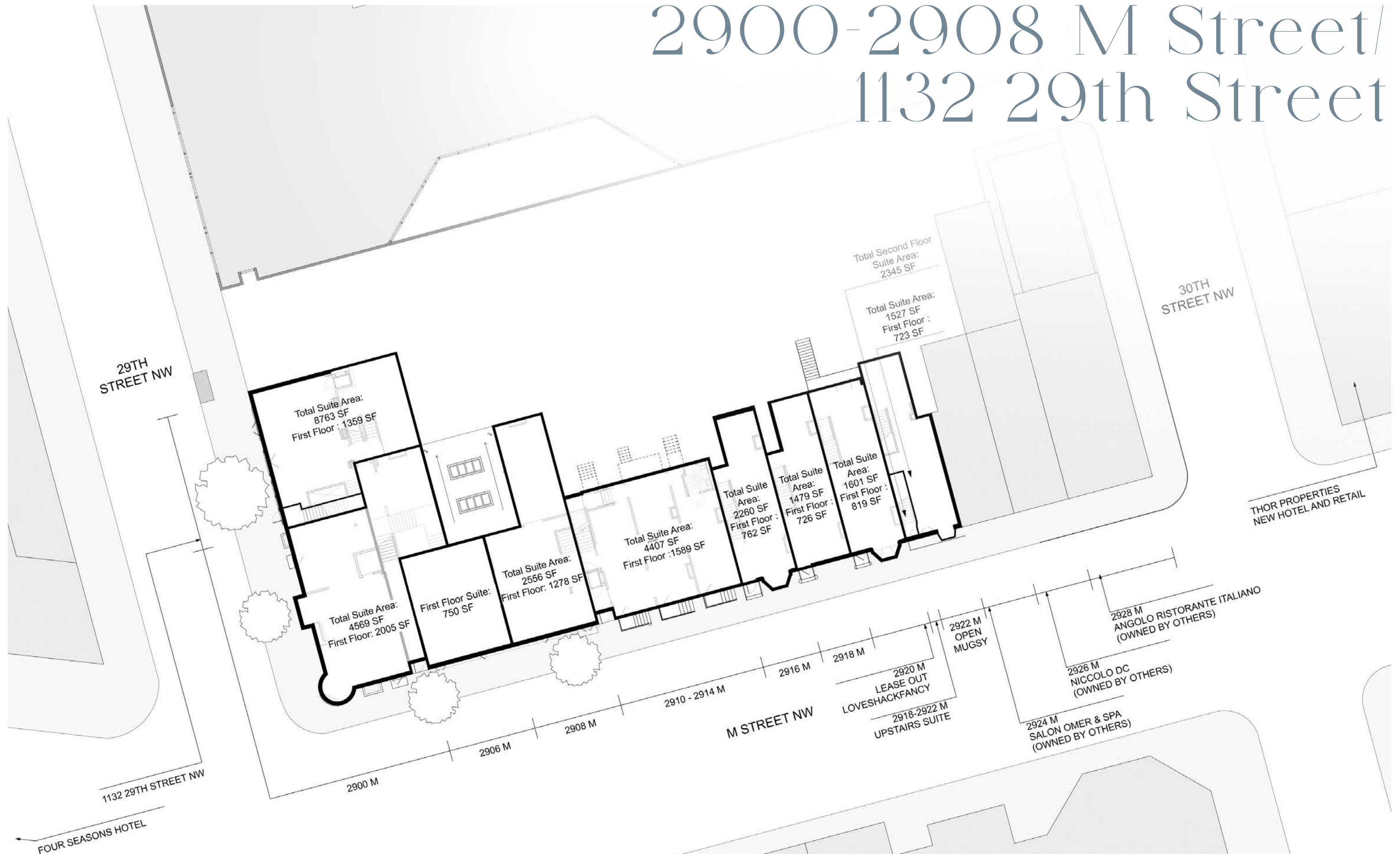
5.9M

square feet of office space
with a strong sophisticated
daytime population

The Project



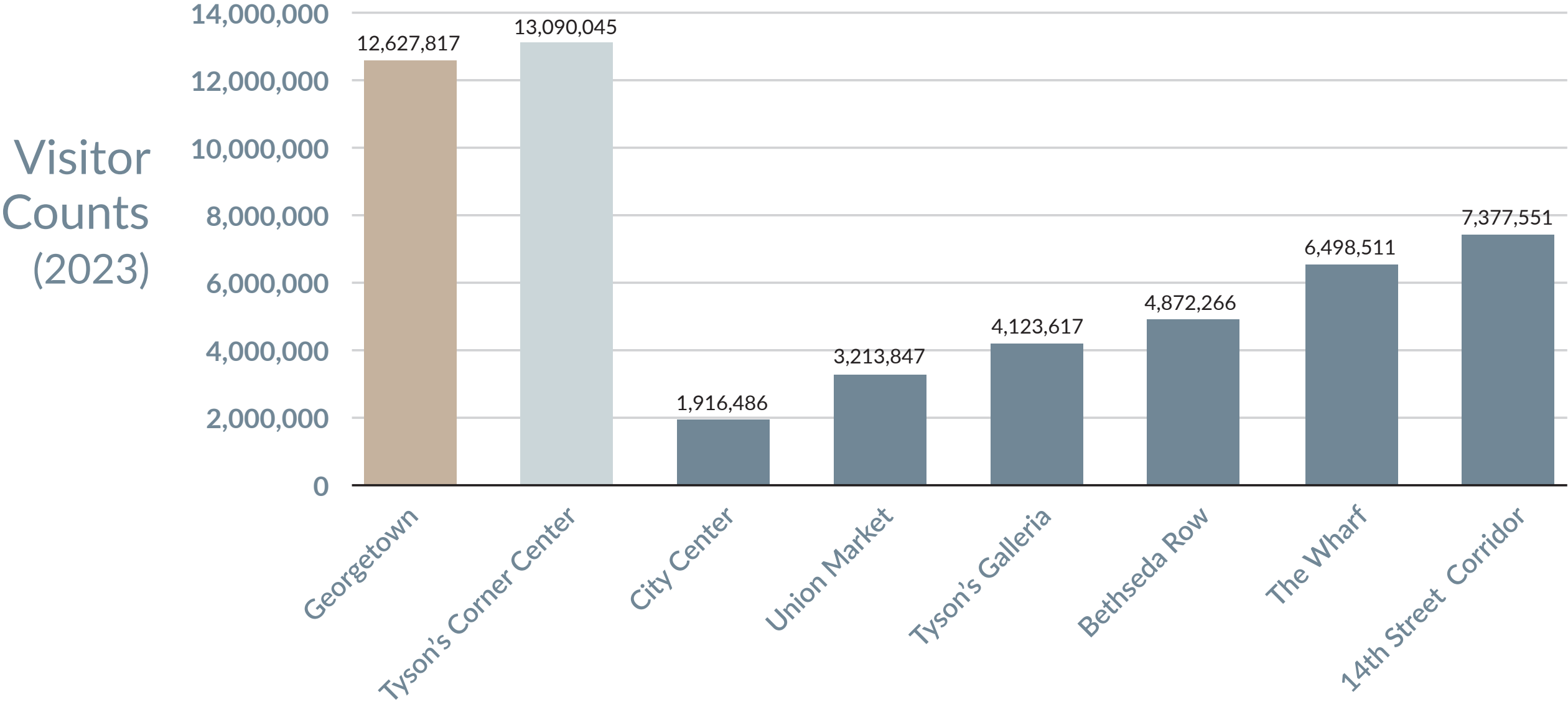
2900-2908 M Street/ 1132 29th Street



Visitors by Center

QUALITY & QUANTITY BY THE NUMBERS

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



GEORGETOWN Area Hotels



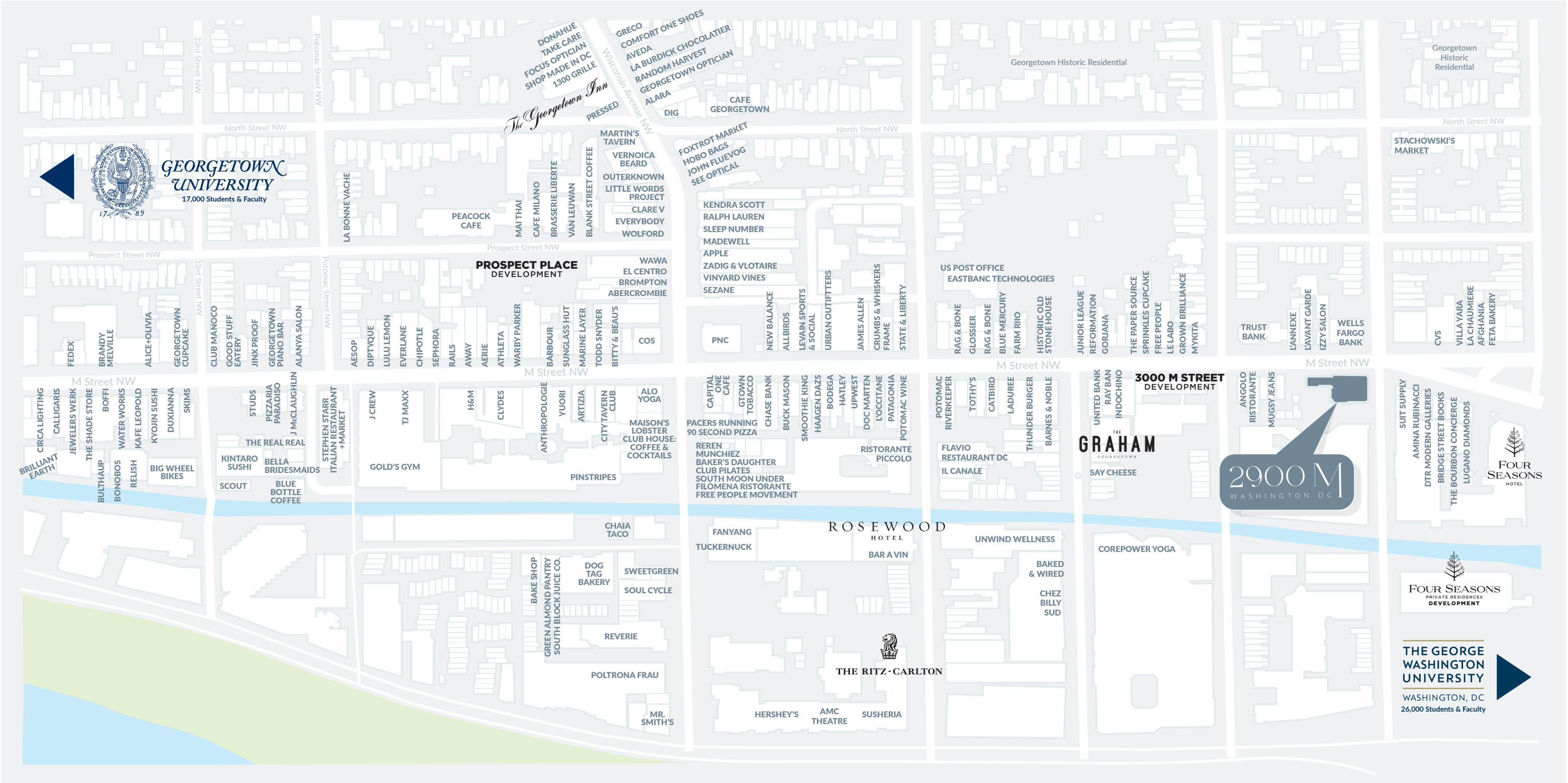
- 1 3000 M Street* (100 rooms)
- 2 AKA (149 rooms)
- 3 ARC Hotel (136 rooms)
- 4 The Canal House of Georgetown* (106 rooms)
- 5 Citizen M (230 rooms)
- 6 Embassy Suites by Hilton (318 rooms)
- 7 Fairmont Hotel (413 rooms)
- 8 The Four Seasons (222 rooms)
- 9 The Georgetown Inn (96 rooms)
- 10 Georgetown 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.

GEORGETOWN

Retail Market



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

RALPH LAUREN



Reformation

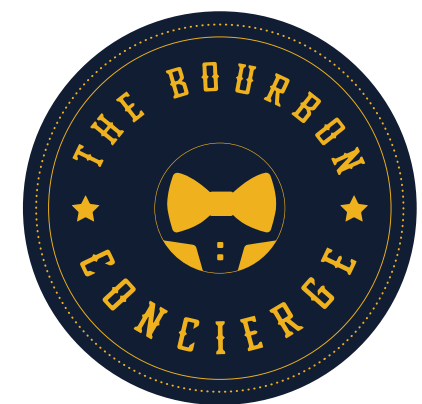
SKIMS

SUITSUPPLY

VERONICA BEARD

WOLFORD

ZADIG & VOLTAIRE













2900M

WASHINGTON D.C.

GEORGETOWN/D.C. BROKER

MILLER  WALKER
RETAIL REAL ESTATE

MillerWalker.com

LUXURY CONSULTANT

HortonRA
REALTY ADVISORS

HortonRA.com