

# FLAGSHIP LOCATION

Located at the intersection of M Street and Wisconsin Avenue

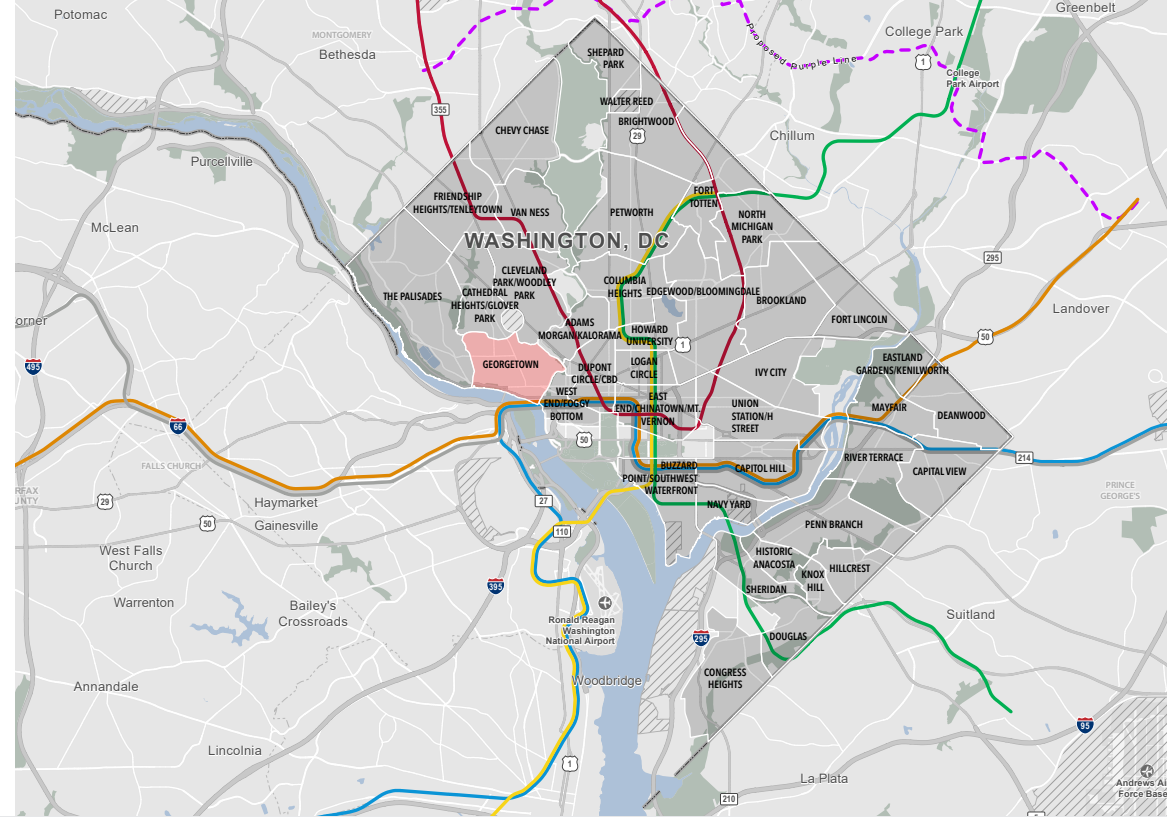
# 1211 WISCONSIN AVE, NW

GEORGETOWN | WASHINGTON, DC 20007

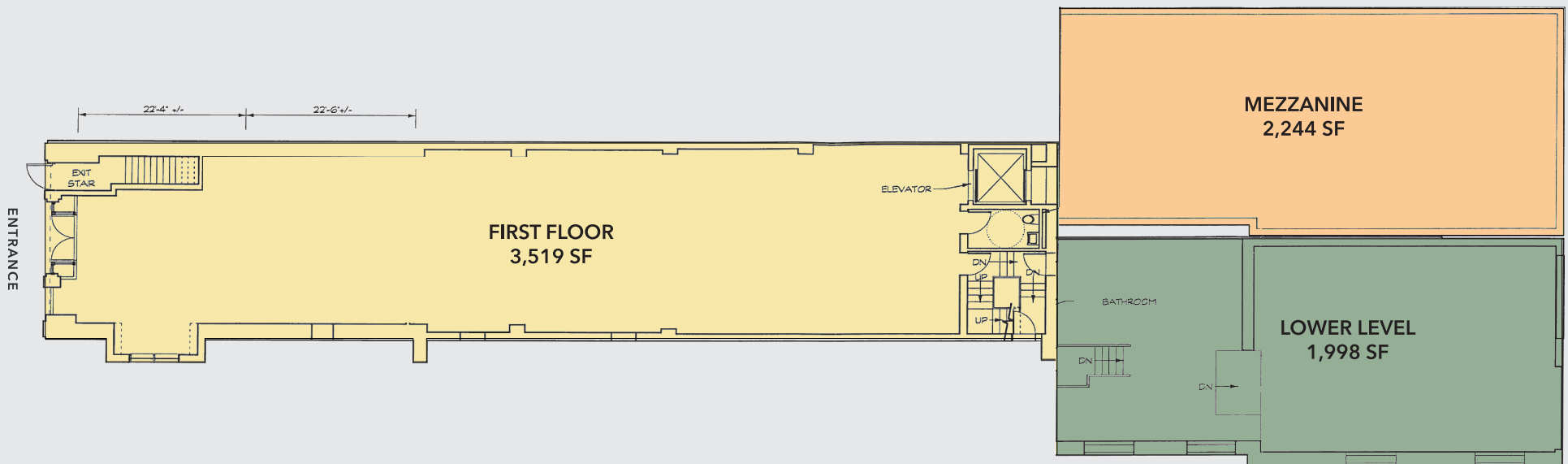


# 1211 WISCONSIN AVE, NW

- Open high ceiling heights
- Elevator to all three levels
- First floor     ±3,519 SF
- Mezzanine     ±2,244 SF
- Lower level    ±1,998 SF
- Total            7,761 SF



WISCONSIN AVE, NW



34TH ST, NW

33RD ST, NW

27TH ST, NW



# 2M SF OF RETAIL

## 484 STOREFRONTS

### 13.5M VISITORS

Georgetown, Washington, DC, is a bustling retail district known for upscale shopping, boutiques, restaurants, and entertainment. It offers high-end fashion, home decor, beauty products, books, gourmet food, and specialty shops. Additionally, there are various restaurants, cafes, and bars for dining and nightlife.

The neighborhood's charm, cobblestone streets, and waterfront location make it a popular destination for locals and visitors alike. Repeatedly named the Best Neighborhood for Shopping by Washingtonian magazine.



21,047 AADT

21,047 AADT

21,018 AADT

13,917 AADT

37,593 AADT

37,593 AADT

37,593 AADT



WASHINGTON HARBOUR

HARBORSIDE  
130,000 SF CLASS A OFFICE

EMBASSY OF SWEDEN  
EMBASSY OF ICELAND

FIOLA MARE

GELATERIA DOLCE VITA

NICK'S RIVERSIDE GRILLE

BANGKOK JOE'S  
RESIDENT CAFE  
FARMERS FISHERS BAKERS  
SEQUOIA DC  
TONY & JOE'S SEAFOOD PLACE

THE RITZ-CARLTON  
86 ROOMS  
26 CONDOS

ROSEWOOD  
55 ROOMS

THE GRAHAM  
57 ROOMS

3000 M ST  
NEW HOTEL DEVELOPMENT  
RETAIL AVAILABLE  
2027

2900 M ST  
RENOVATED RETAIL  
AVAILABLE

3000 M ST  
NEW HOTEL DEVELOPMENT  
RETAIL AVAILABLE  
2027

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RENOVATED RETAIL  
AVAILABLE

3000 M ST  
NEW HOTEL DEVELOPMENT  
RETAIL AVAILABLE  
2027

FOUR SEASONS  
Hotels and Resorts  
300 NEWLY RENOVATED ROOMS

WEST HEATING  
PLANT DEVELOPMENT

THE GEORGE WASHINGTON UNIVERSITY  
28,000 STUDENTS

Rock Creek Park

29TH ST, NW

OLIVE AVE, NW

28TH ST, NW

27TH ST, NW

26TH ST, NW

25TH ST, NW

30TH ST, NW

29TH ST, NW

28TH ST, NW

27TH ST, NW

26TH ST, NW

31ST ST, NW

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34TH ST, NW

-5 275 35 295" data-label="Text">

33RD ST, NW

-5 175 35 195" data-label="Text">

32ND ST, NW

-5 75 35 95" data-label="Text">

31ST ST, NW

-5 5 35 25" data-label="Text">

30TH ST, NW



**39,290  
RESIDENTS**

**120,296  
DAYTIME  
POPULATION**

**\$209,797  
AVERAGE  
HH INCOME**

within 1 mile

The Georgetown neighborhood upscale area attracts both local residents and a diverse range of visitors, including affluent individuals, well-educated residents, influential figures, and casual shoppers. Situated between Georgetown University in the north and the scenic Georgetown Waterfront at Washington Harbour in the south, this bustling retail corridor draws people year-round, creating a lively atmosphere for all to enjoy.



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