



1232 31st NW
Washington, DC

6,540 SF

Rare Georgetown
Freestanding Building

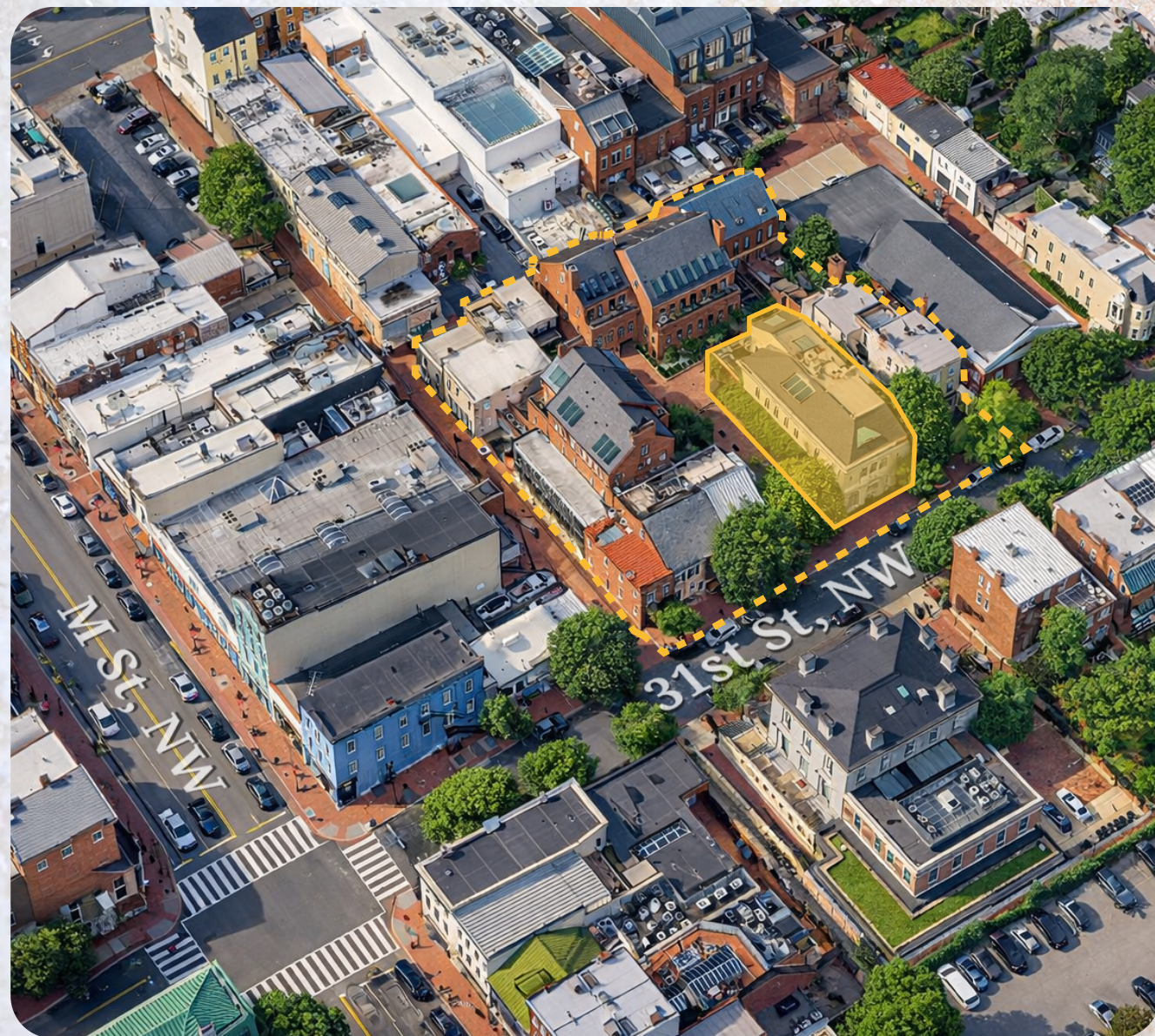


A boutique retail experience in an iconic Georgetown destination

6,540 SF
Total Availability

3 Levels of prime
retail space

Garage Parking
Available



1232 31st St NW sits in the heart of Georgetown, just steps north of the iconic M Street corridor and one block east of Wisconsin Avenue, accessible via Congress Alley. The three story, 6,540 SF building showcases a classic Georgetown façade and offers an intimate, highly visible retail environment within one of Washington, DC's most prestigious and highest traffic shopping districts.

Surrounded by a dynamic mix of national retailers, local boutiques, a preschool, a private fitness club, and several destination restaurants, the property benefits from steady foot traffic and excellent exposure. Nearby favorites such as Flor Coffee + Books and Two Nine further enhance the area's appeal, making this a prime location for boutique retail or food and beverage concepts seeking a Georgetown presence.

The building is easily accessible to the surrounding residential community and sits directly above an amenities focused parking garage that includes an auto spa. Its proximity to the Georgetown Waterfront, nearby hotels, and major tourist attractions contributes to a built in, year round customer base and supports consistently strong demand.



The Future Hamilton Collective

Hamilton Collective is actively evolving into a best in class, hyper-amenitized destination in the heart of Georgetown. With multiple chef-driven F&B options from breakfast through dinner, a private health club, on-site day care, and dedicated parking, it delivers a rare combination of access, experience, convenience, and daily utility. What is being created today is one of Georgetown's most exclusive, intentionally merchandised and bespoke environments.



1228 1/2 31st Street, NW

FLORA
PIZZERIA

A premium counter-service pizza spot known for artisanal sourdough-crust pies.



A highly anticipated 25-seat Thai restaurant from acclaimed DC chefs Alex McCoy and Justin Ahn, bringing years of globally refined, locally sourced Northern Thai street food and natural wines to an intimate Georgetown setting.



1228 31st Street, NW

BESO BESU

A chef-driven concept owned by Claire and Ari Wilder in partnership with chefs Johnny Spero and Robert Aikens, with interiors designed by Rachel Aikens. The team is also behind Georgetown's La Bonne Vache, as well as Kappo, Chaplin's, and Zeppelin.



1218 31st Street, NW

ULTRA VIOLET
flowerery

Floral studio owner Fabio Ripoli creates boldly designed European-inspired arrangements using rare blooms.

two nine

Tucked in an alleyway, Sushi Taro-alumni Chefs Amy Phan and Zach Ramos run a Japanese chirashi café by day and an intimate omakase counter by night.



1220 31st Street, NW

flor.

COFFEE + BOOKS

A Buenos Aires-inspired café that blends specialty coffee, Argentine-influenced food, and a curated bilingual bookshop.



1232 31st Street, NW

THE GATEWAY

1232 31st Street NW sits at the very threshold of the Hamilton Collective, offering unrivaled visibility and presence. The unique location is as distinctive as it is strategic – steps from M Street's bustling corridor, yet set within Hamilton Court's intimate, courtyard-style shopping district. The Gateway is the first and last impression of this prime retail destination.



1234 31st Street, NW

HAMILTON HEALTH CLUB

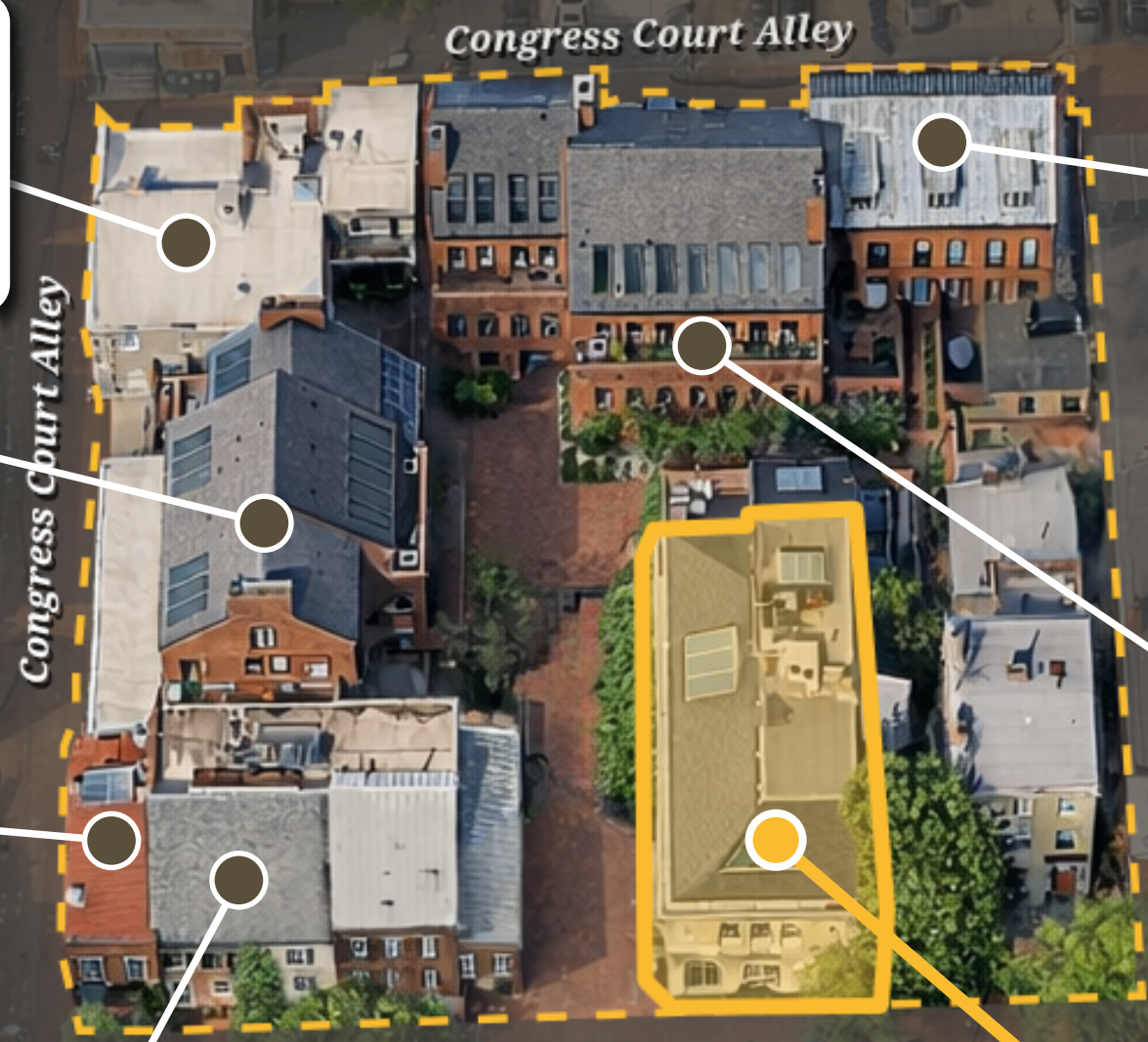
An exclusive private health club built for personalized training and one on one instruction, featuring top tier equipment, sauna, and cold plunge.



1230 31st Street, NW

GEORGETOWN -PRESCHOOL-

Georgetown's newest preschool delivering play based learning, social emotional growth, and individualized attention for 80 children ages 6 weeks to 5 years.





THE HEART OF GEORGETOWN

Notable Neighboring Retailers:

		J.CREW
		newbalance
	ARITZIA	
	URBAN OUTFITTERS	OSTERIA
	RALPH LAUREN	ENOTECA & MERCATO
	MOTHER WOLF	



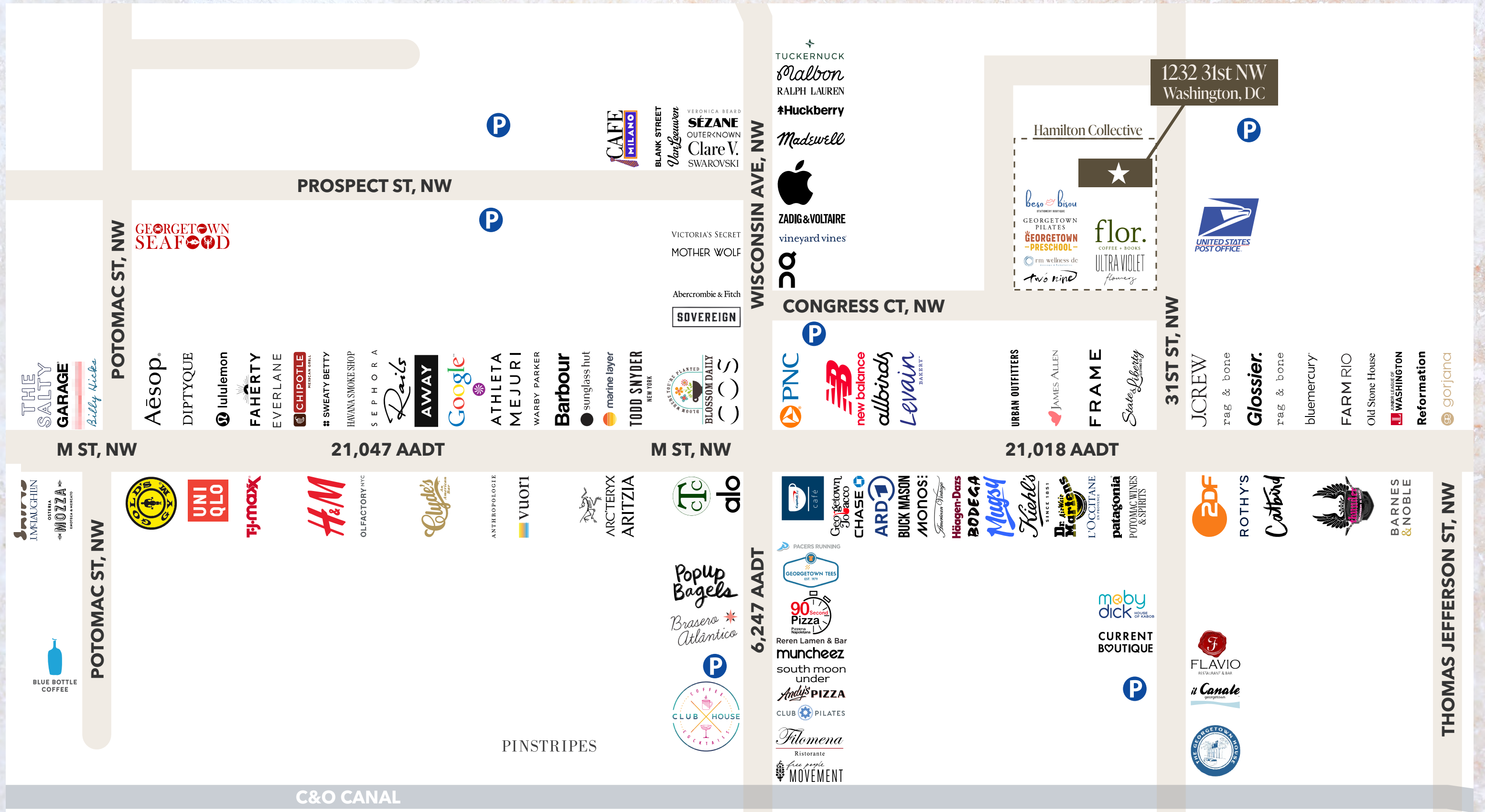
20,392 STUDENTS 7,295 FACULTY STAFF	25,568 STUDENTS 11,500 FACULTY STAFF

15,000 TOTAL RESIDENTS
42,370 RESIDENTS WITHIN
A ONE-MILE RADIUS OF
M - WISCONSIN

13 MILLION GEORGETOWN
VISITORS IN 2024

COMMERCIAL
5.4 MILLION SF OF COMMERCIAL
3.3 MILLION SF OF OFFICE
2.1 MILLION SF OF RETAIL
1,568 HOTEL ROOMS

Area Retail

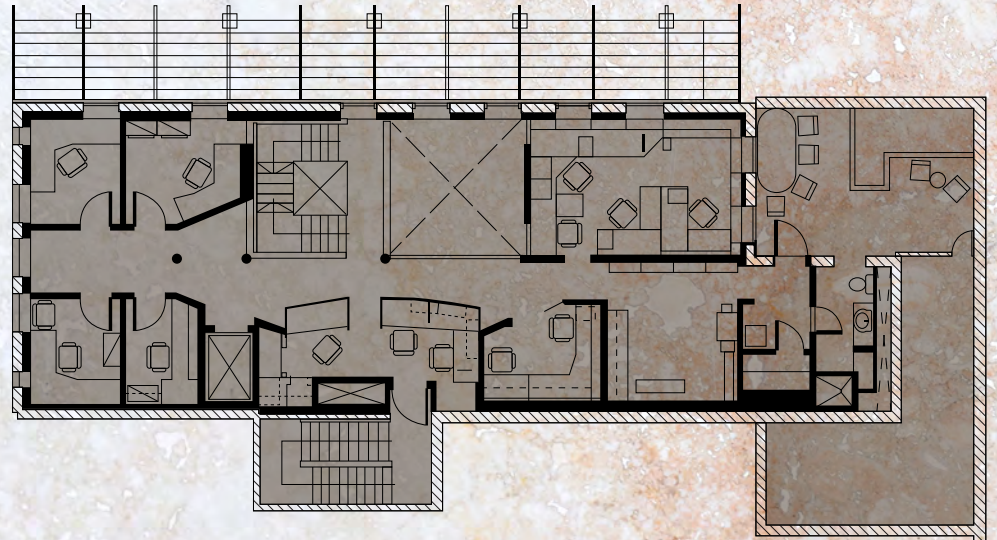


Site Plan

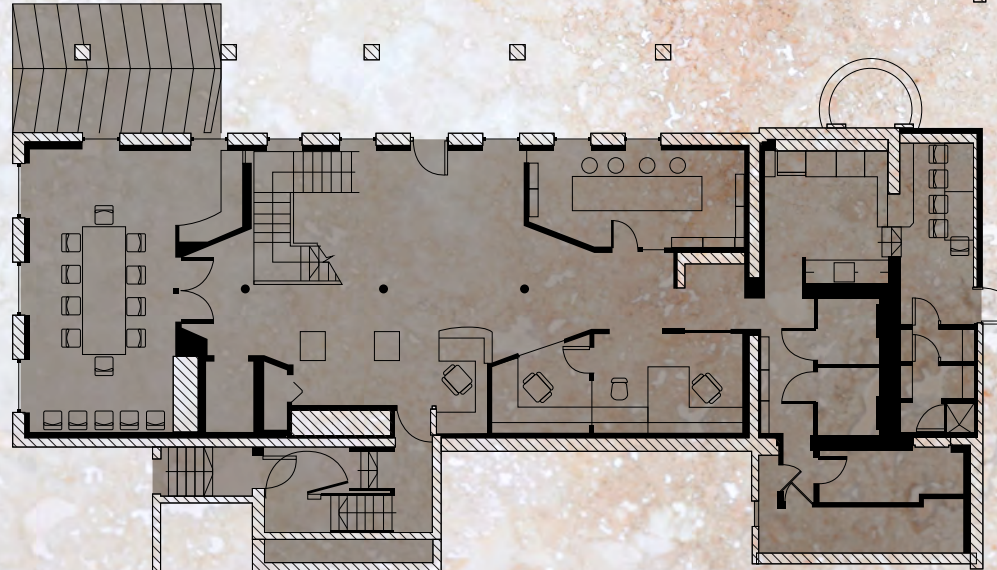
3rd Level
2,180 SF



2nd Level
2,180 SF

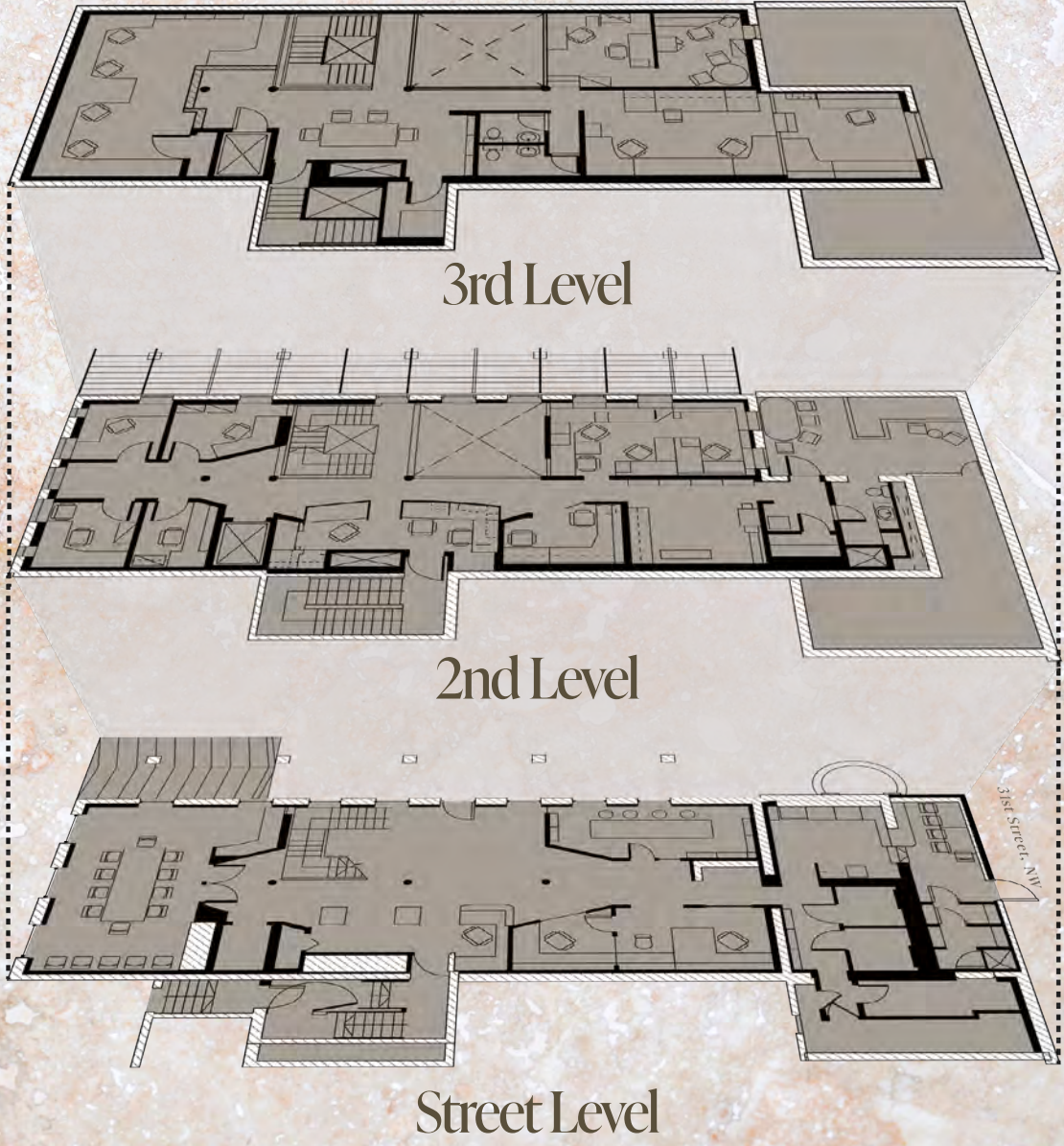


Street Level
2,180 SF



31st Street, NW

STACKED PLANS



1232 31st NW
Washington, DC

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