

FOR LEASE

PROMINENT LOCATION IN GEORGETOWN

3249 M STREET NW, WASHINGTON, DC 20007

OFFERING MEMORANDUM



1010 VERMONT AVE., NW
SUITE 716.
WASHINGTON DC 20005
www.vantagecr.com

Ken Noroozi
ken@vantagecr.com

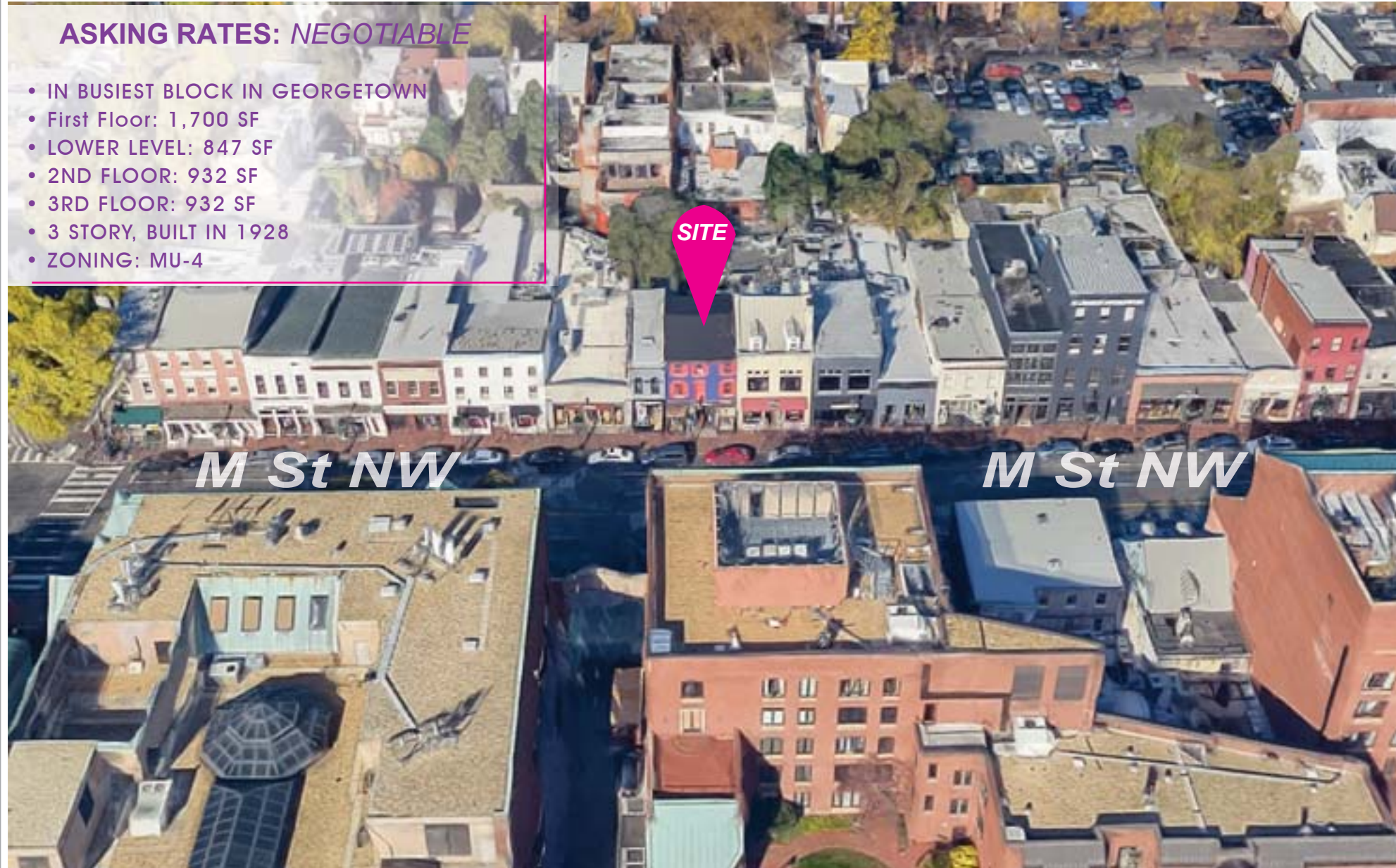
O: (202) 347-3760
C: (301) 728-6037

3249 M STREET NW, WASHINGTON, DC 20007

PROPERTY INFORMATION

ASKING RATES: *NEGOTIABLE*

- IN BUSIEST BLOCK IN GEORGETOWN
- First Floor: 1,700 SF
- LOWER LEVEL: 847 SF
- 2ND FLOOR: 932 SF
- 3RD FLOOR: 932 SF
- 3 STORY, BUILT IN 1928
- ZONING: MU-4



1010 VERMONT AVE., NW
SUITE 716.
WASHINGTON DC 20005
www.vantagecr.com

Ken Noroozi
Ken@vantagecr.com

O: (202) 347-3760
C: (301) 728-6037

1335 Wisconsin Ave NW

Leased Date: **08/30/2016**
Rate: **\$100/SF/MG**
RBA: **2,909 SF**
Zoning: **MU-4**



3221 M St NW

Leased Date: **08/18/2016**
Rate: **\$95/SF/NNN**
RBA: **2,516 SF**
Zoning: **MU-4**



3429 M St NW

Leased Date: **01/09/2017**
Rate: **\$70/SF/NNN**
RBA: **1,735 SF**
Zoning: **MU-4**



3275 M St NW

Leased Date: **07/23/2015**
Rate: **\$72/SF/NNN**
RBA: **2,800 SF**
Zoning: **MU-4**

