



## 2901 M STREET, NW Washington, DC

### SPACE

Large Open **Lower Level Space**

**3,828 RSF** | Asking Rent: \$10,000/month, net of utilities

### LOOKING FOR

fitness/wellness/spa/medical therapy; dance/ballet/art/music studio/kids gym/  
after school activity space; creative office with open floor plan/language school

### LOCATION

- Key intersection of 29th, M Street and Pennsylvania Avenue, NW
- Corner location at the entry to Georgetown across from the Four Seasons Hotel
- Central location to office, residential and tourist customers
- Excellent foot traffic, access to mass transit and public parking

### FEATURES

- Entrance on 29th Street
- Rectangular open floor plan with limited columns
- Ceiling height is 10'4" slab-to-slab
- Bathrooms in place
- Potential signage TBD: on awning above entry door; custom plaque & entry call button; flags on the façade facing 29th Street
- Space is allotted 2 parking spaces in the adjacent surface parking lot at market rate

### CONTACT

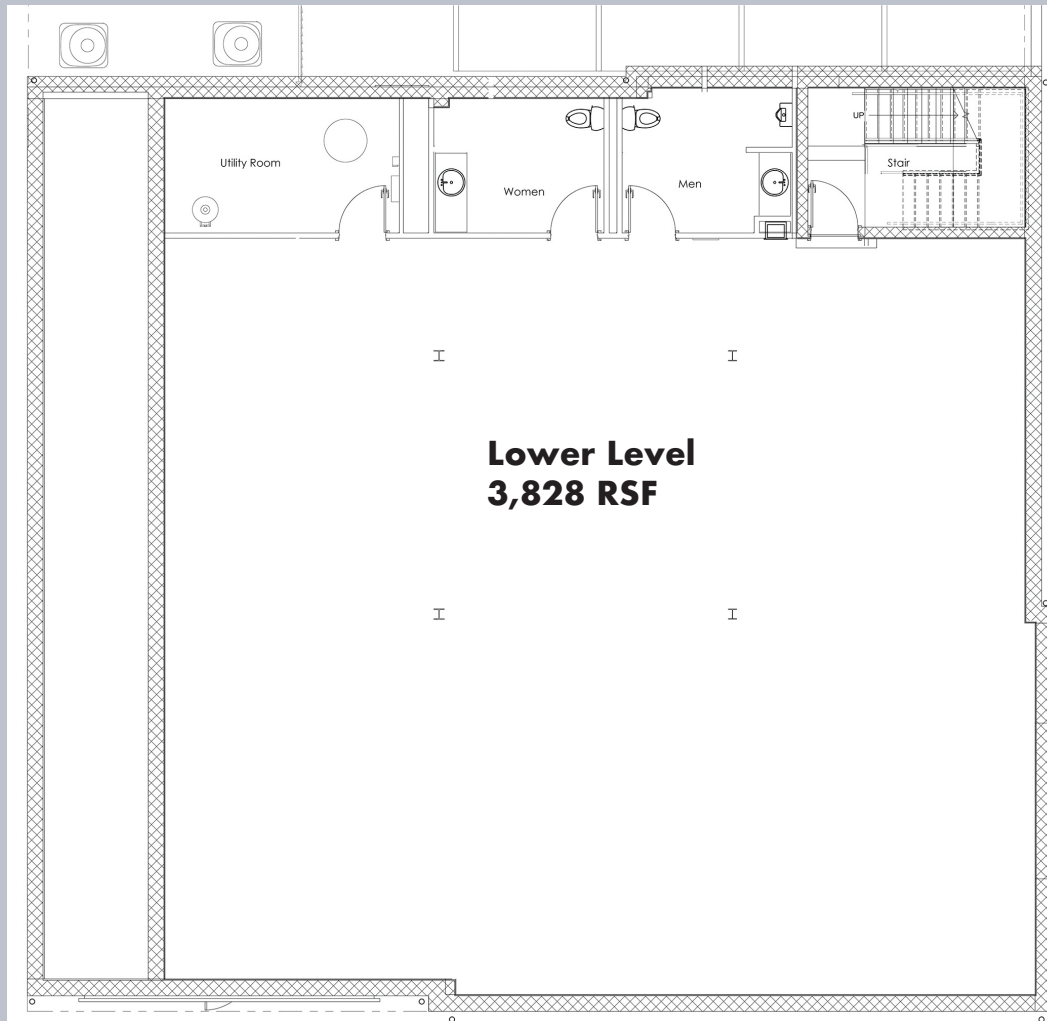
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# RETAIL/OFFICE

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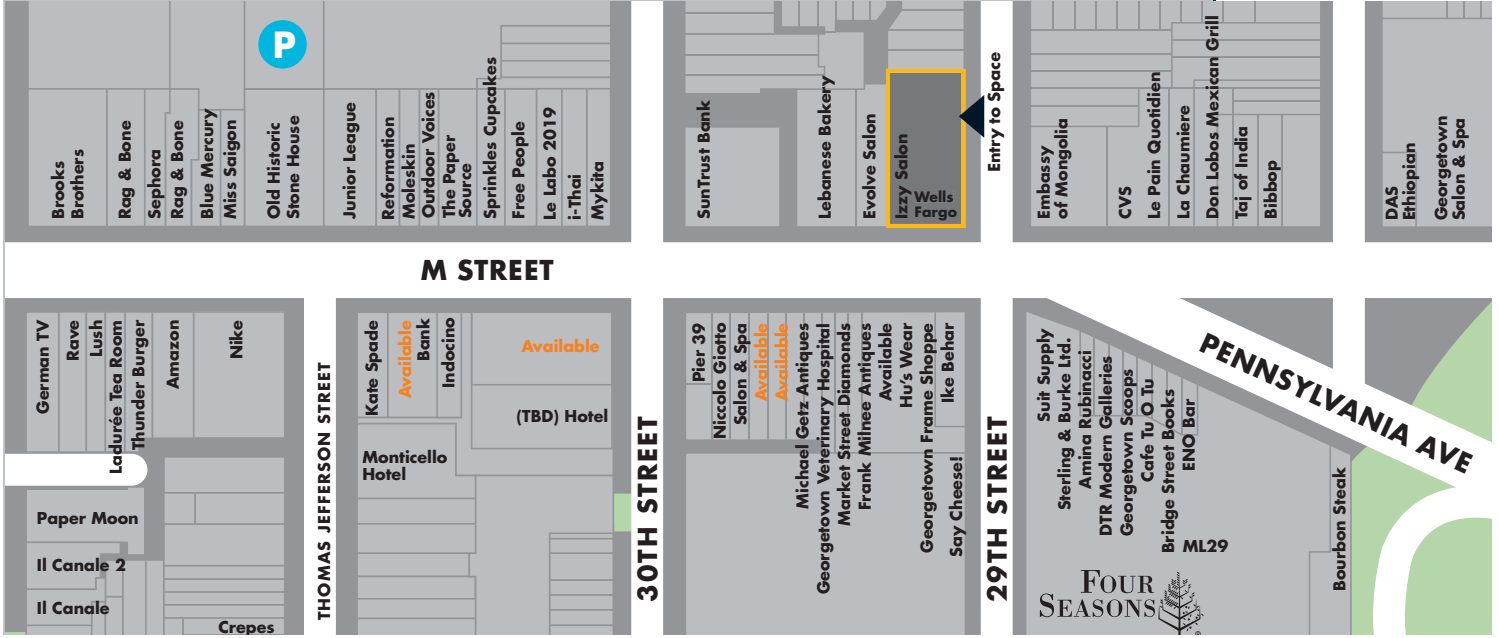
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