

**STOUT &
TEAGUE**

**3251 Prospect St., NW /
3222 N St., NW
Washington DC 20002**



STOUT & TEAGUE

1616 P St. NW | Suite B-100
Washington, DC 20036

202-328-5136

Mollye Schneeberg, Director of Leasing

MSCHNEEBERG@STOUTANDTEAGUE.COM

Property

In The Heart Of Georgetown, This 5-Story, Brick Building Features 56,584 SF On 1.3 Acres In The Historic Area. Just West Of Wisconsin Avenue, Restaurants, Medical, And Office Suites Have Access To The Spacious Courtyard And Underground Parking Making Georgetown Court A Unique Location.

Full Service, Flexible Lease Terms

Features

- Location, Location, Location!
- Underground Garage Parking
- Property Management on-Site
- Walk Score (99)
- Optional Garage Parking

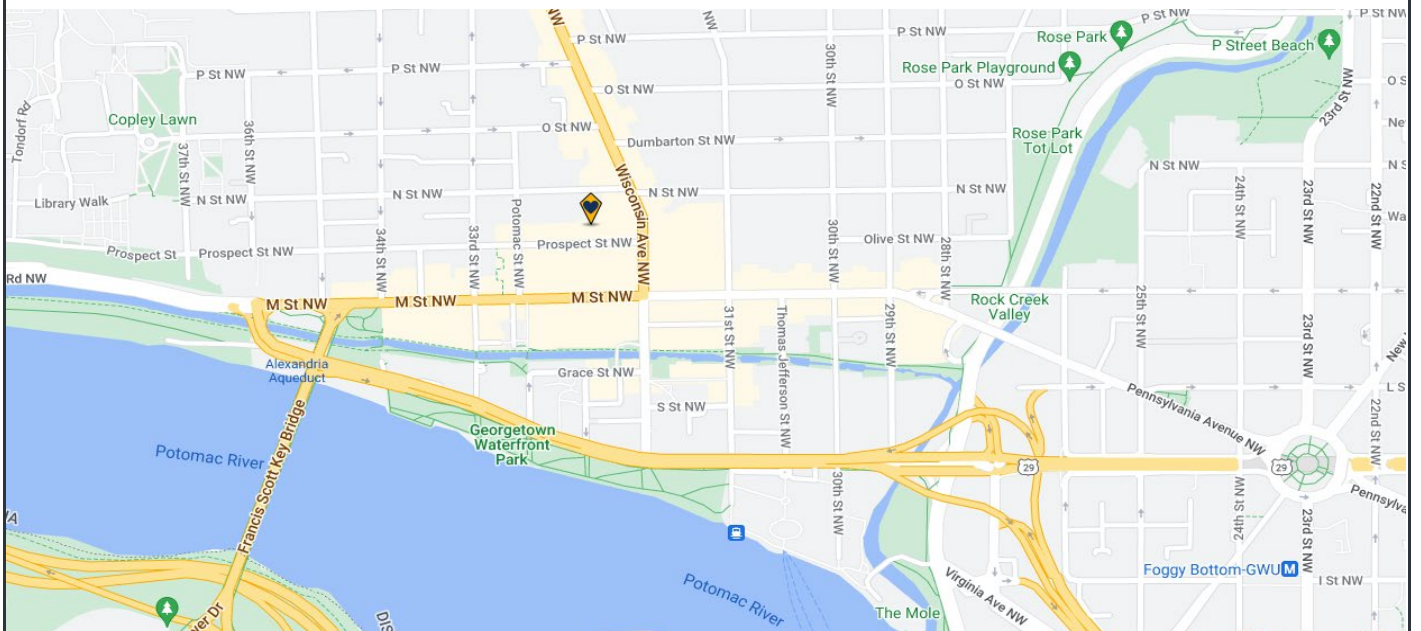
Location

COMMUTER RAILES

- Foggy Bottom.....1.0 mi.
- Union Station.....3.5 mi.

AIRPORTS

- Washington Dulles International22.9 mi.
- Ronald Ragan Washington National.....4.5 mi.



RETAIL

Ground Level

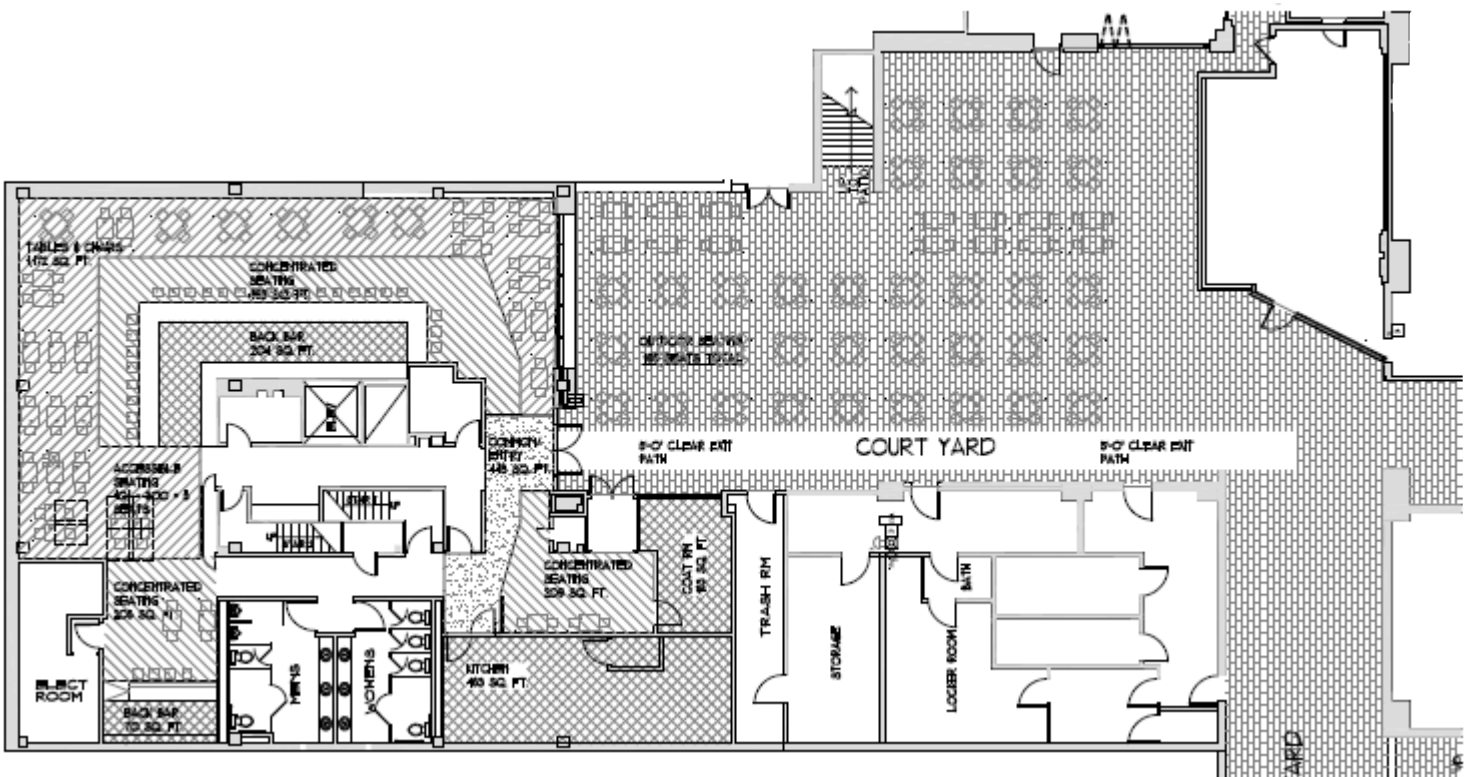
900 – 5,700 RSF

Asking Withheld

Available: Vacant

Courtyard Level/1st Floor Retail/Flex/Showroom/Non-Vented Restaurant

Commercial Space In The Heart Of Georgetown With Floor To Ceiling Windows Overlooking The Courtyard.



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Suite 310

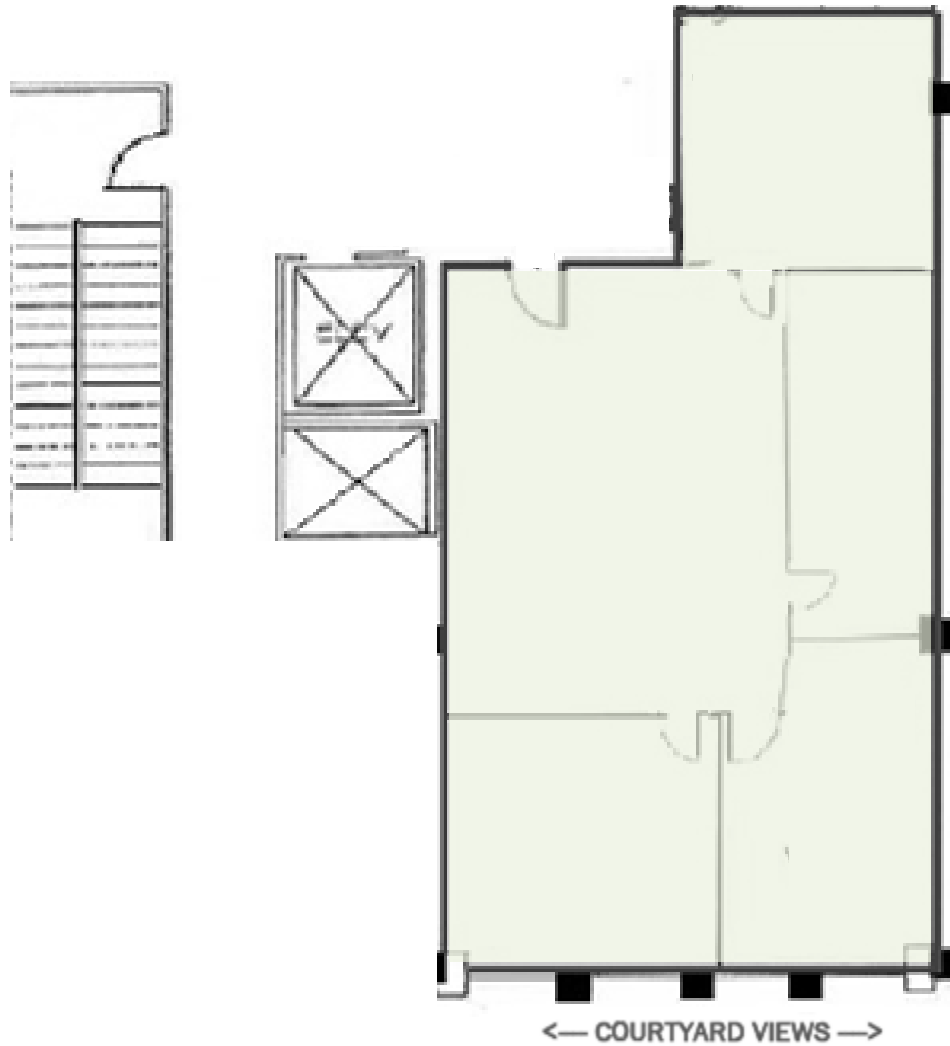
3rd Floor

1,195 RSF

Asking \$41.00 / RSF

Available: Vacant

Efficient 3rd Floor Office Suite With Reception Area, Open Area, Conference Room, 2 Windowed Offices With Courtyard Views And More



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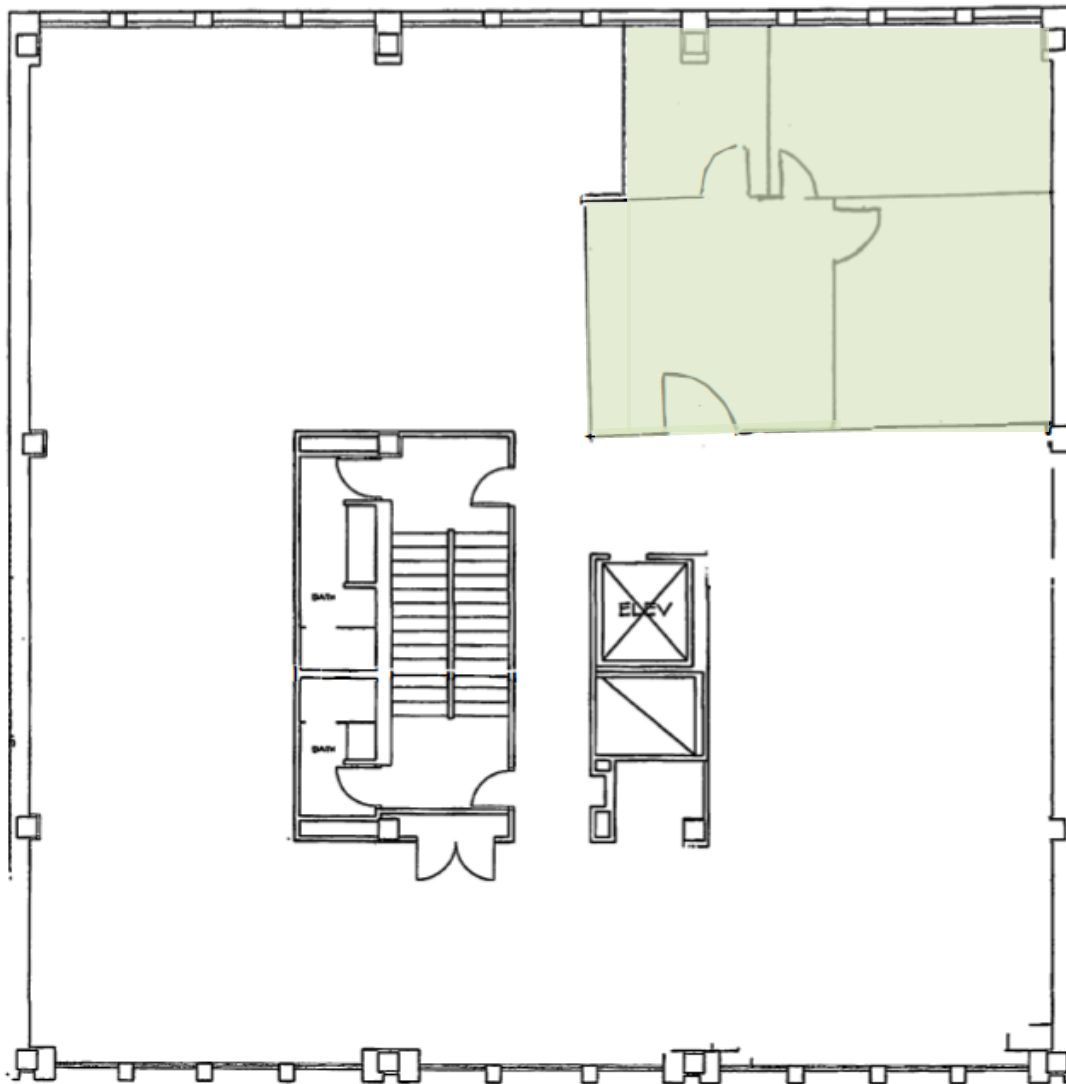
MSCHNEEBERG@STOUTANDTEAGUE.COM

Suite 400-B

4th Floor

797 – 2,759 RSF

Upper Level (4th Floor) Efficient Corner Office With Windows Overlooking N Street For Plenty Of Natural Light. Expansion Opportunity With The Adjacent Spaces Up To Approximately 2,759 SF



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Suite 425

4th Floor

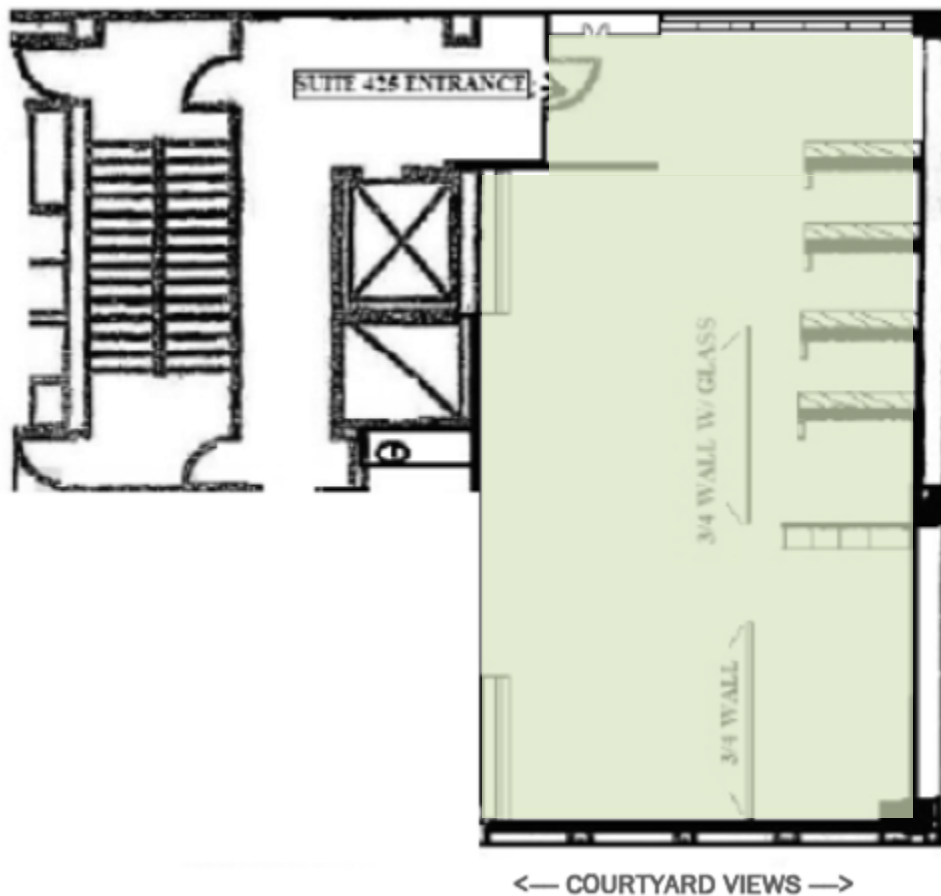
1,100 RSF

Asking \$43.00 / RSF

Available: Vacant

4th Floor Corner Office Suite With A Mostly Open Plan And Large Operable

Windows Overlooking The Courtyard. Combination Of Open Area, Reception Area And More. Expansion Opportunity With The Adjacent Spaces Up To Approximately 2,759 SF



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Suite 450

4th Floor

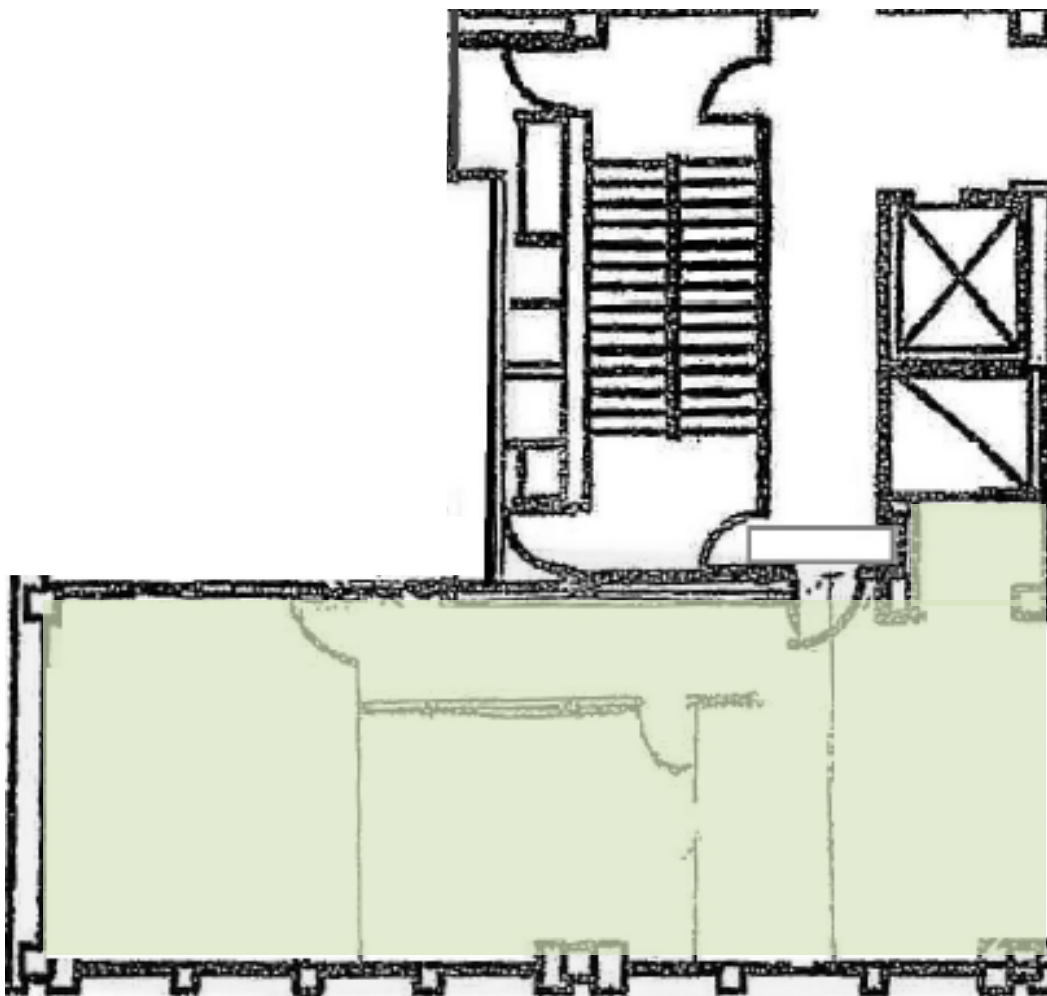
862 RSF

Asking \$45.00 / RSF

Available: 30 Days

Sundrenched Office Intensive Space With Large Operable Windows

Overlooking The Courtyard. Combination Of Offices, Small Conference Room, Galley Kitchen, Reception Area, Work Room And More. Expansion Opportunity With The Adjacent Spaces Up To Approximately 2,759 SF



← COURTYARD VIEWS →

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Mollye Schneeberg, Director of Leasing

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Suite 500

5th Floor

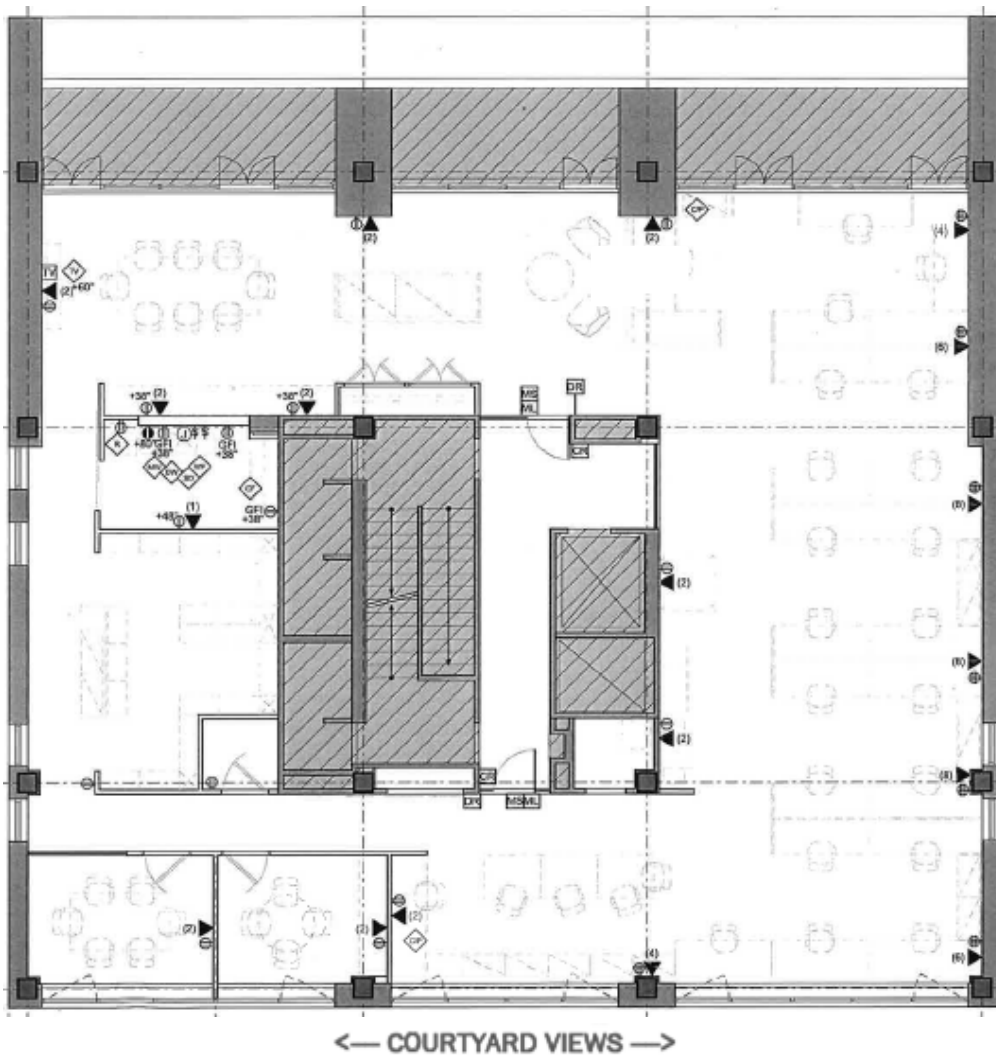
3,927 RSF

Asking \$42.00 / RSF

Available: Vacant

Rare Full Floor Office/Showroom/Flex Commercial Space Opportunity

Featuring Exposed Brick, High Ceilings With Skylights And Private Balconies/Terraces In The Heart Of Georgetown. Beautiful Glass Suite Entrance With A Combination Of Large Open/Bullpen Area, Reception Area, Work Room, Kitchenette, Storage Closets, Glass Conference Room And Windowed Offices. Subdivision Opportunity Down To Approximately 1,964 SF.



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