

For Lease

CBRE

1214 Wisconsin Avenue NW

Total Retail Available: 1,388 - 2,956 SF

1214 Wisconsin Avenue NW
Washington, DC 20007



Move-In Ready Retail Spaces

In The Heart of Georgetown

Delivery: Immediate
Space

- 1,388 SF — First Floor
- 1,124 SF — Mezzanine
- 444 SF — Third Floor

Details

- Move in Condition
- Skylight
- High Ceilings
- At The Intersection on M Street & Wisconsin Avenue

98

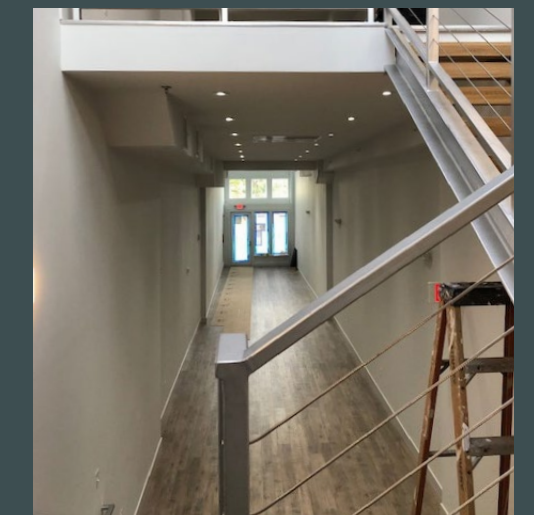
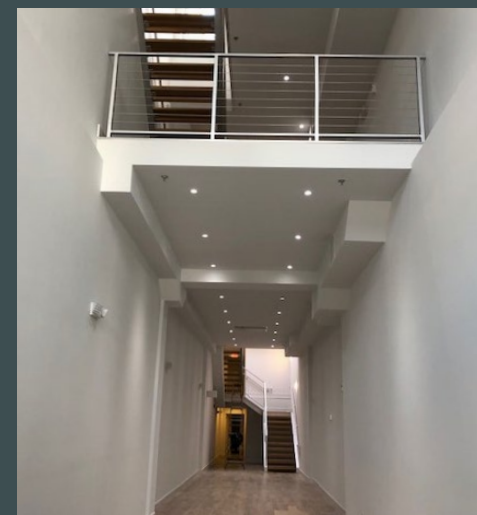
Walk Score: Walker's Paradise

71

Transit Score: Excellent Transit

0.8 MILE

Foggy Bottom-GWU Metro
(Orange + Blue + Grey Line)



Georgetown

COBBLESTONE STREETS AND OUTDOOR STREATERIES

Watersfront picnics and political watering holes. Canal history and charming boutiques. One of DC's original ports, Georgetown is repeatedly named the Best Neighborhood for Shopping by WASHINGTONIAN magazine. Through fluctuations in the economy and real estate market, Georgetown remains a highly coveted address for homes and businesses. Around the intersection of M Street and Wisconsin Avenue NW is where the past meets the present for locals, students, office workers, suburbanities, and visitors.

UNIVERSITY ANCHORS & PLENTY OF SHOPPERS

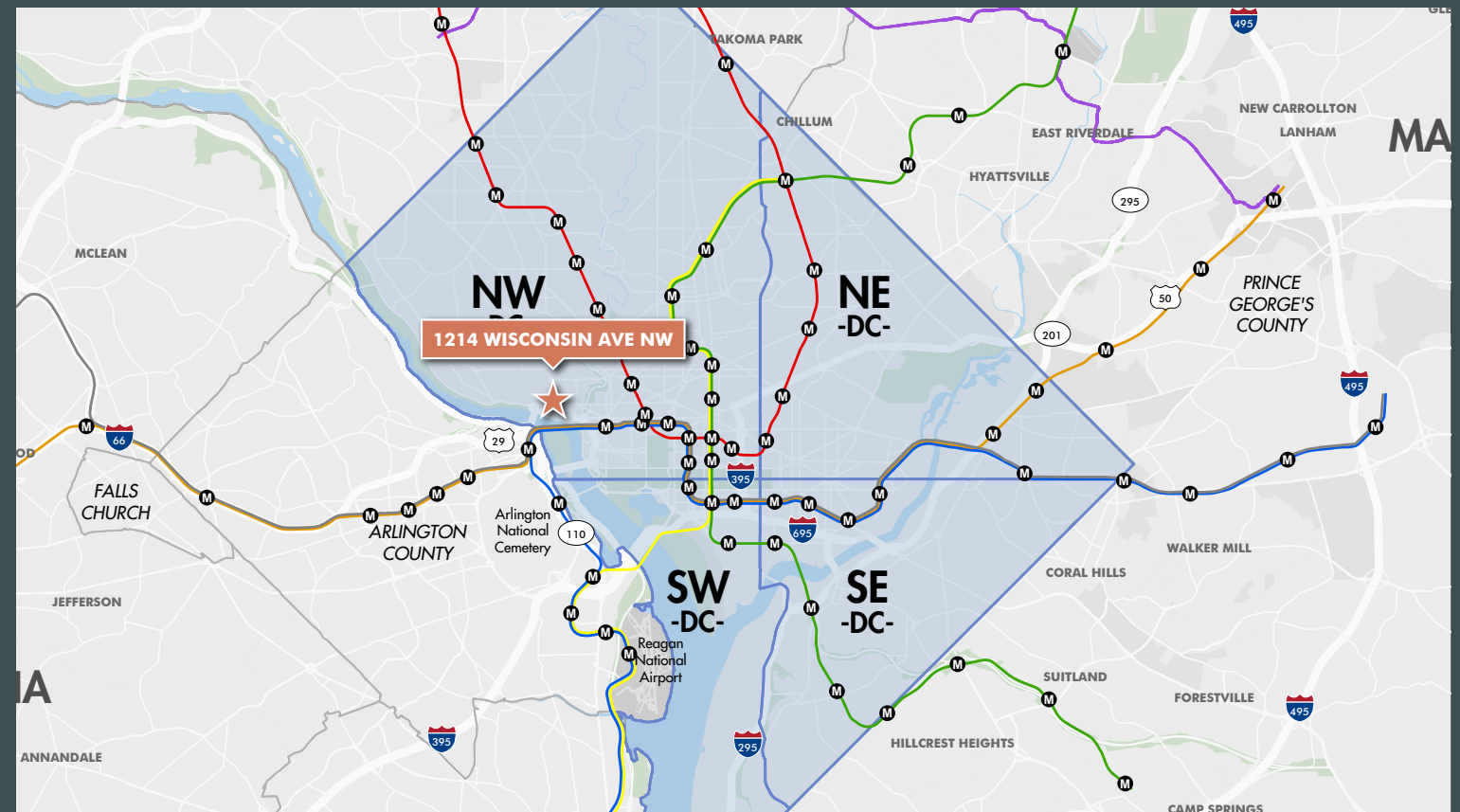
Home to Georgetown University and within walking distance of The George Washington University, the neighborhood offers access to more than 35,000 students. Professionals in Georgetown span the tech, architecture/design, nonprofit, retail, hospitality, educational, and medical sectors. The area's residential base continues to thrive as well, with five projects in the pipeline or underway, in addition to office and retail space.

CREATIVE PROGRAMMING

Social distancing efforts by Georgetown BID and Main Street have significantly increased Georgetown's outdoor public space. At 15 streateries for 35 participating restaurants, the neighborhood has more than anywhere else in the city. In addition, this year Georgetown BID undertook a sidewalk widening project to extend M Street and Wisconsin Avenue by 5,000 linear feet through December 2021 and potentially longer.



Demographics	1	3	5	10
Population	44,729	360,538	801,432	2,108,750
Daytime Population	93,054	597,840	1,074,931	2,362,262
Median HHI	\$123,088	\$116,763	\$112,099	\$99,688
Average HHI	\$180,187	\$166,886	\$162,367	\$145,812
Education (Associates -)	9.6%	15.5%	21.0%	31.7%
Education (Bachelor's +)	88.7%	79.6%	72.8%	58.7%
Median Age	29.5	34.3	36.1	37.0
Ridership	Foggy Bottom-GWU Metro Station 6 Min (0.8 Mile)			

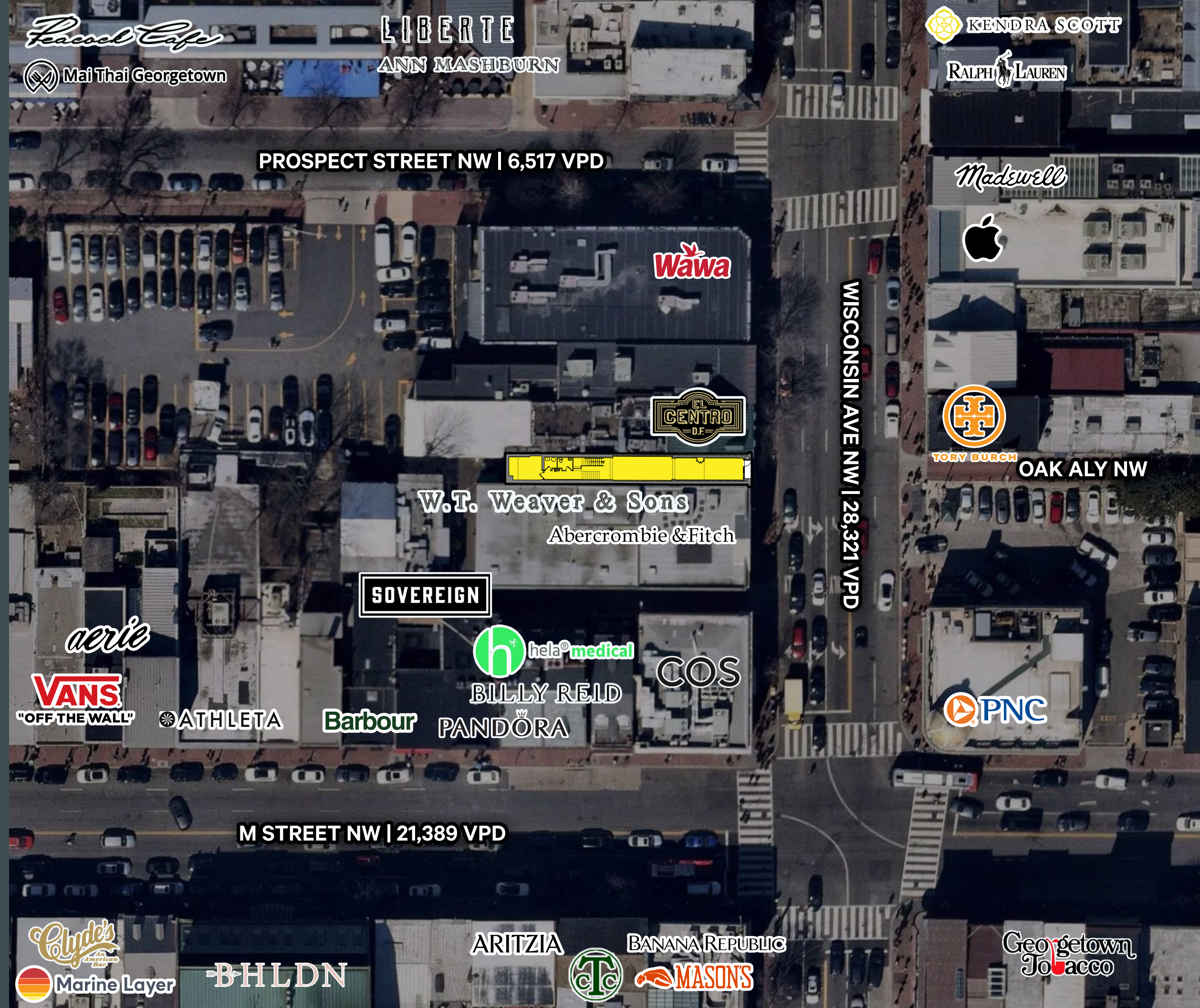


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Neighborhood Map

The Heart of Georgetown

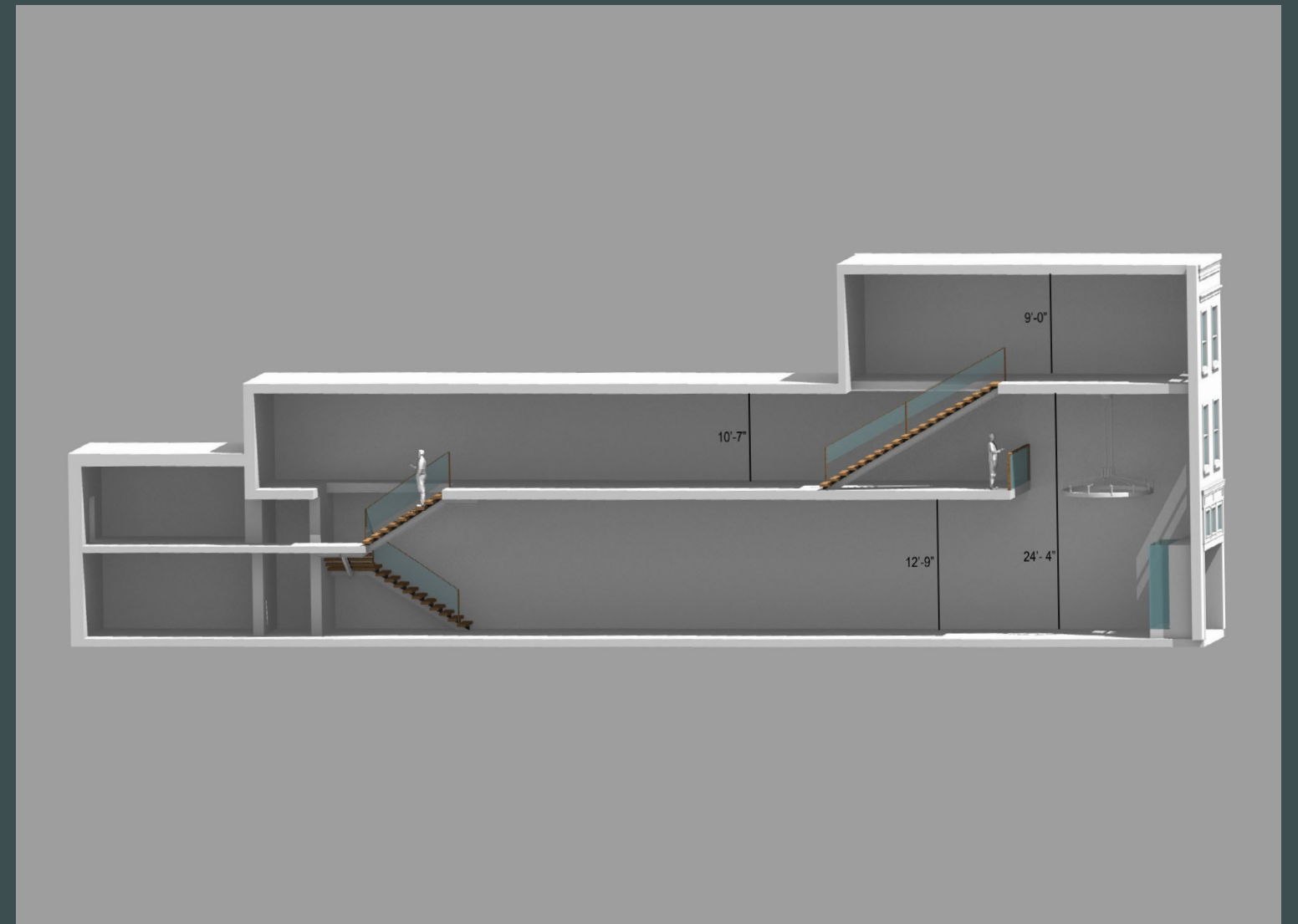
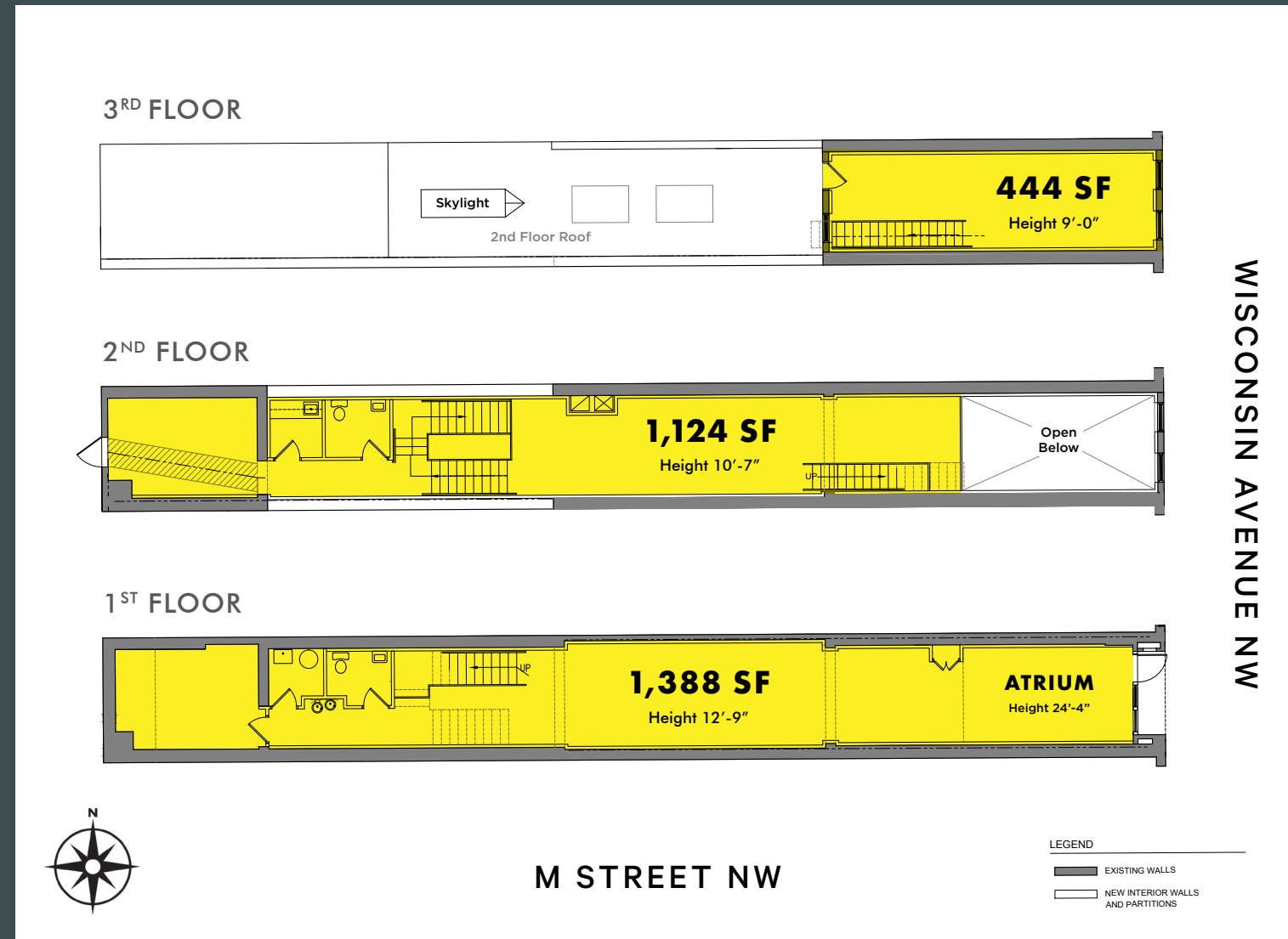
For Lease



Market Aerial

Submarket | Georgetown





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