

# Prime Georgetown Retail Sublease Space Available

3401 M Street, NW Washington, DC 20007



## Highlights

- Rare hard corner retail opportunity in the heart of Georgetown
- Captive customer base of students, professionals, residents and tourists
- 3 blocks from Georgetown Waterfront
- Iconic M Street address

## Running Company sublease NWC of 34th & M Street

Basement:	739 s.f.
Ground level:	1,175 s.f.
Second level:	950 s.f.
<b>Total:</b>	<b>2,864 s.f.</b>

Rent available upon request

Term through 6/30/2024

**For more information, please contact:**

**Andy Corno**  
+ 1 202 719 6137  
[andy.corno@am.jll.com](mailto:andy.corno@am.jll.com)

**35,883 CARS PER DAY**

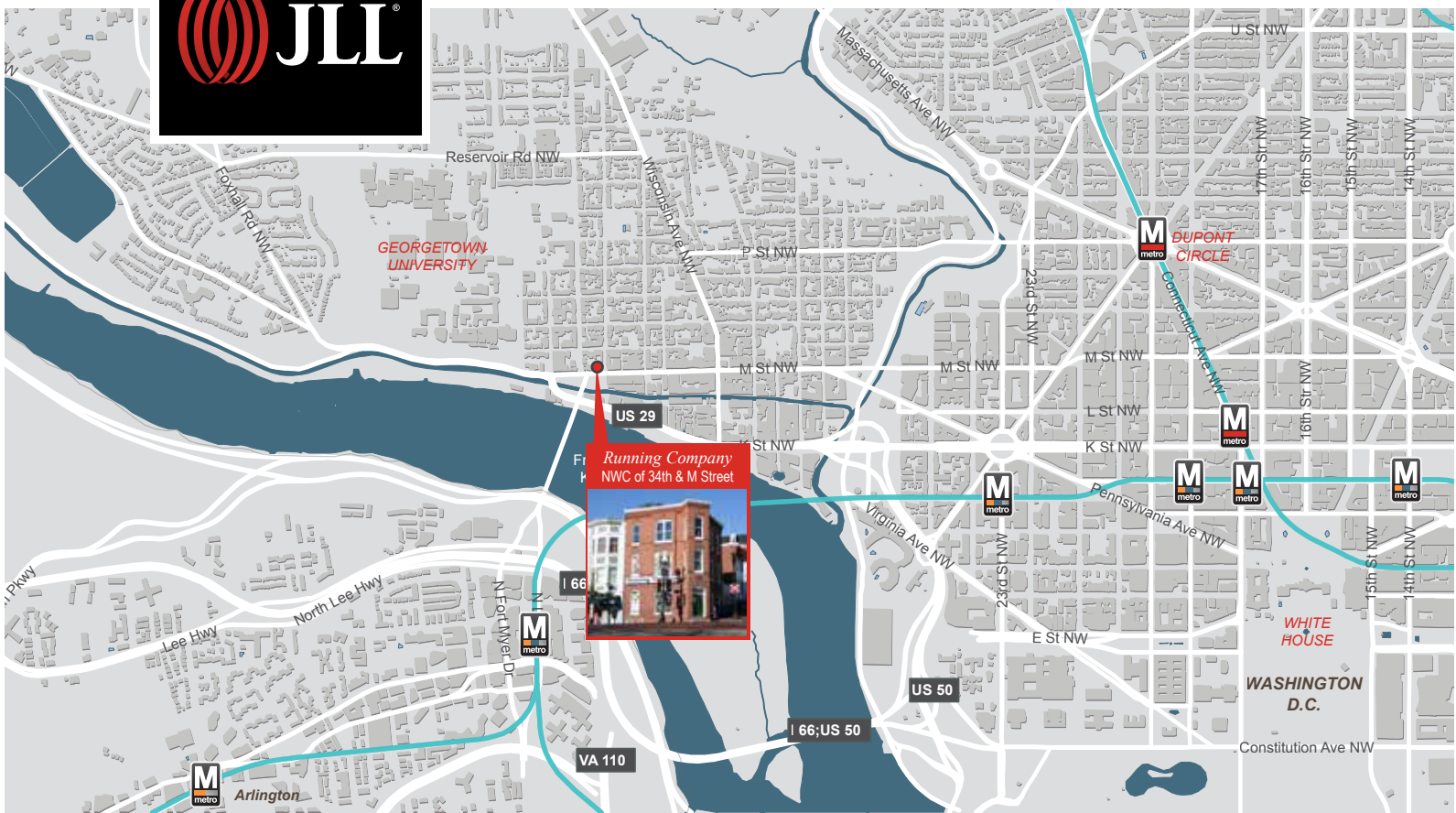
*M Street NW*

*34th Street NW*



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**Running Company**  
NWC of 34th & M Street

<p><b>Running Co.</b> NWC of 34th &amp; M Street</p>	<p>Embassy of Ukraine BoConcept City Sports Rent The Runway Baker Furniture Calligaris Poggenpohl Boffi Maxello Cady's Alley Waterworks Design Within Reach JANUS et Cie Intermix (Non-retail, office)</p>	<p>Capriotti's Sandwich Shop West Elm The North Face Sweet Green FedEx Office Calyso St. Barth CB2 Alice + Olivia Georgetown Cupcake</p>	<p>Vacant Club Monaco Good Stuff Eatery Second Time Around Harmony Café Jnx Pro of Tattoos Georgetown Piano Bar Vacant Buffalo Exchange</p>	<p>Subway Lucky Brand Lululemon Athletica Levi's Coach Chipotle Sunglass Hut Havana Max Tackle Box Bandolero Gant Aldo All Saints Athleta Walby Parker Vacant Barbour Camper Pandora Billy Reid Calvin Klein United Colors of Benetton</p>	<p>Boeyymonger Bagliok Bistro Mai Thai Peakcock Café Chinese Disco Café Milano Mortons St. Mashburn Zara</p>	<p>Restoration Hardware Mossimo Duffi El Centro D.F. Goorin Bros. Hat Shop Abercrombie &amp; Fitch</p>	<p>Martin's Tavern GAP Vacant Jack Spade Tumi Max Studio</p>
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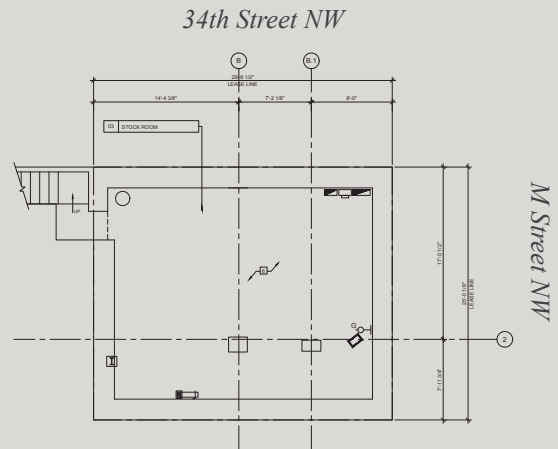
The Frye Company

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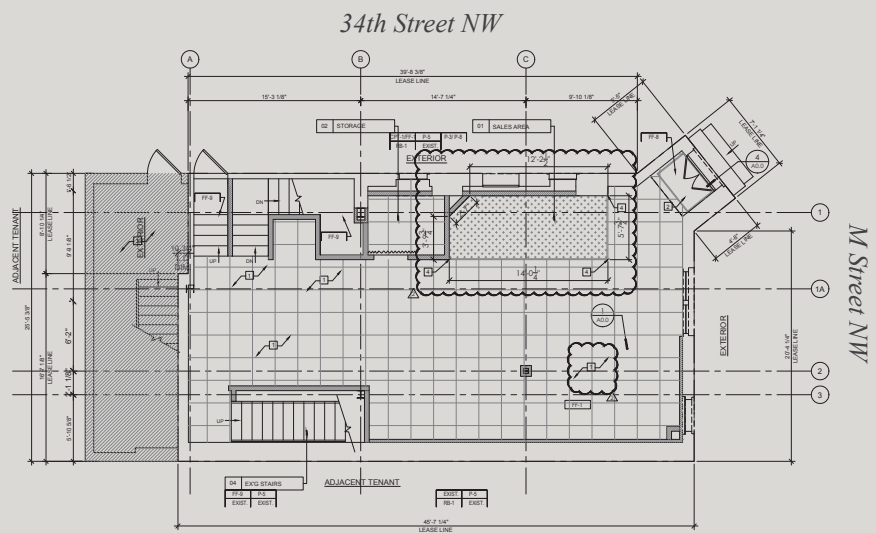
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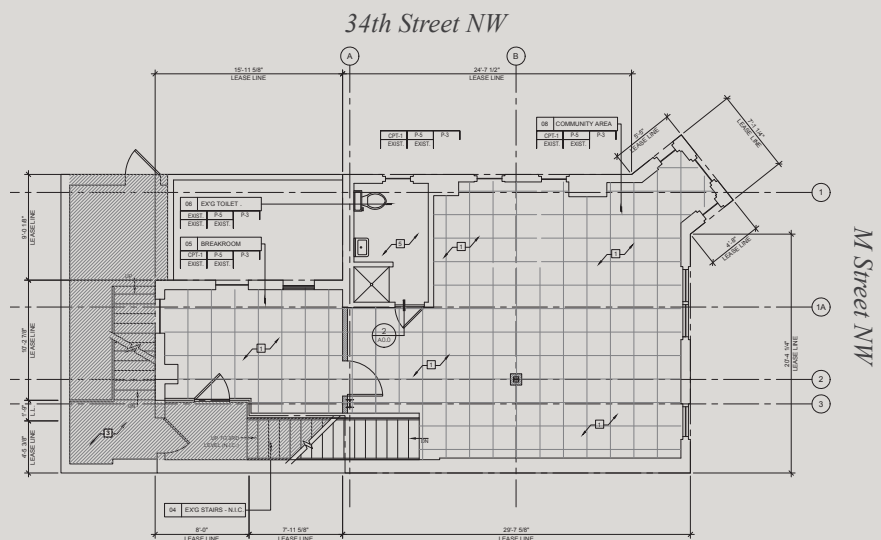
Basement floor plans  
739 s.f.



Ground level floor plans  
1,175 s.f.



Second level floor plans  
950 s.f.



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## Demographics

POPULATION	MEDIAN HH INCOME	HOUSEHOLDS	EMPLOYEES	BUSINESSES
 <b>3,441</b> .25 Miles	 <b>\$194,856</b> .25 Miles	 <b>944</b> .25 Miles	 <b>4,606</b> .25 Miles	 <b>383</b> .25 Miles
<b>9,831</b> .50 Miles	<b>\$212,951</b> .50 Miles	<b>2,159</b> .50 Miles	<b>16,675</b> .50 Miles	<b>1,240</b> .50 Miles
<b>36,702</b> 1.0 Miles	<b>\$161,951</b> 1.0 Miles	<b>17,469</b> 1.0 Miles	<b>66,989</b> 1.0 Miles	<b>3,649</b> 1.0 Miles
<b>323,642</b> 3.0 Miles	<b>\$143,455</b> 3.0 Miles	<b>164,722</b> 3.0 Miles	<b>498,851</b> 3.0 Miles	<b>27,891</b> 3.0 Miles

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