



3401 Water Street, NW
Georgetown



citizenM Hotel

3401 Water Street, NW

- 2,668 SF available for lease with 12' - 16' ceiling heights
 - Additional space available within the hotel. Note, would likely be management agreement
- Located within new 230 key hotel with incredible historic preservation
- Adjacent to the C&O Canal and capital Crescent bike trail facing Georgetown's waterfront
- Within 0.5 miles to Georgetown University (~25,000+ students)
- Within a 5 minute walk to Georgetown's premier M Street and Wisconsin Avenue



Location overview



Georgetown University
(~25,000+ students)

Georgetown's premier M Street

Water Street Condominiums
(70 units)

Whitehurst Freeway NW

Thompson's Boat Center

Francis Scott Key Bridge

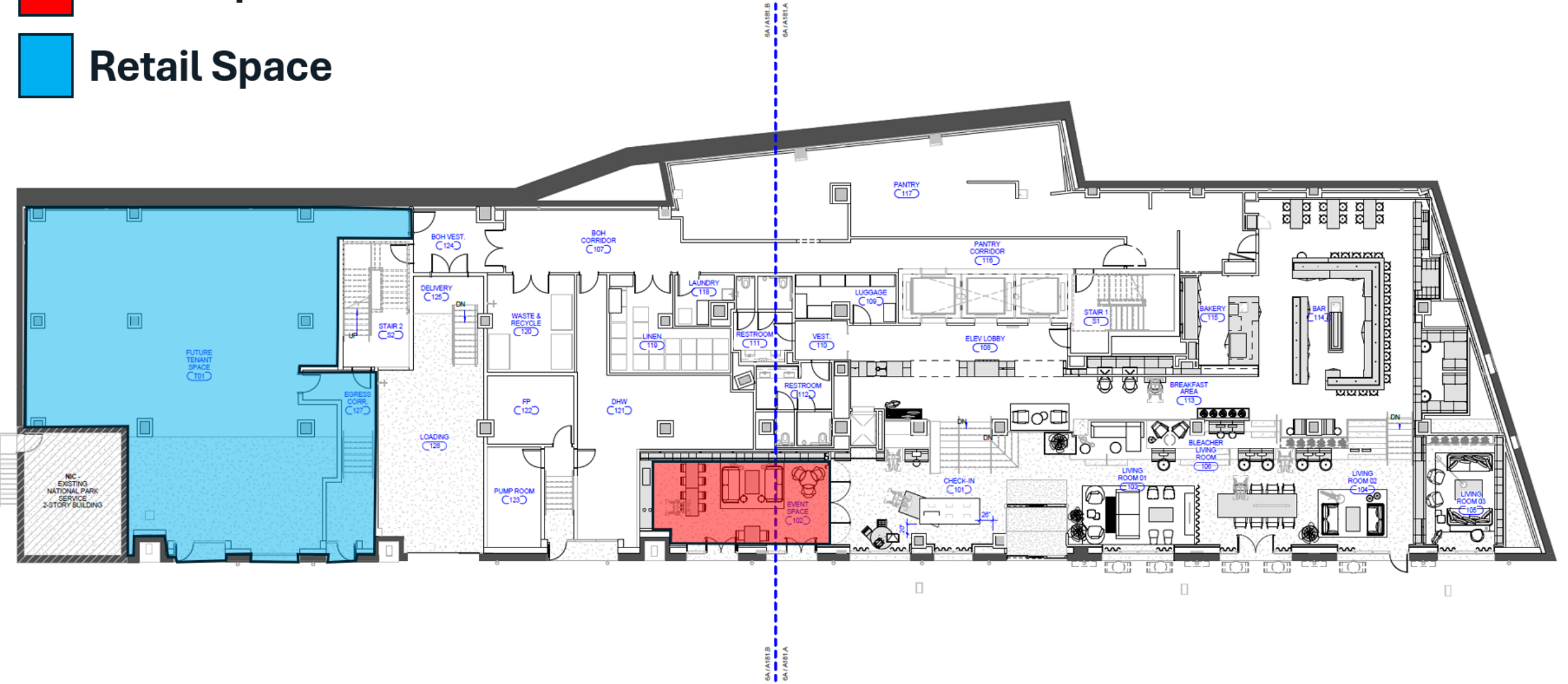
Whitehurst Freeway NW

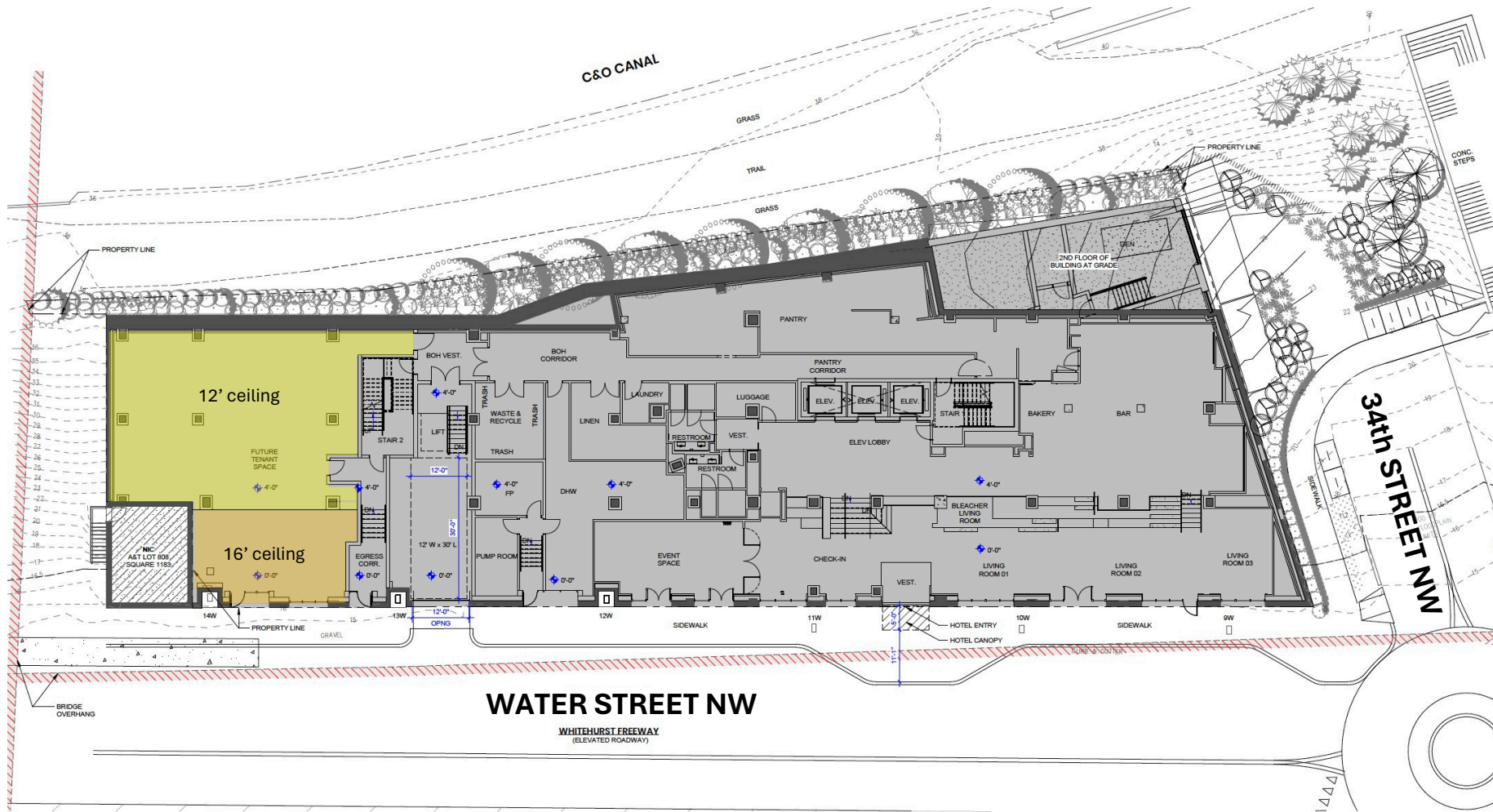
Georgetown's Waterfront & Capital Crescent Trail



 **Event Space**

 **Retail Space**





WATER STREET NW

WHITEHURST FREEWAY
(ELEVATED ROADWAY)

Contacts:

Andy Corno
Managing Director
202.719.6137
andy.corno@jll.com

Thomas Jackman
Managing Director
202.719.5624
thomas.jackman@jll.com

Simms Henschel
Associate
202.533.2529
simms.henschel@jll.com

