



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





# Facade design Water Street

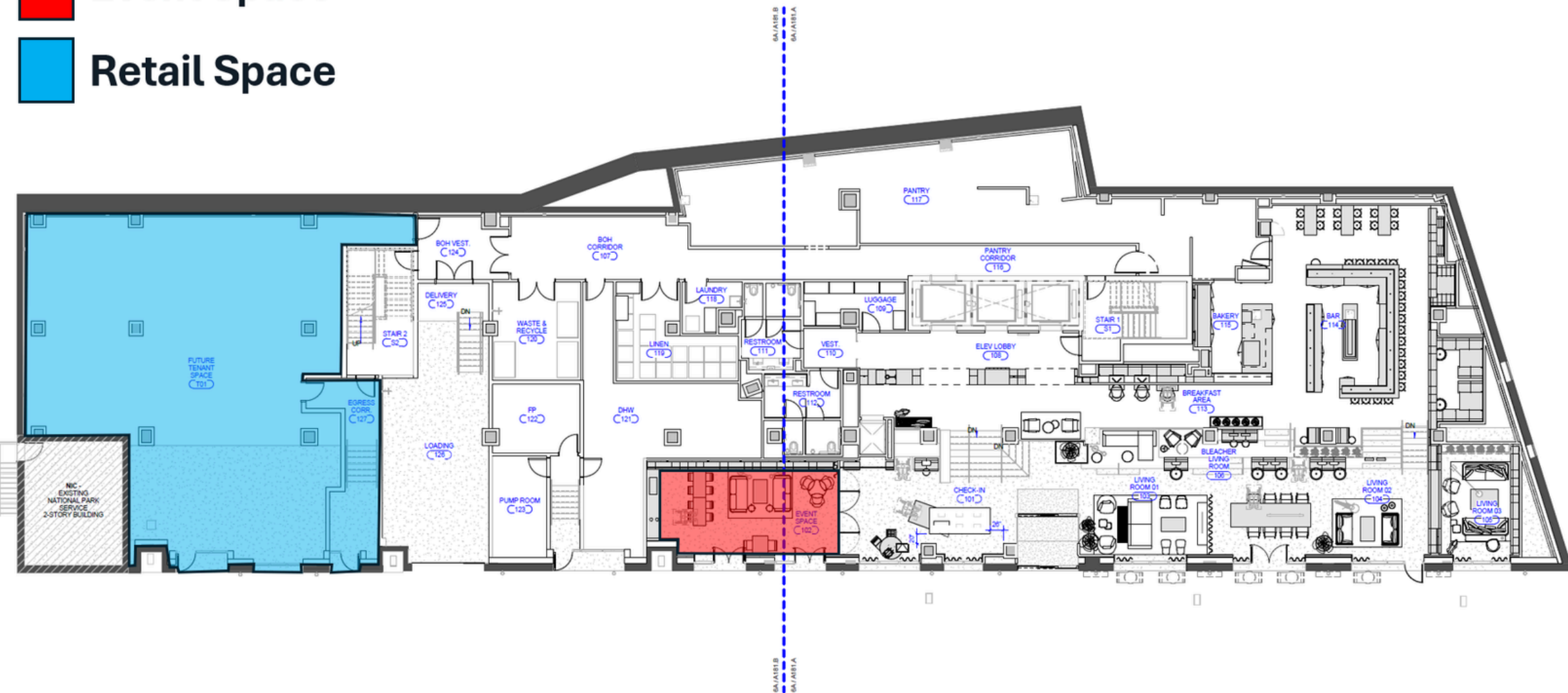


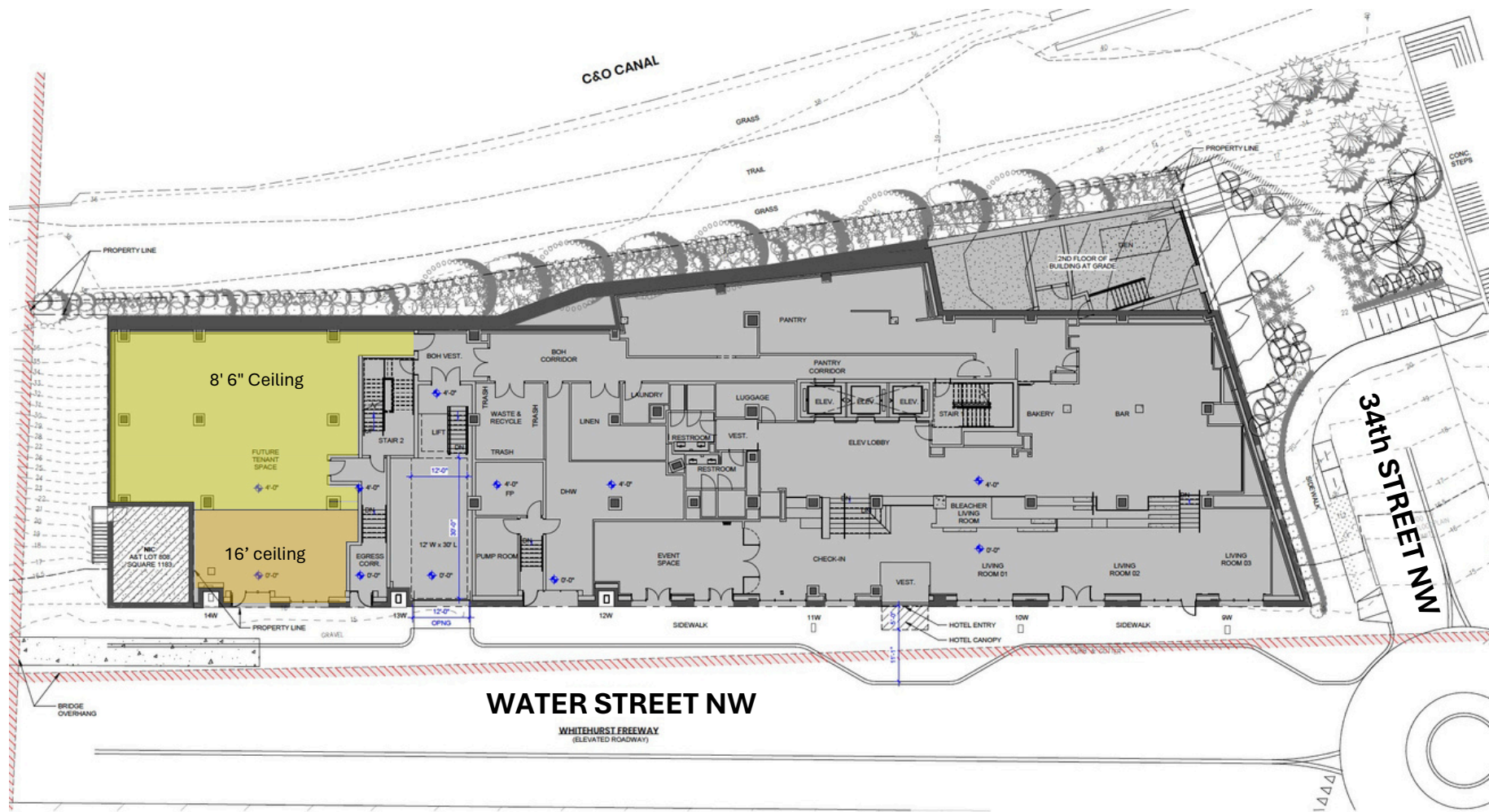


Event Space



Retail Space







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