

INTRODUCING
**GEORGETOWN
COURT**

3222 N ST NW
WASHINGTON, DC

FIRST-CLASS OFFICE AND
RETAIL BUILDING IN THE HEART
OF HISTORIC GEORGETOWN

- 1.3 acres in Georgetown's sought-after historic district
- Sun-filled flexible office space
- Lush and spacious courtyard
- Unbeatable *Walk Score* (99)
- Home to iconic restaurants: Café Milano, Brasserie Liberté, Peacock Café
- On-site parking garage
- On-site property management



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LOCATION

HISTORIC GEORGETOWN

JUST OFF WISCONSIN AVENUE



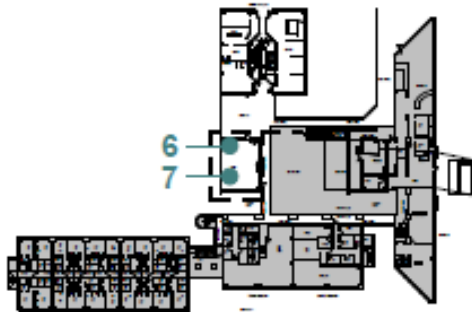
COMMUTER RAILS
 Foggy Bottom (1.0mi)
 Union Station (3.5mi)



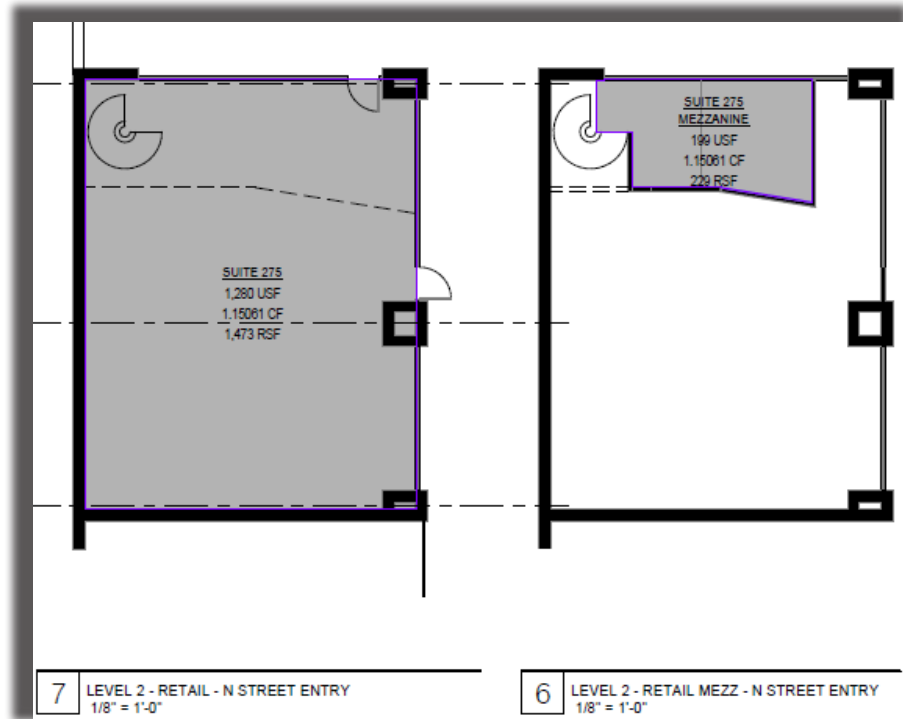
AIRPORTS
 Ronald Reagan (4.5mi)
 Washington Dulles (22.9mi)

SUITE 275

1,727 RSF | VACANT



LEVEL 2 KEY PLAN - RETAIL



7 LEVEL 2 - RETAIL - N STREET ENTRY
1/8" = 1'-0"

6 LEVEL 2 - RETAIL MEZZ - N STREET ENTRY
1/8" = 1'-0"


- Freestanding creative office/retail space
- Private entrances off of the walkway in the upper courtyard
- High exposed ceiling
- Large windows for plenty of natural light

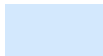
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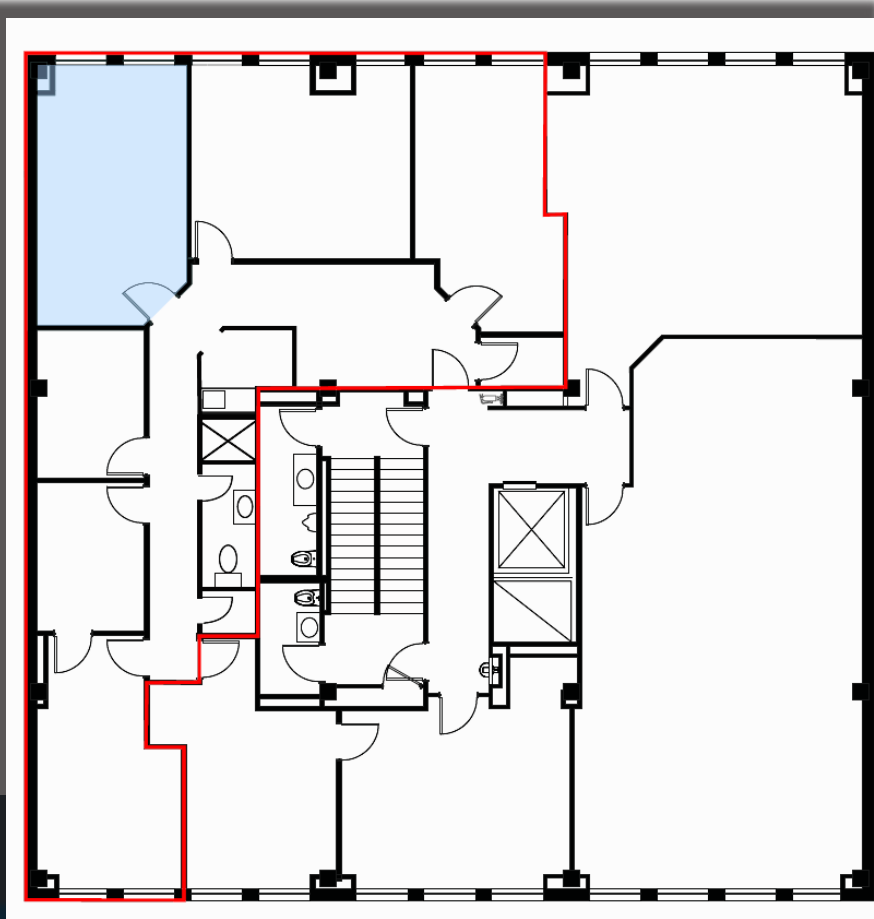


SUITE 300-3

371 RSF | VACANT

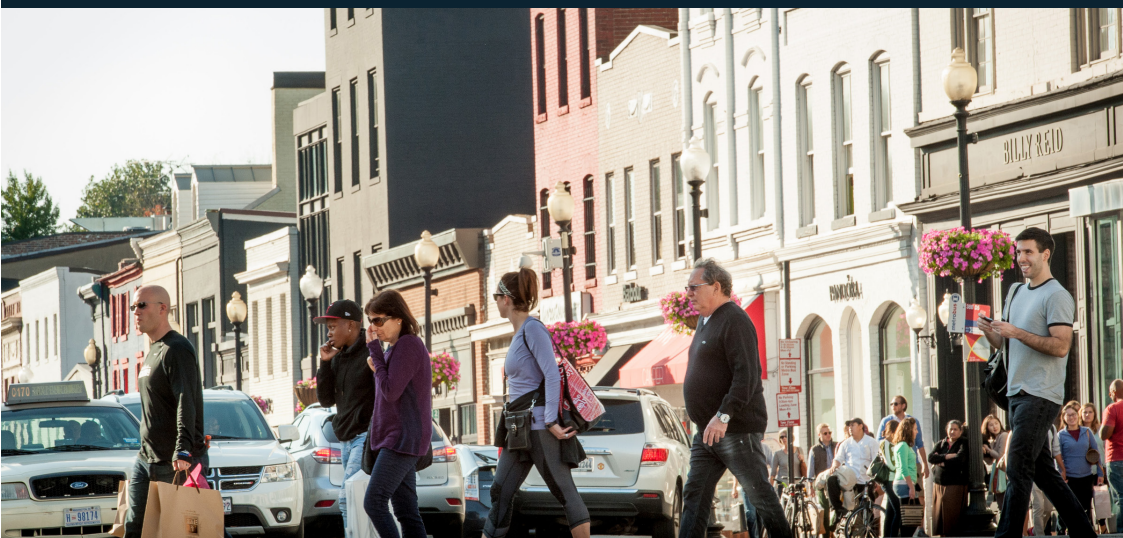
 =Suite 300

 =Suite 300-3



- Rare corner office within a shared office suite
- Shared amenities including:
 - Kitchenette/pantry
 - Private restroom
 - Storage/mail room


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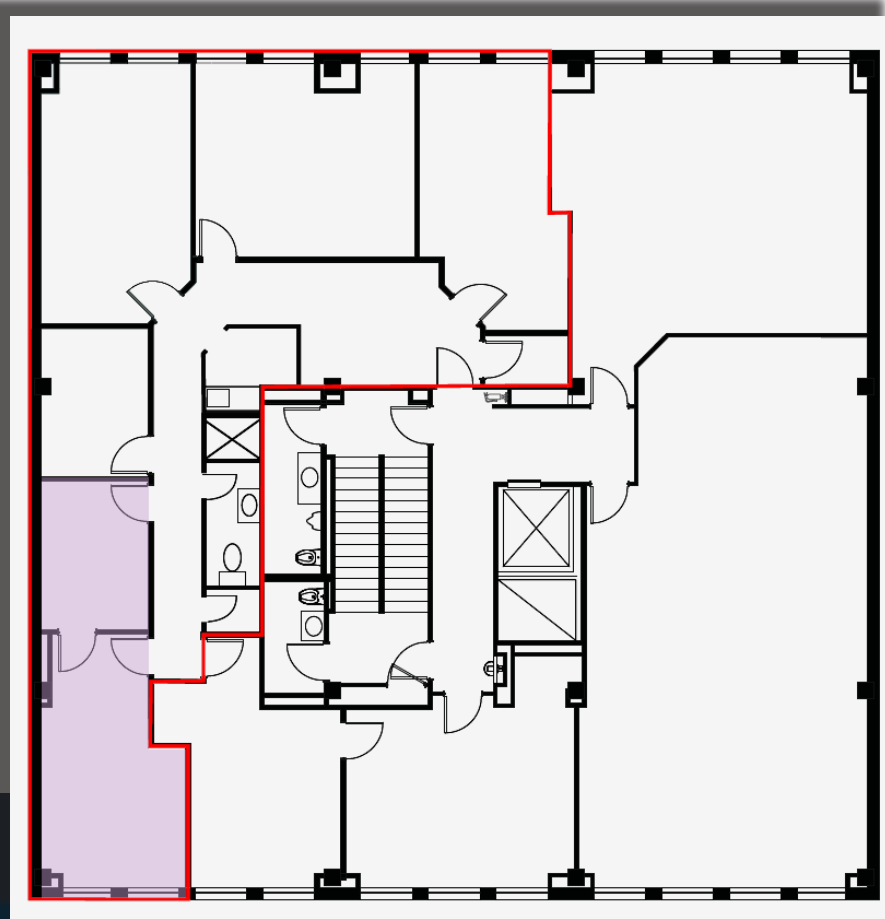
SUITE

300-5 & 300-6

476 RSF | VACANT

 =Suite 300

 =Suite 300-5 | 300-6



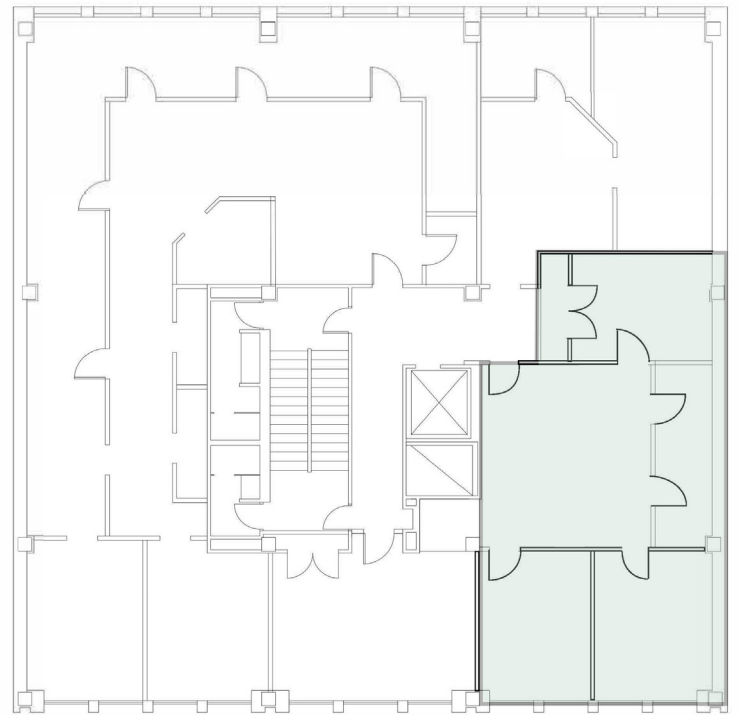
- Sundrenched corner office suite featuring
- Two private offices, including 1 windowed office overlooking the courtyard, Café Milano and Brasserie Liberté
- Available for occupancy beginning in mid-August 2025

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SUITE 310

1,323 RSF | AVAILABLE 10/1/25



← COURTYARD VIEWS →

- Efficient 3rd floor office suite
- Reception area
- Open area
- 1 conference room/ executive office
- 2 windowed offices overlooking the courtyard

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