

2900K
STREET NW
WASHINGTON, DC

A premier waterfront office in the heart of Georgetown



Rare large-block opportunity with up
to approximately 120,000 SF available

Lincoln

Historic Neighborhood. Modern Office.



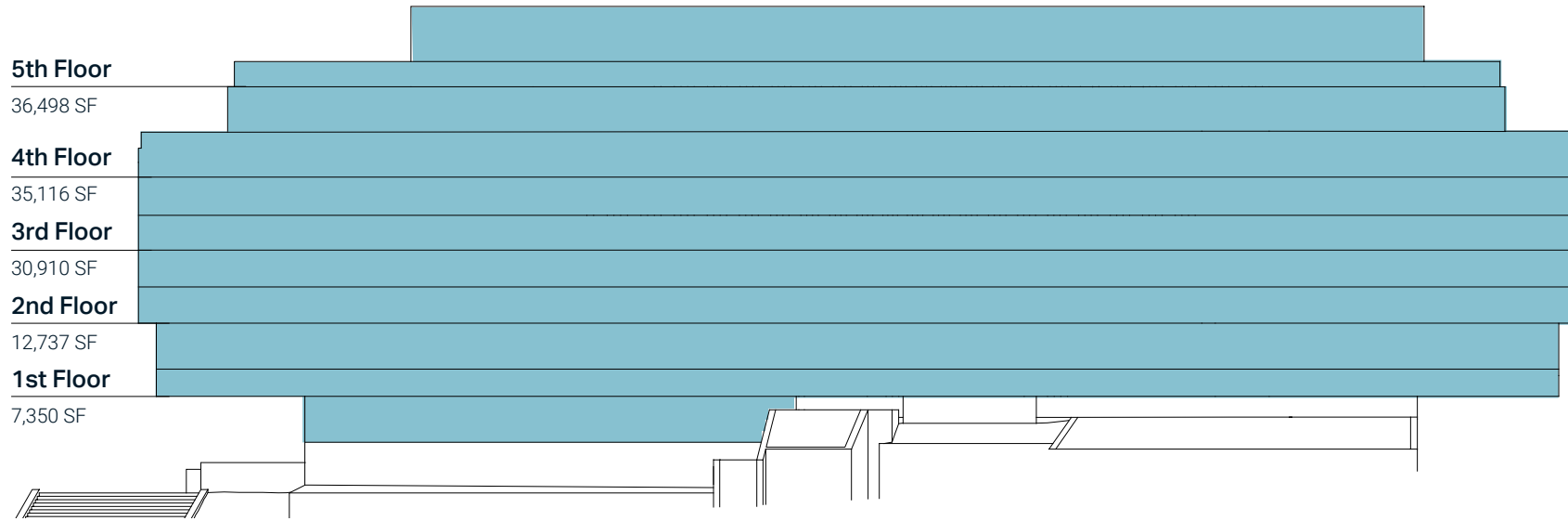
Property Highlights

- Rare large-block availability of office space in the heart of Georgetown
- Irreplaceable waterfront setting with panoramic views of the Potomac River and Rock Creek
- Prominent K Street frontage with additional access from 30th Street
- Four sides of glass providing exceptional natural light
- Modern, free-standing office building with high-quality finishes
- Immediate access to Rock Creek Parkway and Whitehurst Freeway
- Walkable to Georgetown's premier retail, dining, and waterfront amenities
- Parking ratio: 1.3/1,000 SF
- VAV HVAC



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Flexible leasing from single floors to a full-building presence



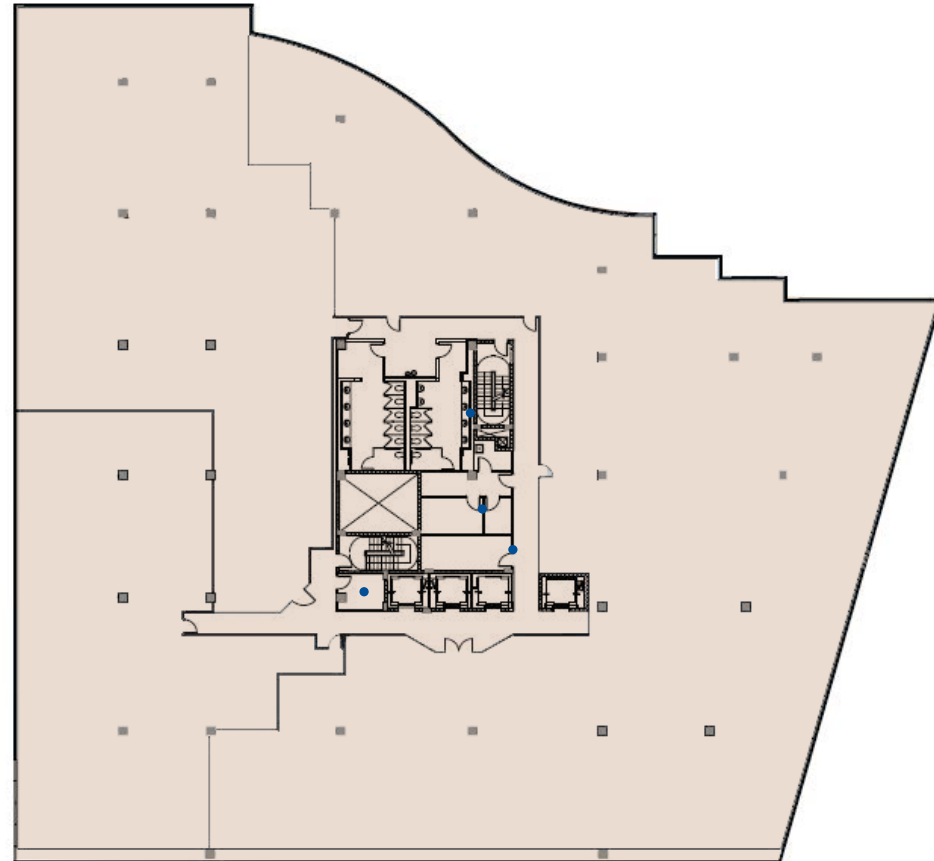
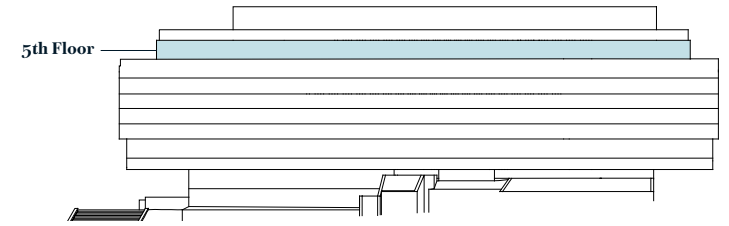
Panoramic views on all sides



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5th Floor

Suite 500
36,498 SF
Available Immediately



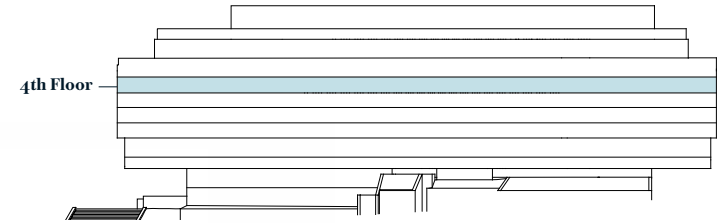
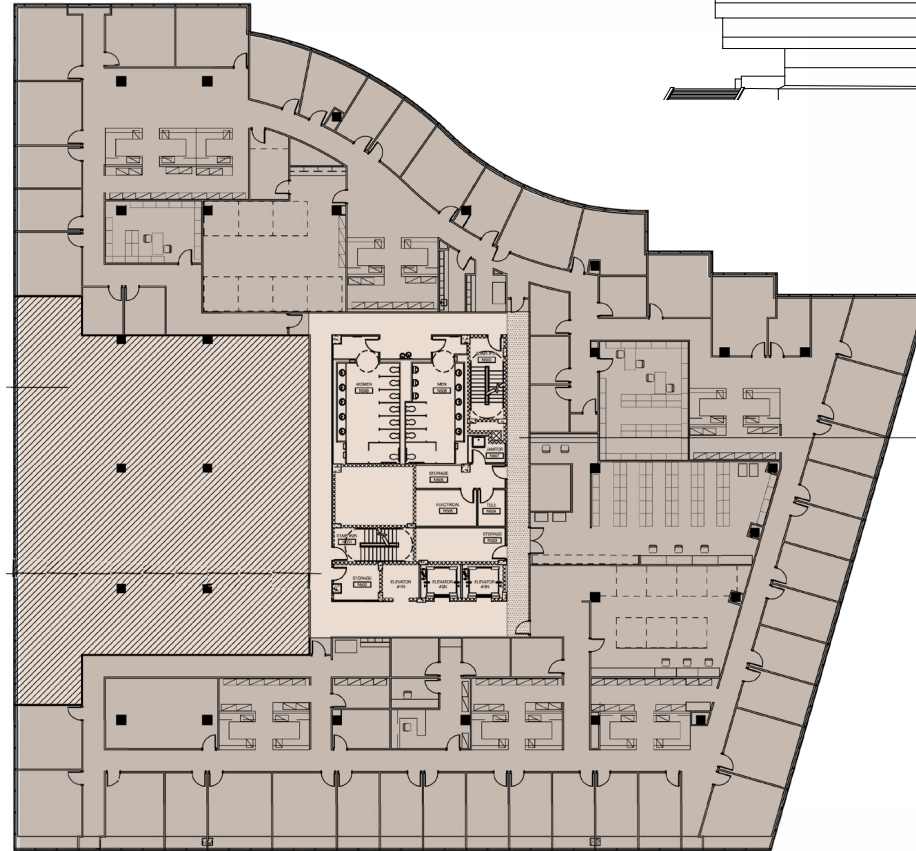
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4th Floor

Suite 400

35,116 SF

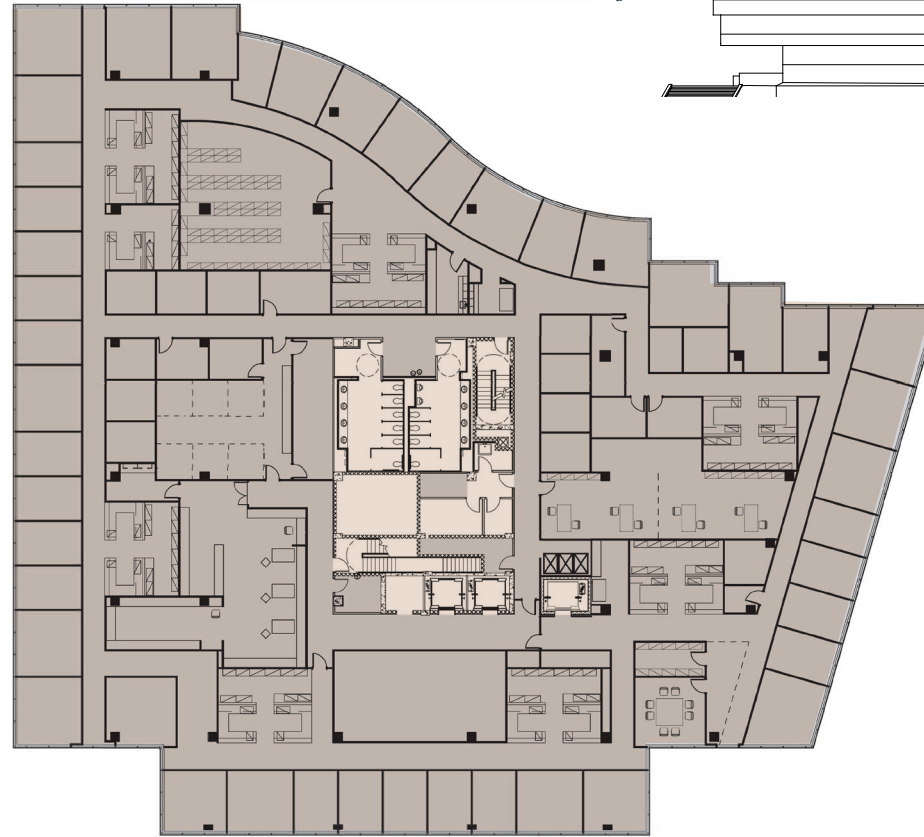
Available Immediately



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3rd Floor

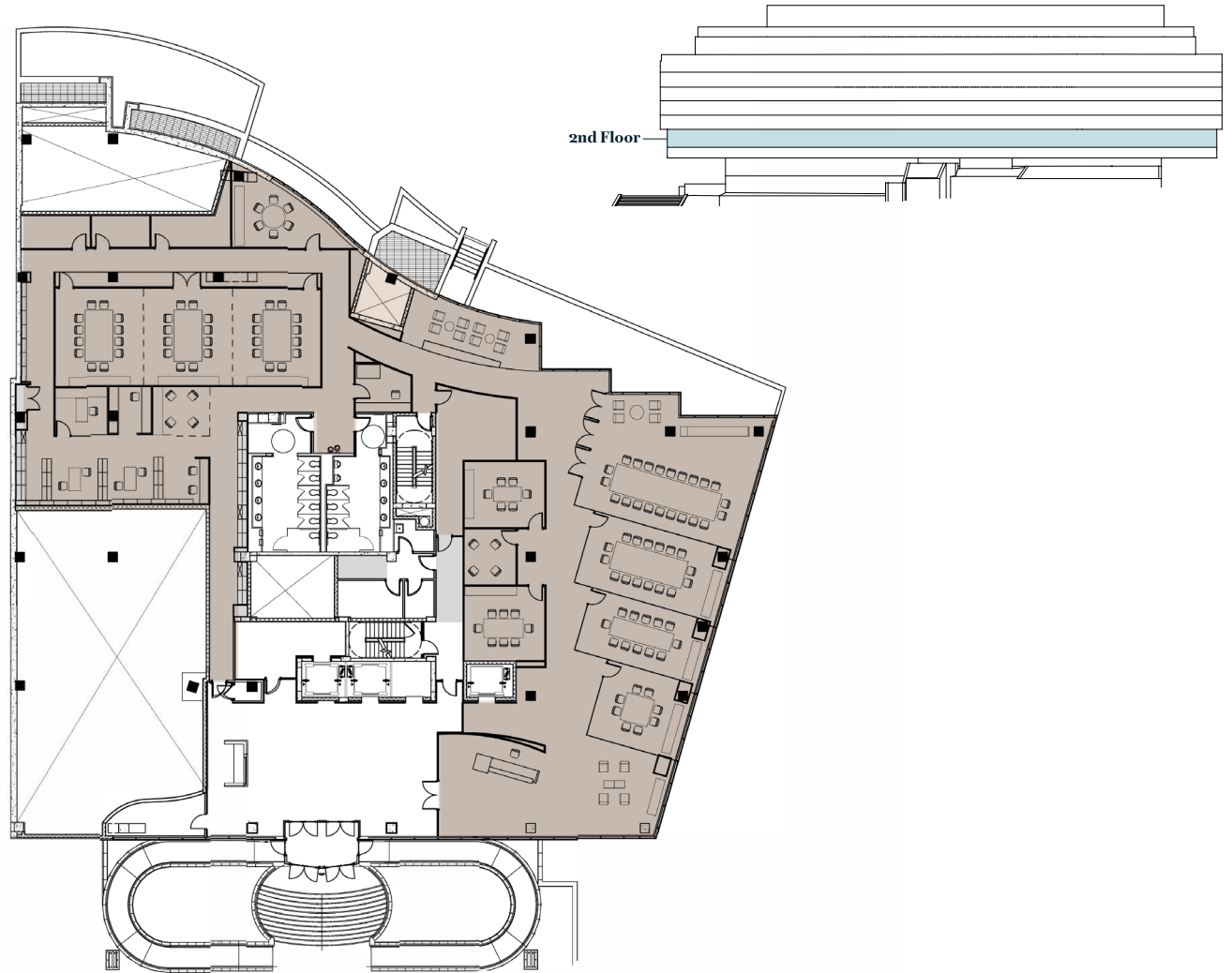
Suite 300
30,910 SF
Available Immediately



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2nd Floor

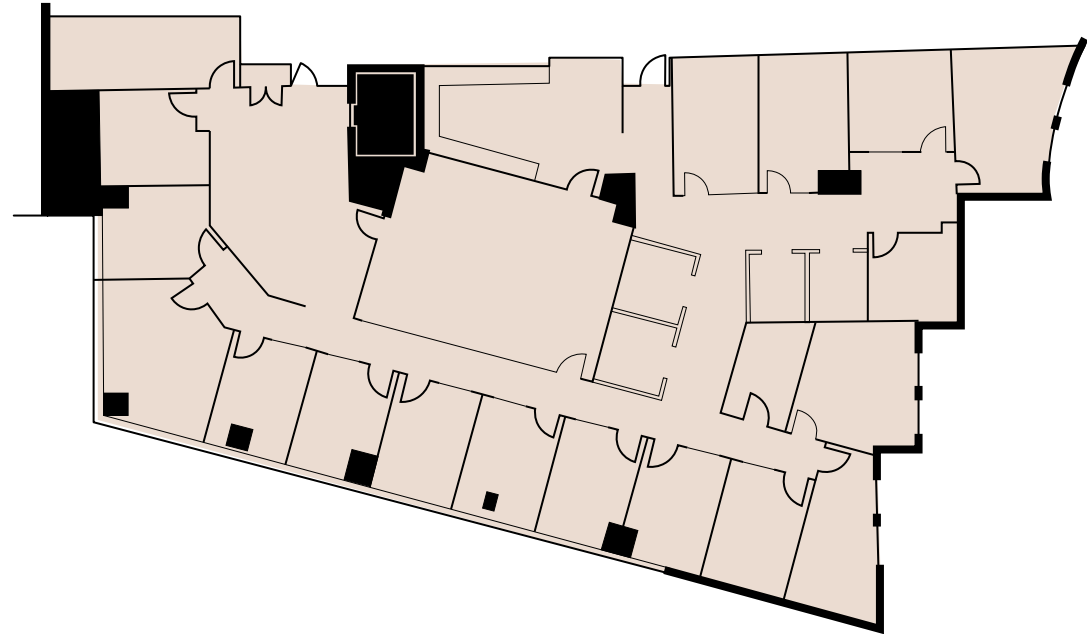
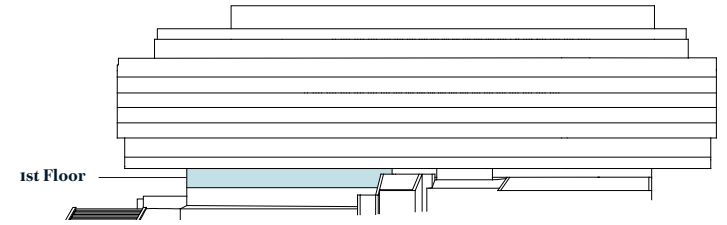
Suite 200
12,737 SF
Available Immediately
High-End Conference Facility



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1st Floor

Suite 100
7,100 SF
Available Immediately



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Accessibility & Amenities

2900 K Street is surrounded by one of Washington, DC's most vibrant waterfront destinations. Adjacent Washington Harbour offers acclaimed restaurants, year-round activity, and iconic waterfront amenities including a riverside boardwalk and seasonal ice rink.

Just two blocks from M Street, the property is walkable to over 250 retailers, 150 restaurants, and 90 nightlife destinations. Cultural, recreational, and lifestyle amenities — including the Kennedy Center, Georgetown Waterfront Park, and the Capital Crescent Trail — are immediately nearby, creating a true live-work-play environment in the heart of Georgetown.

○ Shopping & Lifestyle

● Food & Beverage



- | | | |
|--------------------------------|-----------------------------------|----------------------------------|
| 1. Starbucks | 21. The Foundry | 41. 90 Sec Pizza |
| 2. Gelateria | 22. CUT by Wolfgang Puck | 42. Blues Alley Club |
| 3. Gaupo's | 23. Sweetgreen | 43. Reren Lamen & Bar |
| 4. Fiola Mare | 24. Dog Tag Bakery | 44. Muncchez |
| 5. Nick's Riverside Grill | 25. South Block | 45. BeauTea |
| 6. Bozelli's | 26. L. Priori Jewelry | 46. Filomena Ristorante |
| 7. River Club | 27. Mr. Smith's of Georgetown | 47. Laveda Lash & Brow Boutique |
| 8. Gtown Sushi & Poke | 28. Chaia | 48. Alo |
| 9. Farmers Fishers Bakers | 29. Amina Rubinacci | 49. City Tavern |
| 10. Sequoia | 30. Ike Behar | 50. Pinstripes |
| 11. Tony & Joe's Seafood Place | 31. Angolo | 51. Mason's Famous Lobster Rolls |
| 12. Susheria | 32. Indochino | 52. Aritzia |
| 13. AMC | 33. The Rooftop at the Graham | 53. Anthropologie |
| 14. Hershey's Ice Cream | 34. Thunder Burger & Bar | 54. Clyde's |
| 15. Degrees Bistro | 35. Bluefin Sushi | 55. H&M |
| 16. Miramar Shawarma | 36. Flavio II Canale | 56. Blue Bottle Coffee |
| 17. Bar a Vin | 37. Moby Dick | 57. Pizzeria Paradiso |
| 18. Chez Billy Sud | 38. Potomac Wines & Spirits | |
| 19. Baked & Wired | 39. Bodega Spanish Tapas & Lounge | |
| 20. CorePower Yoga | 40. Haagen-Daz | |

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