



NEARBY ATTRACTIONS



The REACH

THE GEORGE WASHINGTON UNIVERSITY

RETAIL AVAILABLE FOR LEASE

- 4,747 SF retail space available in West End’s vibrant and historic Foggy Bottom neighborhood. Large outdoor patio area and an ideal opportunity for a full-service restaurant.
- Located in the Boathouse apartment building (250 units), across from The Watergate Complex, consisting of 475K SF of office, 500+ residential units and 336 hotel rooms.
- Underserved retail area with close proximity to GW University (27,000 students), The Kennedy Center (3 million annual visitors) and only steps away from the Georgetown waterfront.
- Phenomenal access to/from Rock Creek Parkway, I-66 and Whitehurst Freeway.

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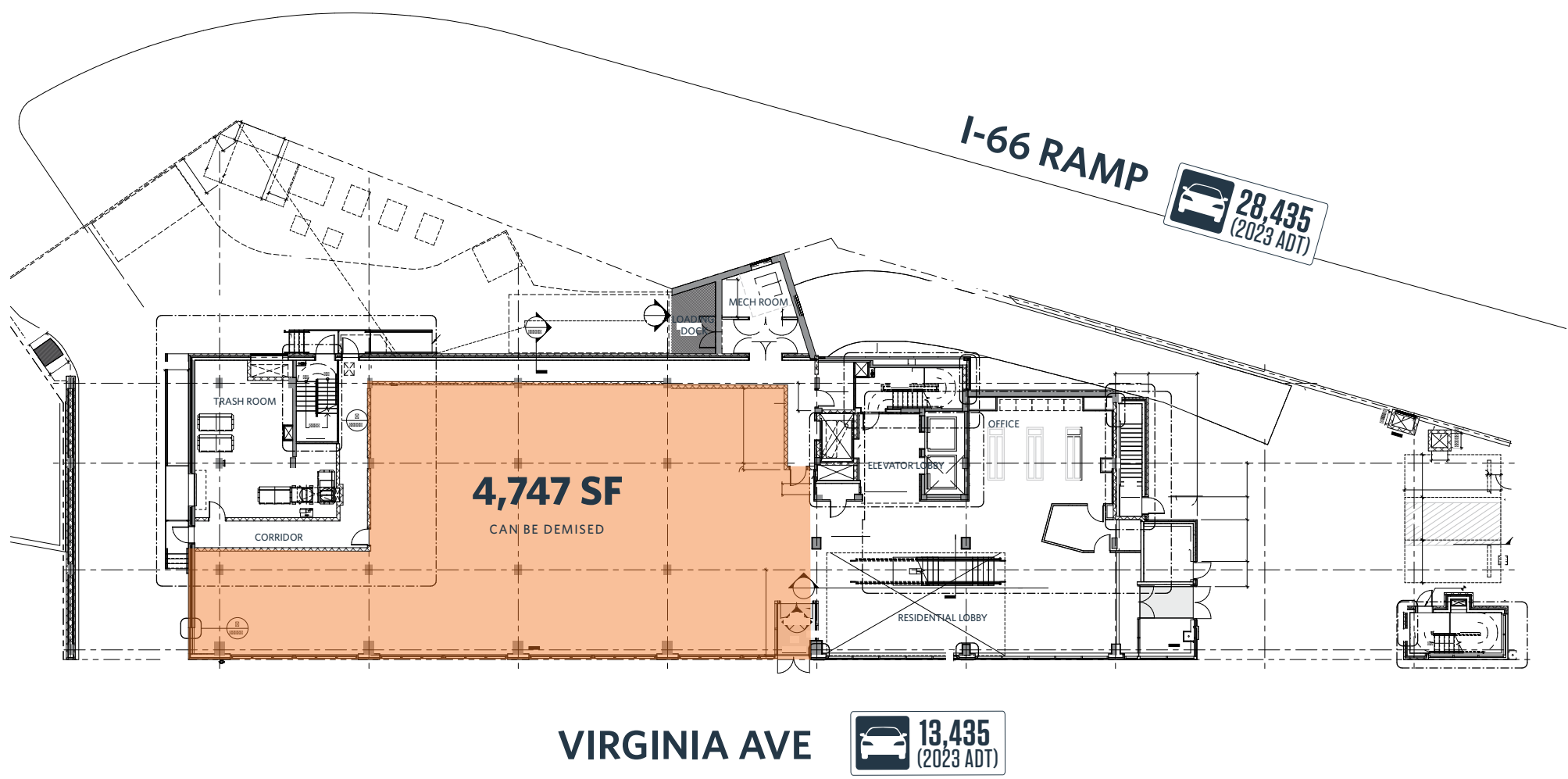
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# SPACE PLAN

# BOATHOUSE

2601 VIRGINIA AVE NW, WASHINGTON, DC 20037

**UNDER NEW OWNERSHIP**



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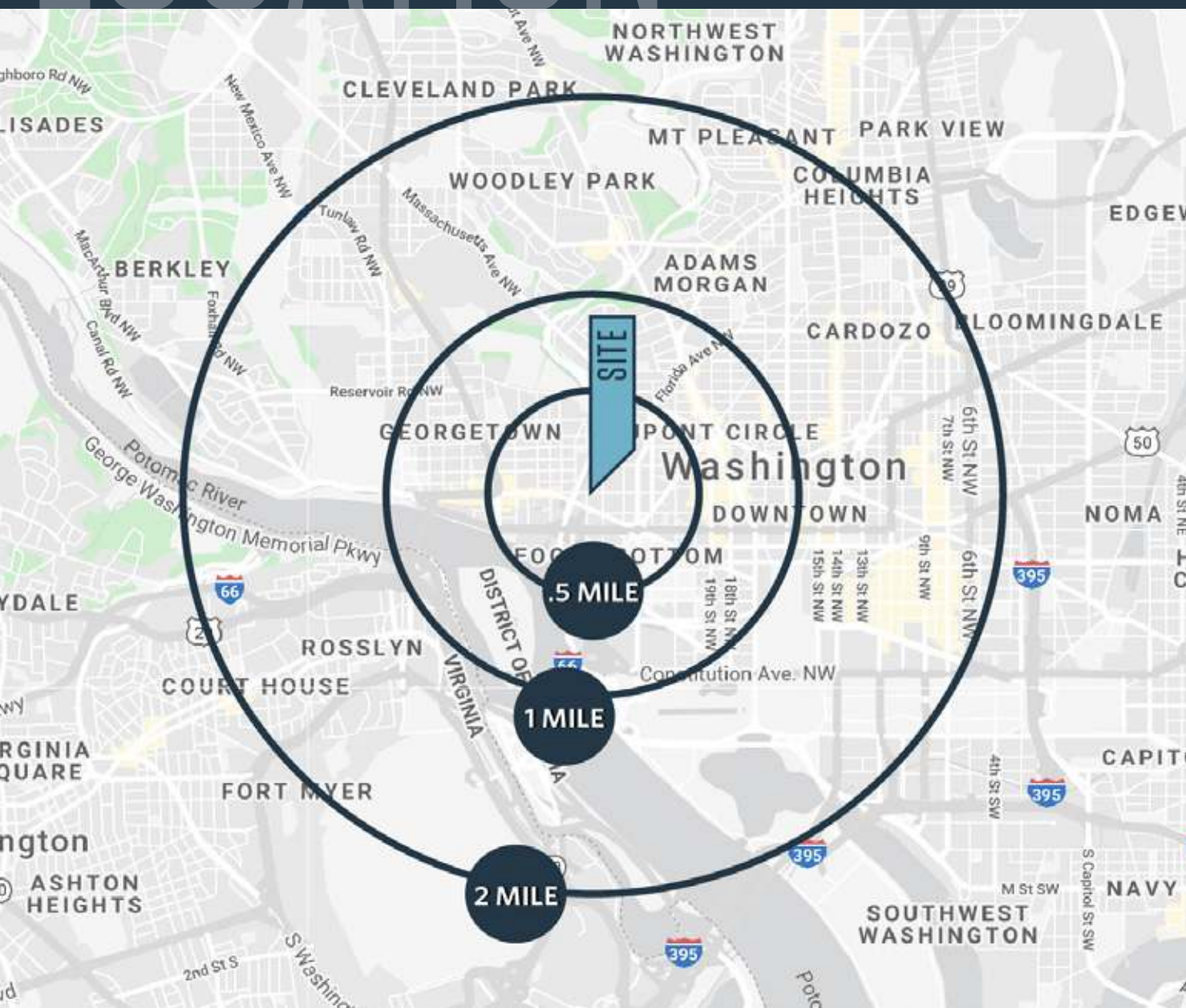


# LOCATION

# BOATHOUSE

2601 VIRGINIA AVE NW, WASHINGTON, DC 20037

**UNDER NEW OWNERSHIP**



AVAILABLE SPACE	RENT	CONDITION
UP TO 4,747 SF	NEGOTIABLE	COLD DARK SHELL

## DEMOGRAPHICS | 2023:

.5 MILE	1 MILE	2 MILE
Population 16,174	36,664	164,380
Daytime Population 42,891	233,708	560,556
Households 7,768	18,095	88,901
Average HH Income \$156,971	\$176,418	\$187,061

## TRAFFIC COUNTS | 2023:

Virginia Ave	13,435 ADT
I-66	28,435 ADT

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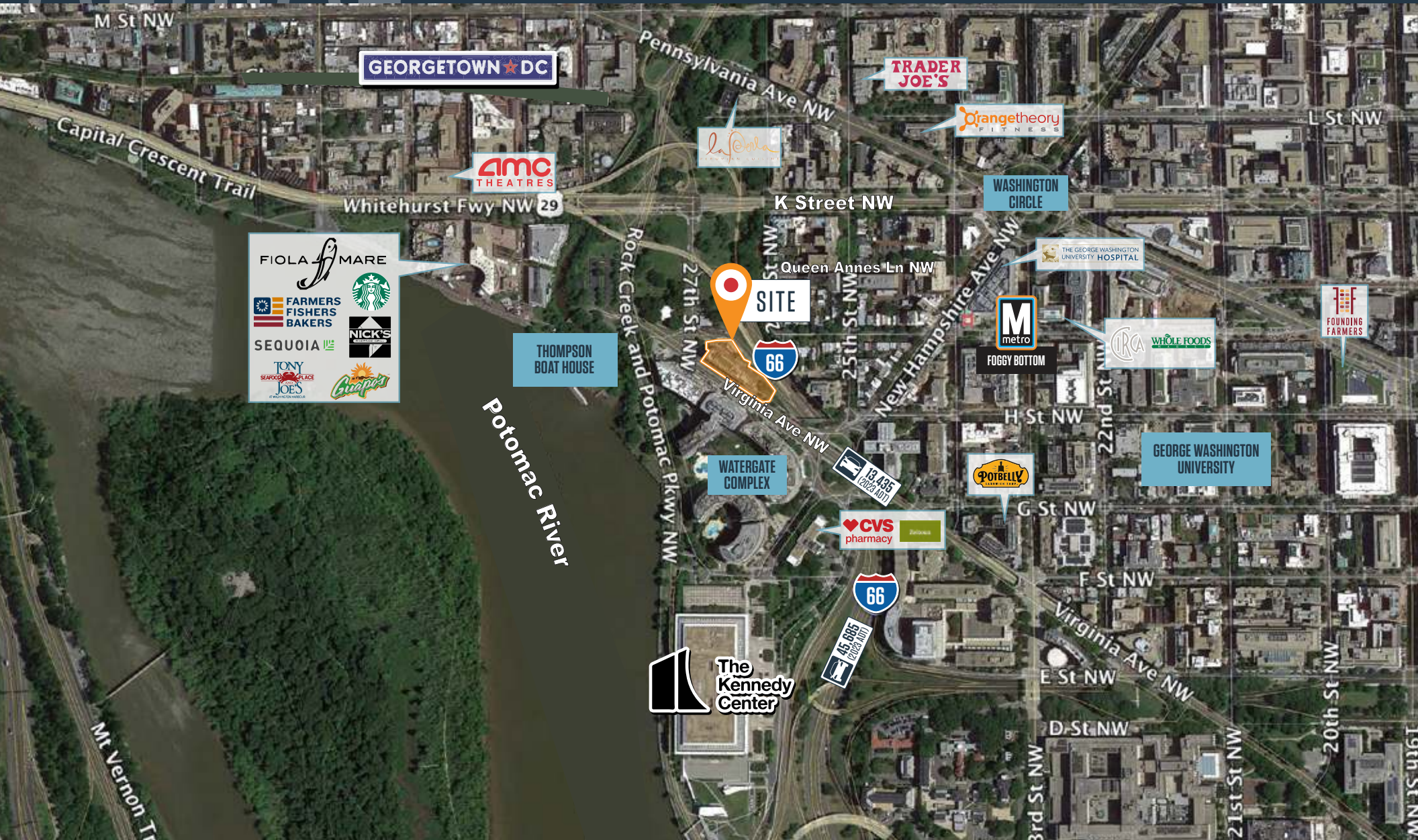


# AERIAL

# BOATHOUSE

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UNDER NEW OWNERSHIP



- FIOLA MARE
- FARMERS FISHERS BAKERS
- SEQUOIA
- TONY SEAFOOD PLACE
- STARBUCKS
- NICK'S RESTAURANT
- GRAPPA

THOMPSON BOAT HOUSE

SITE

The Kennedy Center

WATERGATE COMPLEX

TRADER JOE'S

Orangetheory FITNESS

GEORGETOWN DC

AMC THEATRES

WASHINGTON CIRCLE

THE GEORGE WASHINGTON UNIVERSITY HOSPITAL

M metro

FOGGY BOTTOM

CRCA WHOLE FOODS

FOUNDING FARMERS

GEORGE WASHINGTON UNIVERSITY

POTBELLY

CVS pharmacy

66

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# SIGNAGE

## BOATHOUSE

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UNDER NEW OWNERSHIP



POTENTIAL  
SIGNAGE  
OPPORTUNITY

I-66 RAMP  
28,435 [ADT]

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