

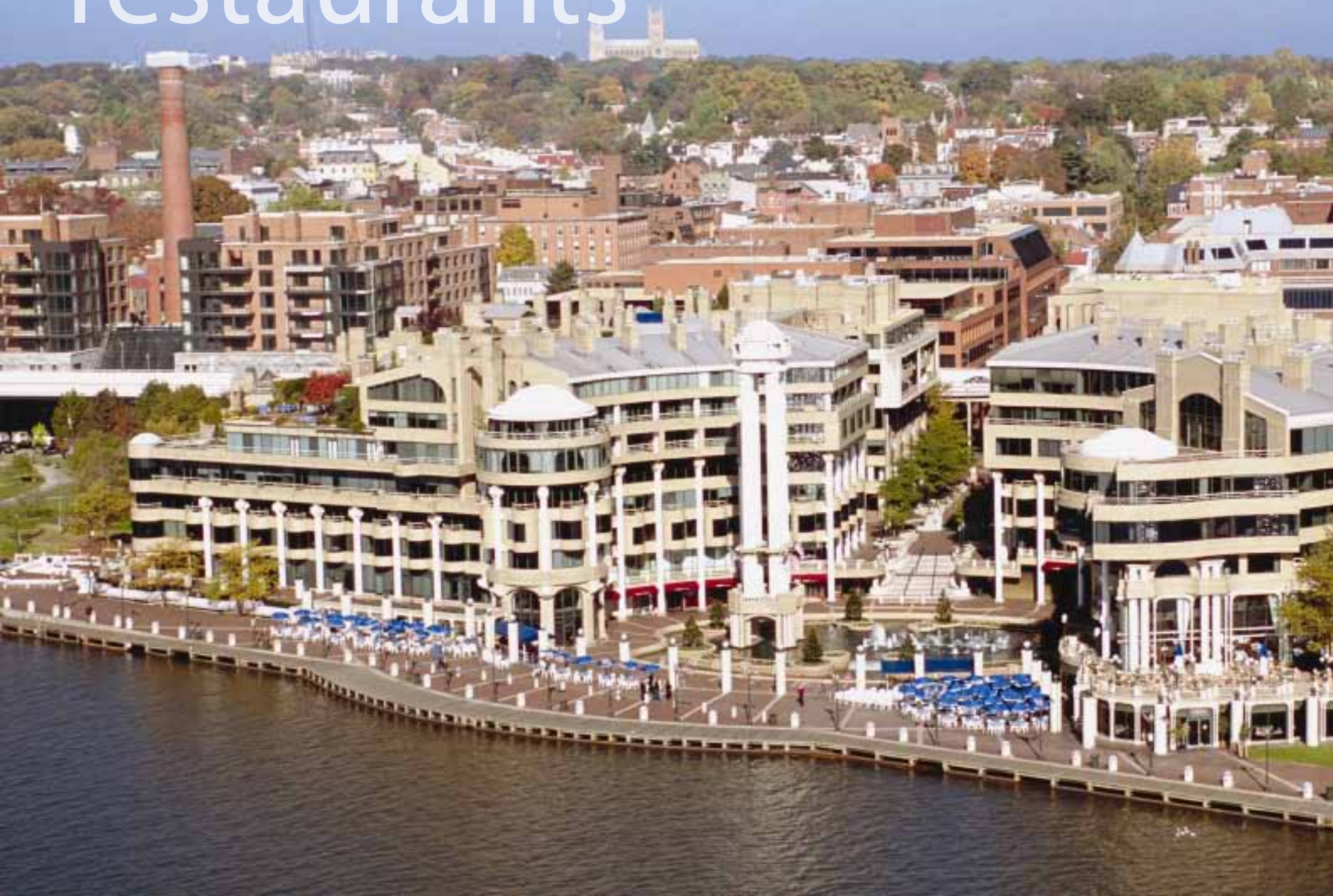
10,100 SF RESTAURANT/RETAIL LOCATION FOR LEASE

# 1010 WISCONSIN AVENUE



a restaurant site in the heart of georgetown's water-

restaurants





retail



LOEWS THEATRES

theaters

1010 wisconsin ave





# georgetown Waterfront park

The eight acre park curves along the Potomac from the Washington Harbour complex to the Key Bridge, creating a vital last link in a necklace of green—225 miles of parkland from Mt. Vernon, Virginia to Cumberland, Maryland. The park has been designed by the world-renowned landscape architects Wallace Roberts & Todd. The community-focused design combines open spaces with unique features that invite visitors to enjoy the outdoors. The park is a shining new example of land restoration, environmental conservation, and unique ecodesign. An engineered bio-edge and rain gardens improves filtration and water quality in the Potomac watershed and new trees and plantings control erosion and reduce stormwater runoff.



SITE

1010 WISCONSIN

THEATERS

The lively gateway to the park includes features that draw visitors to the water including a series of steps down to the river with seating capacity for more than 300 spectators to cheer on the rowers at the finish line of the Potomac Shell races. A pergola laced with flowing vines will shade granite benches and tables for picnicking and relations. Fitness enthusiasts can take advantage of the new bike trail connecting the Capital Crescent Trail to the Rock Creek Trail and National Mall.

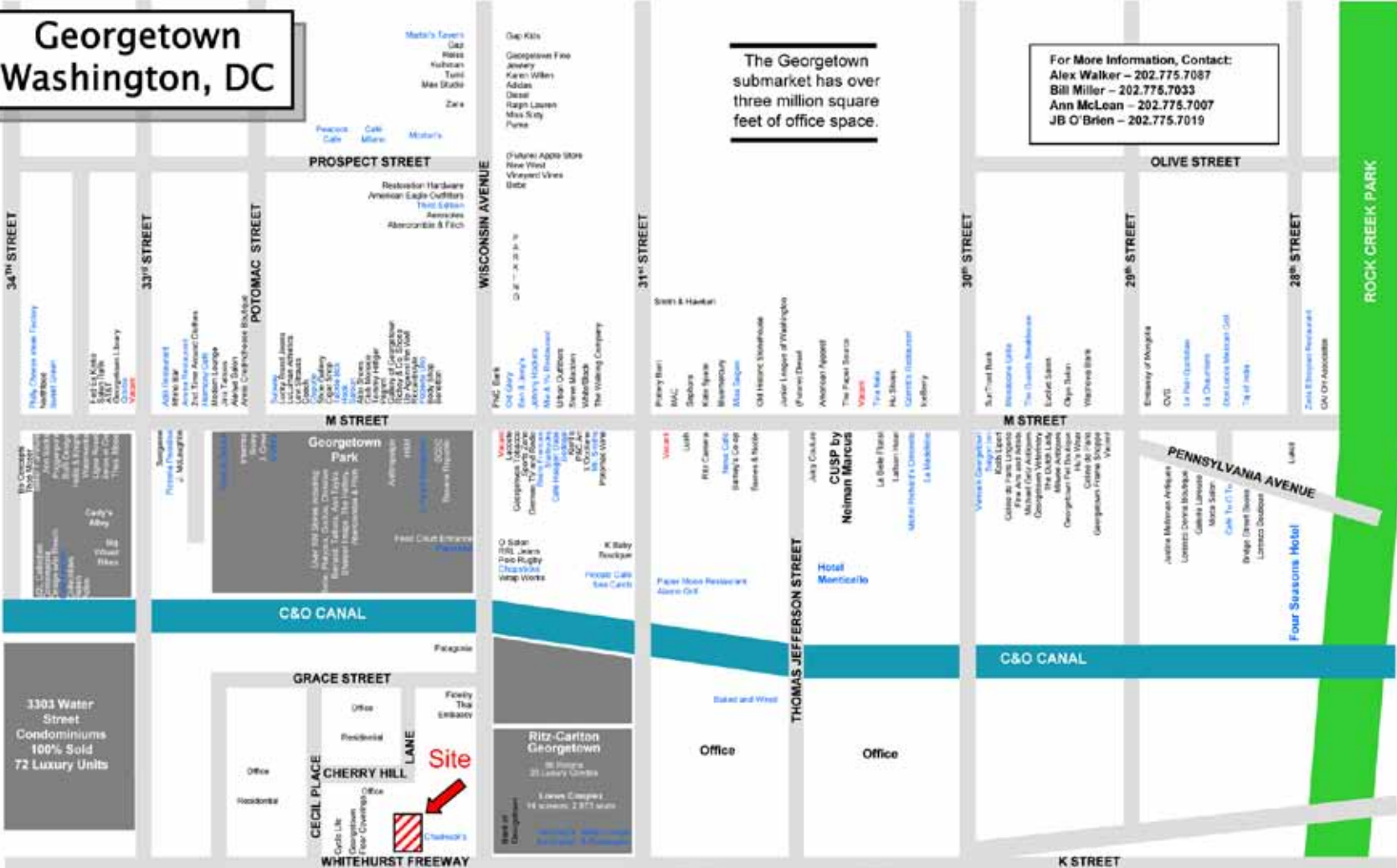
the new national park on the potomac is NOW OPEN

# world-class shopping

**Georgetown  
Washington, DC**

The Georgetown submarket has over three million square feet of office space.

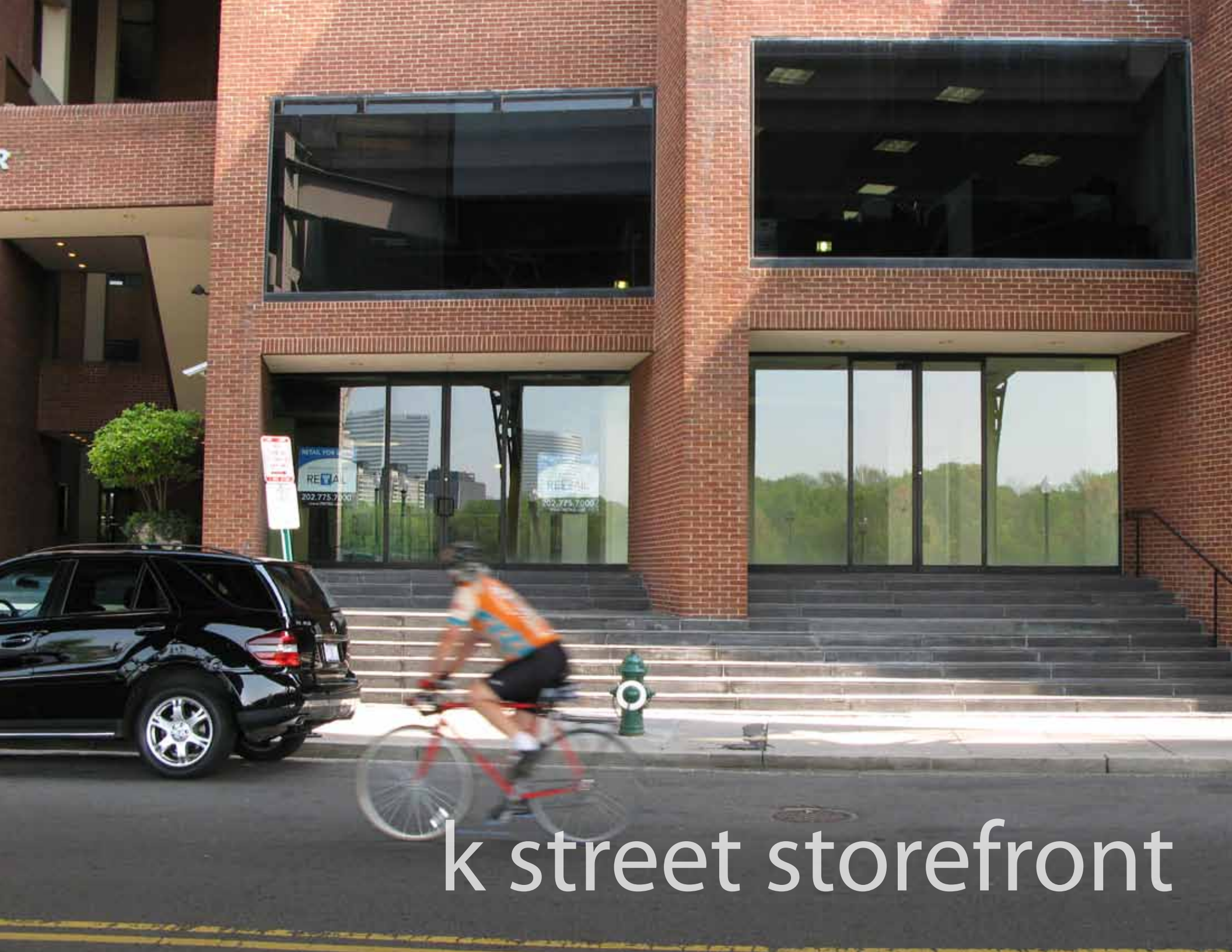
For More Information, Contact:  
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 JB O'Brien – 202.775.7019



**TRANSWESTERN  
RETAIL**  
www.TRETAIL.com







k street storefront

SITE



georgetown's new





waterfront park



# highlights

- 10,100 rentable sf of vented space on one level in the heart of Georgetown
- Located between Chadwicks and Cycle Life on K Street, NW
- Halfway between Washington Harbour and Georgetown Park Mall
- High ceilings and open floor plan
- Garage parking in building
- \$32.50 per rentable square foot plus \$6.00 per rentable square foot in pass-throughs
- Ideal for destination restaurant, retail, service, office, or high-quality, vented food users
- Population:  
1/2 mile radius: 8,094  
1 mile radius: 31,899
- Average Household Income:  
1/2 mile radius: \$201,473  
1 mile radius: \$150,812



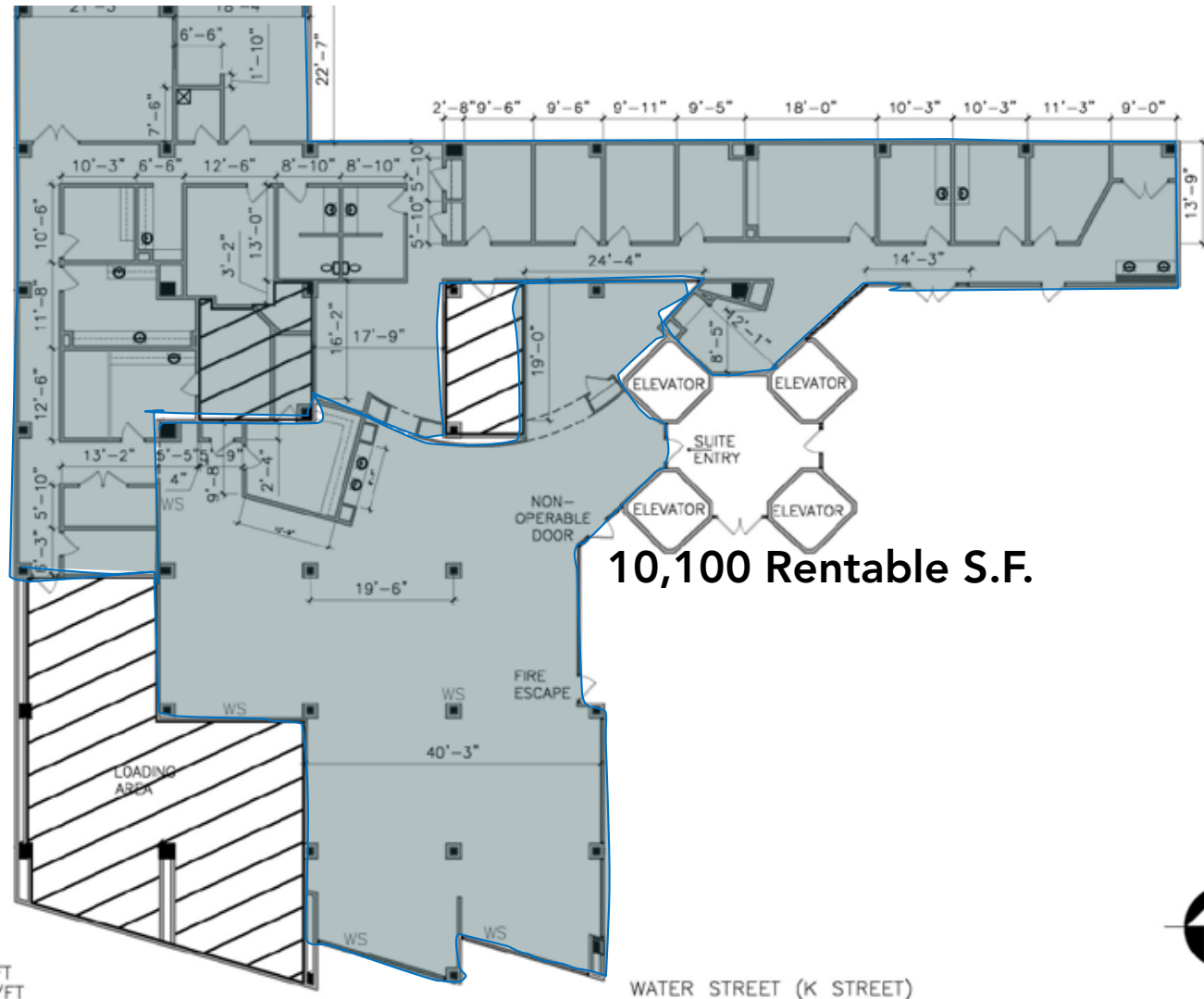
SITE



WISCONSIN AVENUE

THE EPISCOPAL CHURCH  
We're here for you  
CRAFT CHURCH

# floor plan



**10,100 Rentable S.F.**

EXISTING FLOOR PLAN

0' 10' 20'

USEABLE = 9,208 SQ/FT  
RENTABLE = 10,100 SQ/FT

1010 WISCONSIN AVE NW  
THE WATERFRONT CENTER  
SUITE 110  
WASHINGTON DC 20007

RB properties, inc.

**BKV**  
GROUP

NOTES: DIMENSIONS ARE APPROXIMATE

DATE: 11/16/2011



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