

CANAL SQUARE

1054-1066 31st Street & 3110-3112 M Street, NW Washington, DC 20007

Floor	Suite #	SF Available	Smallest	Contig.	Asking Rates	Date Available	Service Type	Condition	Build-Out	Notes
Office Space:										
Ground	8	590	590	590	\$18 - \$20	VACANT	Net cleaning	As-is	yes	Fine art gallery space on beautiful courtyard. Part of "Galleries 1054", includes events/advertising.
1st	150	660	660	660	\$30 - \$32	VACANT	Net cleaning	As-is	yes	Great retail/office space, with high ceilings and great window line.
2nd	210	5,469	2,500	5,469	\$31 - \$33	4/1/2010	FS	As-is	yes	8-10 offices, reception area
3rd	300	1,612	1,612	1,612	\$32 - \$34	VACANT	FS	As-is	yes	2-3 windowed offices, reception area, conference room, exposed brick with wood beams, great Canal views
3rd	330	1,300	1,300	1,300	\$31 - \$33	VACANT	FS	As-is	yes	2-3 windowed offices, reception area, conference room, great Georgetown views
4th	415	2,480	2,480	2,480	\$31 - \$33	VACANT	FS	As-is	yes	4 windowed offices, 3 other offices, reception area, large conference room, corner space with sweeping Georgetown views

Retail Space: Fully Leased

Building Notes:

- * On-site 1st class restaurant: Sea Catch
- * Award winning historical building overlooking C&O Canal
- * Beautiful courtyard with art galleries
- * 4 sides of windows, with great views
- * Parking garage
- * Offering brokers 4% commission for any new leases (non-renewals) signed by September 30, 2009