

Advertise
with the
Georgetownner
CLICK HERE!

web
print video multimedia
photography

GEORGETOWNER.COM

HOME | BUSINESS | REAL ESTATE | SOCIAL SCENE | THE PLAYER | EDITORIALS | IN COUNTRY | CAG CENTRAL

MARKETPLACE

[Media Kit - Print](#)
[Media Kit - Web](#)

ONLINE EXCLUSIVES



ENTERTAINMENT

[Film](#)
[Dining Guide](#)

RESOURCES

[Haute & Cool, Le Decor](#)
[Calendar of Events](#)
[Art Wrap](#)
[Performance](#)
[Galas & Events](#)
[Editor's Notes](#)

ABOUT US

[Contact Us](#)
[Employment](#)
[Our Advertisers](#)

ARCHIVES

DOWNLOAD ISSUE

do you need
creative services?

- web creative
- print creative
- media creative

[more]

BUSINESS

THE COMMERCIAL INSIDER - MOTION INTO GEORGETOWN

BY ANDREW O'NEILL
FEBRUARY 2008

Everyone knows that by Washington's standards, Georgetown's commercial office space is relatively small roughly 3 to 4 million square feet. However, what many don't realize is that law firms occupy around 25 to 30% of that space.

Just last week it was announced that the law firm of Katten Muchin Rosenman LLP is relocating its office to the newly constructed Harbourside at 2900 K Street next to the Swedish Embassy. The building is the first of its kind to be constructed in Georgetown in over two decades. Another law firm, Wallace, King, Domike, & Reiskin PLLC will be moving into the building later this year. Katten Muchin will be taking 72,000 square feet and Wallace King will occupy over 20,000 square feet, both are relocating from office space on Thomas Jefferson Street. But why do these firms take up so much space?

With large partner offices and document storage rooms, law firms traditionally utilize more office space per employee than any other tenant. Take for example the merger in 2006 of two well known law firms, Collier Shannon Scott PLLC and Kelley Drye & Warren LLP. The combined offices resulted in merging over 150 attorneys located in the DC area, primarily in the Washington Harbour office complex.

If you take 150 lawyers and multiply that by 500 square feet (a number twice the average office user would occupy), it equals 75,000 square feet roughly. Now add associates, paralegals, assistants, large conference rooms, small conference rooms, hallways, kitchens...well, you get the idea.

With a lack supply of land to develop new office buildings, it is unlikely to see a new firm gobble up so much space for while. However, the space left behind in the offices these firms currently occupy will be backfilled. Because law firm space is expensive to build out and usually rather homogenous in its layout, there is a very good chance that these backfill spaces will become occupied by other law firms. And so the trend continues until one of the managing partners looks out his window across the river and says, "Let's look at Rosslyn."

O'Neill Realty Advisors, LLC, is a commercial real estate firm located in Washington, DC. You can contact Andrew by emailing Andrew@oneillrealtyadvisors.com or calling 202-741-9405.



Low Cost DC Office Space

Real, virtual, and combo offices in downtown DC - very low rates!
www.WashOffice.com

DC Commercial Property

Find Commercial Property Sales & Rentals at washingtonpost.com
WashingtonPost.com/Re

Office Space

Find Local Office Space Rentals in Your Area at Superpages.com
www.Superpages.com

Premier Business Centers

Full Service Executive Office Space Starting at \$300/month. Call now!
www.pbcenters.com



- Service Troubleshooting and repair
 - Parasite Removal / Virus Detection
 - Website, Email, Domain Hosting
 - Professional Custom Web design
- visit our site for more information