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THE COMMERCIAL INSIDER

DONE DEALS IN THE MARKET:

BY ANDREW O'NEILL

July 2008



Photo: Tower Bingsu from Iceberry

1211 Potomac Avenue:
Philly Pizza & Grill, not to be confused with the Philadelphia Cheesesteak Factory on M Street, will open later this summer next to Georgetown Cupcake. The restaurant will have a small amount of seating on the first floor and additional seating upstairs. The menu has not been completed yet but they hope to serve pizzas, sandwiches, light fare and some breakfast dishes. If the ownership is smart, they will start serving samples to the droves of customers waiting in line for cupcakes next door.

3001 M Street:
Plans are underway for the former CD Warehouse space to open as a new IceBerry (www.iceberryus.com) Yogurt store. There are several locations in the Virginia area and this would be their first DC location. The summer seems to foster new yogurt concepts as Mr. Yogato opened on 17th Street in Dupont Circle recently and many more are looking in the area for space.

3025 Wisconsin Ave:
American Apparel (www.americanapparel.net) is coming soon here. This will be the second location for the store in addition to Lincoln Square. The retailer has locations internationally and is known as a unisex clothier. They cater to children and a younger clientele. This block should look much different by next year when French Connection moves in a few doors down as well.

3255 K Street:
Cycle Life USA (www.CycleLifeUSA.com) acquired this ground floor property for \$4,800,000 as part of the Paper Mill condominium complex. The space was formerly owned and occupied by Scruples, Inc. The fitness based retailer will hold cycling classes and will be located directly across from the Georgetown Waterfront Park. This should make for some nice outdoor cycling classes should they decide to conduct them. Cycle Life joins Water Street Gym as another K Street facing fitness club catering to the office tenants and residences by Whitehurst Freeway.

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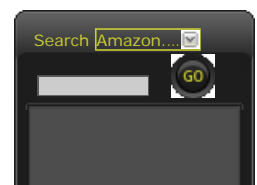
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3307 M Street:

We reported in the last issue that Lumas Editions Gallery leased over 4,000 sf here when Eastbanc decided to divide the space and market it to smaller tenants upon Staples' departure. Eastbanc has also leased space there to Shabby Chic, (www.shabbychic.com) the trendy Santa Monica, CA based furniture and accessory boutique. In addition, Eastbanc leased the balance of the space that Staples vacated to The Georgetown Library on a temporary basis while the new library is being rebuilt.

O'Neill Realty Advisors, LLC is a full service commercial real estate brokerage and advisory company focusing on Georgetown and upper Northwest, DC. You can reach Andrew O'Neill at 202-741-9405 or andrew@oneillrealtyadvisors.com.

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