

CIELO AT 300 M NE

3RD STREET DISTRICT - WASHINGTON, DC
2,921 - 5,900 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES






CIELO AT 300 M NE

3RD STREET DISTRICT - WASHINGTON, DC

- | Retail available in a 457-unit mixed use residential apartment development in Washington, D.C.
- | Washingtons new authentic Live Work Play neighborhood
- | Unique location serving both Union Market and NoMa, just across from REI at Uline arena
- | Over 8 million SF of office in surrounding NoMa and 14.8 Million SF of planned development immediately surrounding the project
- | Two vented restaurant opportunities

DEMOGRAPHICS 2024

	.25 MILE	.5 MILE	1 MILE
 POPULATION	6,058	25,985	72,753
 HOUSEHOLD INCOME	\$144,425	\$131,194	\$131,128
 MEDIAN HOUSEHOLD INCOME	\$75,061	\$87,605	\$97,158

AREA RETAILERS



CIELO AT 300 M NE
3RD STREET DISTRICT - WASHINGTON, DC

NEW YORK AVENUE NE 31,300 VPD

UNION MARKET
40 LOCAL ARTISTS/MERCHANTS



GALLAUDET UNIVERSITY & JBG COMPANIES DEVELOPMENT
(6TH STREET & FLORIDA AVENUE)
1.5M SF
1.3 SF RESIDENTIAL
135K SF RETAIL
116K SF OFFICE

CENTRAL ARMATURE WORKS
640 residential units
and 203 key hotel, and
60,000SF of retail

GALLAUDET UNIVERSITY
1,011 STUDENTS



KING ST OYSTER BAR

NoMaCNTR
65,000 SF RETAIL
350 RESIDENTIAL UNITS
282,000 SF OFFICE



100 K STREET

200,000 SF
222 RESIDENTIAL UNITS
STREET LEVEL RETAIL

ULINE ARENA
OPENED LATE 2016
172K SF OFFICE
73K SF RETAIL
51K SF REI



300 M ST NE

L STREET 14,000 VPD

UNION PLACE



K STREET



I STREET

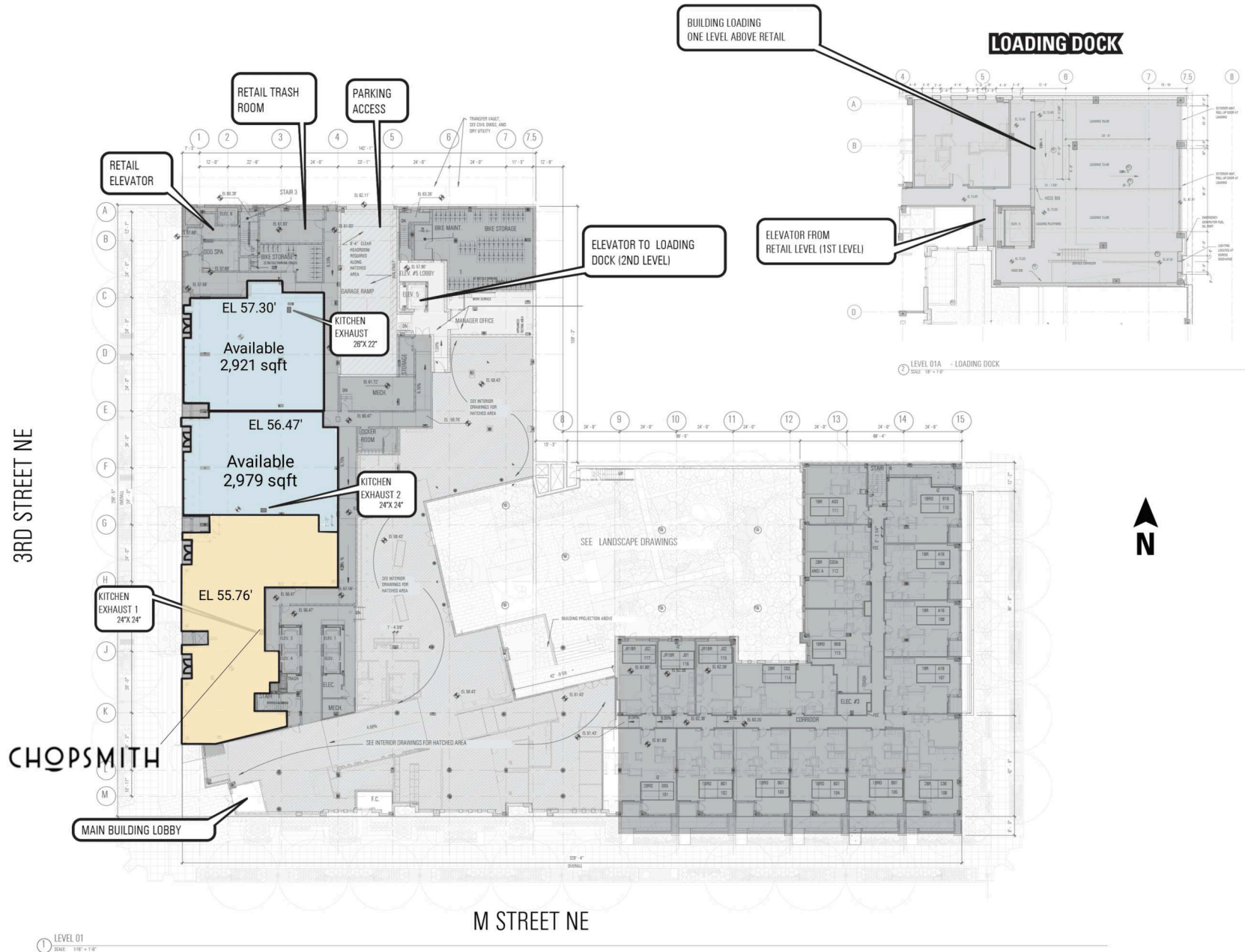


H STREET



BURNHAM PLACE
PROPOSED 3M SF DEVELOPMENT
TO BE BUILT ABOVE UNION STATION YARD
MIXED-USED DEVELOPMENT

2,921 - 5,900 SF AVAILABLE





CIELO AT 300 M NE | 300 M ST NE, 3RD STREET DISTRICT - WASHINGTON, DC

Bill Dickinson | bdickinson@rappaportco.com | 703.310.6983

Pat O'Meara | pomeara@rappaportco.com | 571.382.1218

rappaportco.com