

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

SOUTH BLOCK, BLOOMINGDALE, The Lawn, St. Anselm, EL PRESIDENTE, Masseria, COFFEE, BAKERY, KITCHEN, Cotton & Reed, elcuelo, Toastique, TRADER JOE'S, UNION, STELLINA PIZZERIA, LADURÉE, Van Leeuwen, O-KU, Juan Manuel Barrios, WASHINGTON, D.C.

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

rōti, WELCOME TO MOE'S, POTBELLY, Harris Teeter, DUNKIN', Hilton Garden Inn, SEOLSPICE, Peet's Coffee & Tea



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



GALLAUDET UNIVERSITY
 1,011 STUDENTS



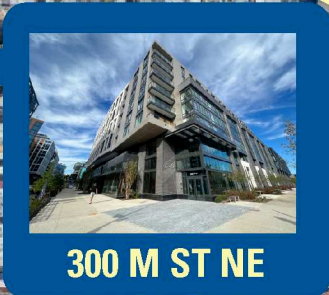
NoMaCNTR
 65,000 SF RETAIL
 350 RESIDENTIAL UNITS
 282,000 SF OFFICE

UNCORKED, BULLETIN



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

REI, RED BEAR



FLORIDA AVENUE NE

100 K STREET
 200,000 SF
 222 RESIDENTIAL UNITS
 STREET LEVEL RETAIL

L STREET 14,000 VPD

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

UNION PLACE
 COLBY'S, F&B

K STREET



I STREET



H STREET



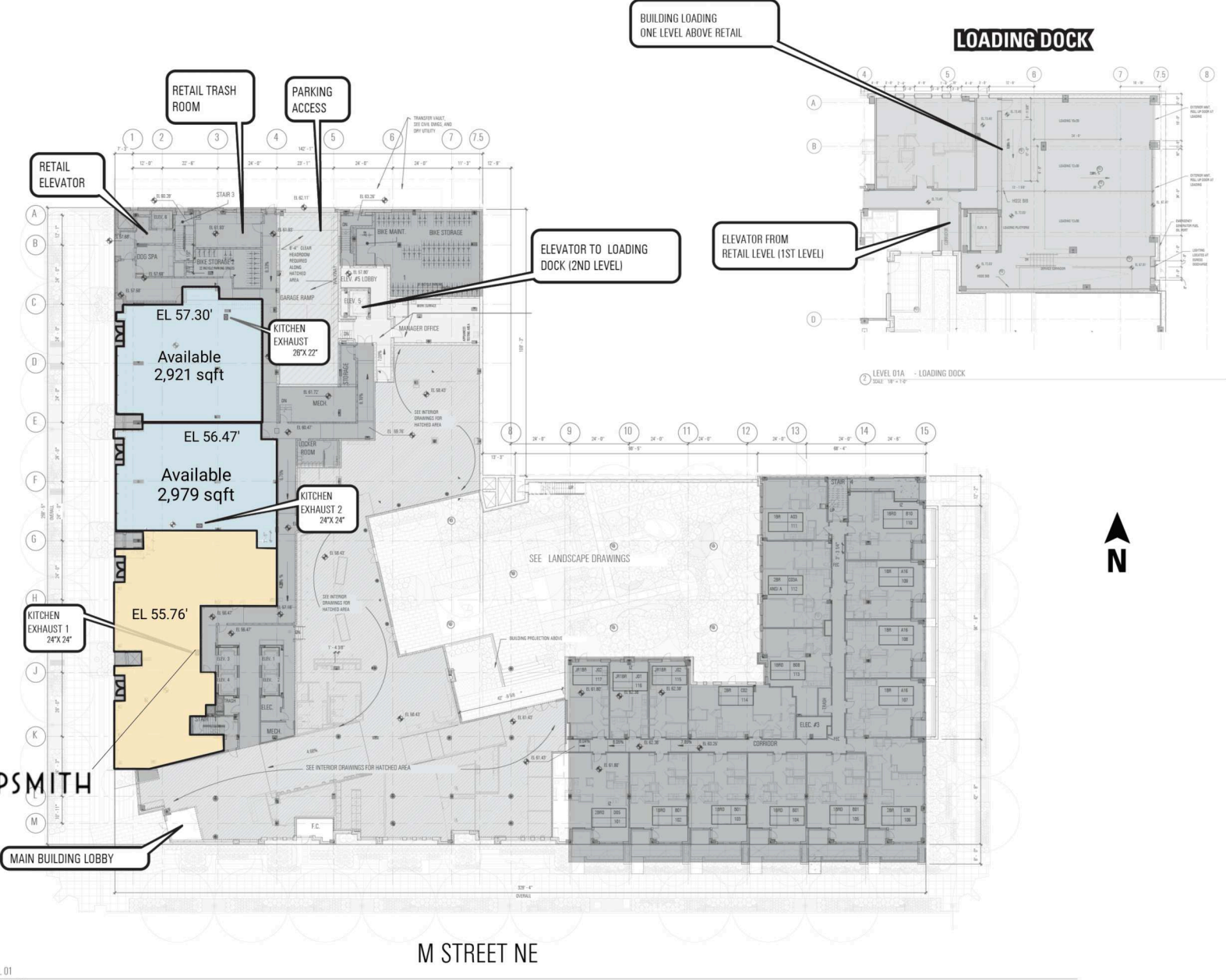
SITE PLAN

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

2,921 - 5,900 SF AVAILABLE

3RD STREET NE

CHOPSMITH



M STREET NE



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

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