

# 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.
- | Washington's 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 2025

	.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, Hi-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, Peets Coffee & Tea



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



**GALLAUDET UNIVERSITY**  
 1,011 STUDENTS



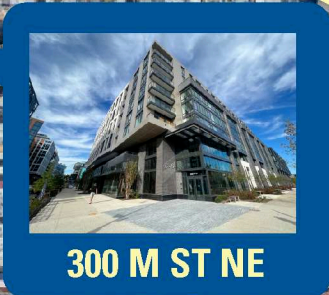
**NoMaCNTR**  
 65,000 SF RETAIL  
 350 RESIDENTIAL UNITS  
 282,000 SF OFFICE

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

**UNION PLACE**  
 COLBY'S, F&B

**L STREET 14,000 VPD**

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

**K STREET**

**I STREET**

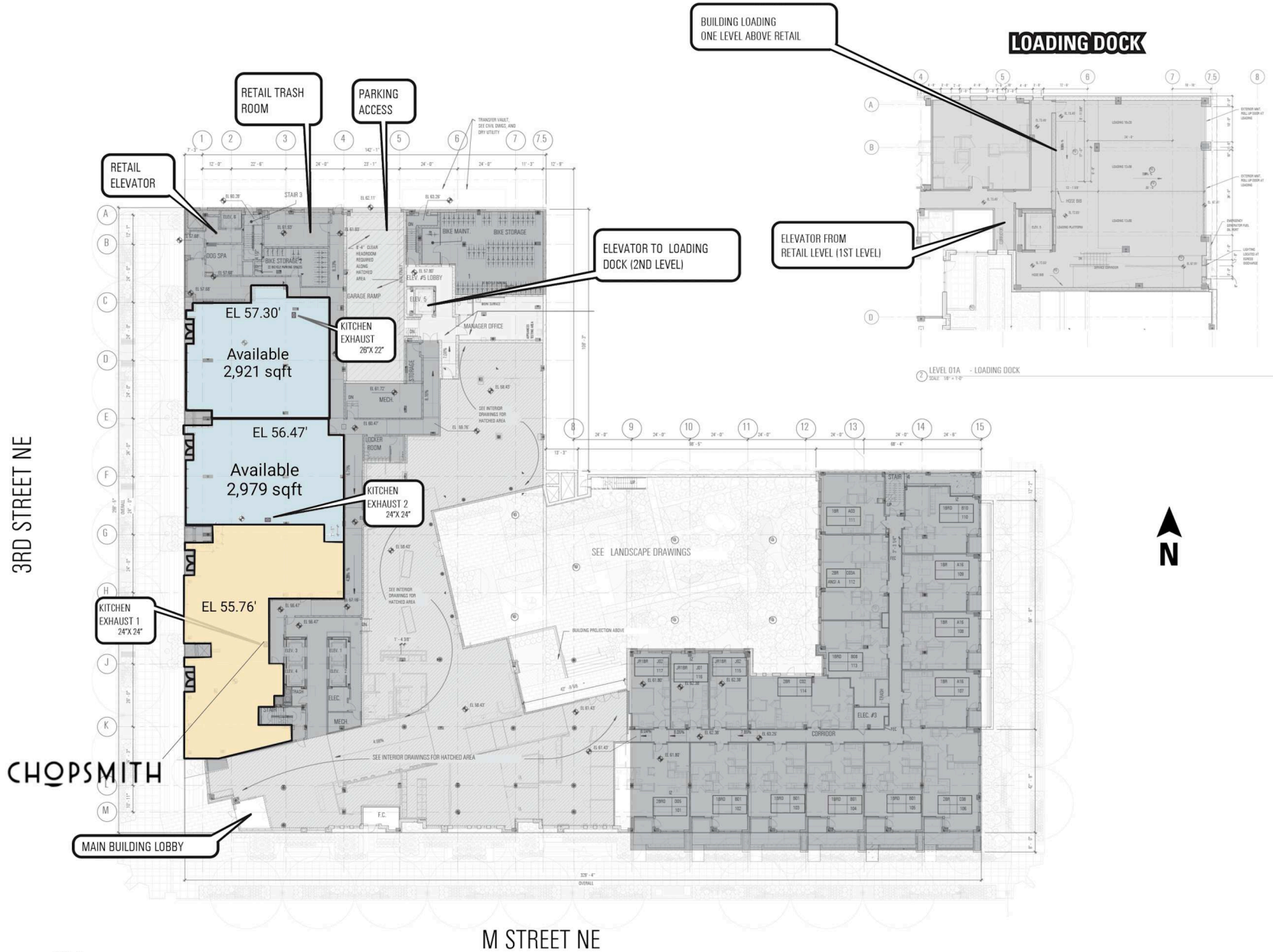
**H STREET**

LAOS IN TOWN, INDIGO, Giant, sticky fingers DINER, stationhouse, CAVA, Orangetheory, Starbucks, CVS pharmacy, WHOLE FOODS MARKET, SOLID STATE BOOKS, W, PNC, paste & root CHEESE CO., T-Mobile, CAJUPACARPA, AVEC, [solidcore]

# SITE PLAN

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

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](mailto:bdickinson@rappaportco.com) | 703.310.6983**

**Pat O'Meara | [pomeara@rappaportco.com](mailto:pomeara@rappaportco.com) | 571.382.1218**

**[rappaportco.com](http://rappaportco.com)**