

# 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
 <b>POPULATION</b>	6,058	25,985	72,753
 <b>HOUSEHOLD INCOME</b>	\$144,425	\$131,194	\$131,128
 <b>MEDIAN HOUSEHOLD INCOME</b>	\$75,061	\$87,605	\$97,158

### AREA RETAILERS



La COLOMBE

TRADER JOE'S



CHOPSMITH





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

NEW YORK AVENUE NE 31,300 VPD



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

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

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

## UNION MARKET 40 LOCAL ARTISTS/MERCHANTS



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



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

**GALLAUDET UNIVERSITY**  
1,011 STUDENTS

FLORIDA AVENUE NE



300 M ST NE

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



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

K STREET



I STREET



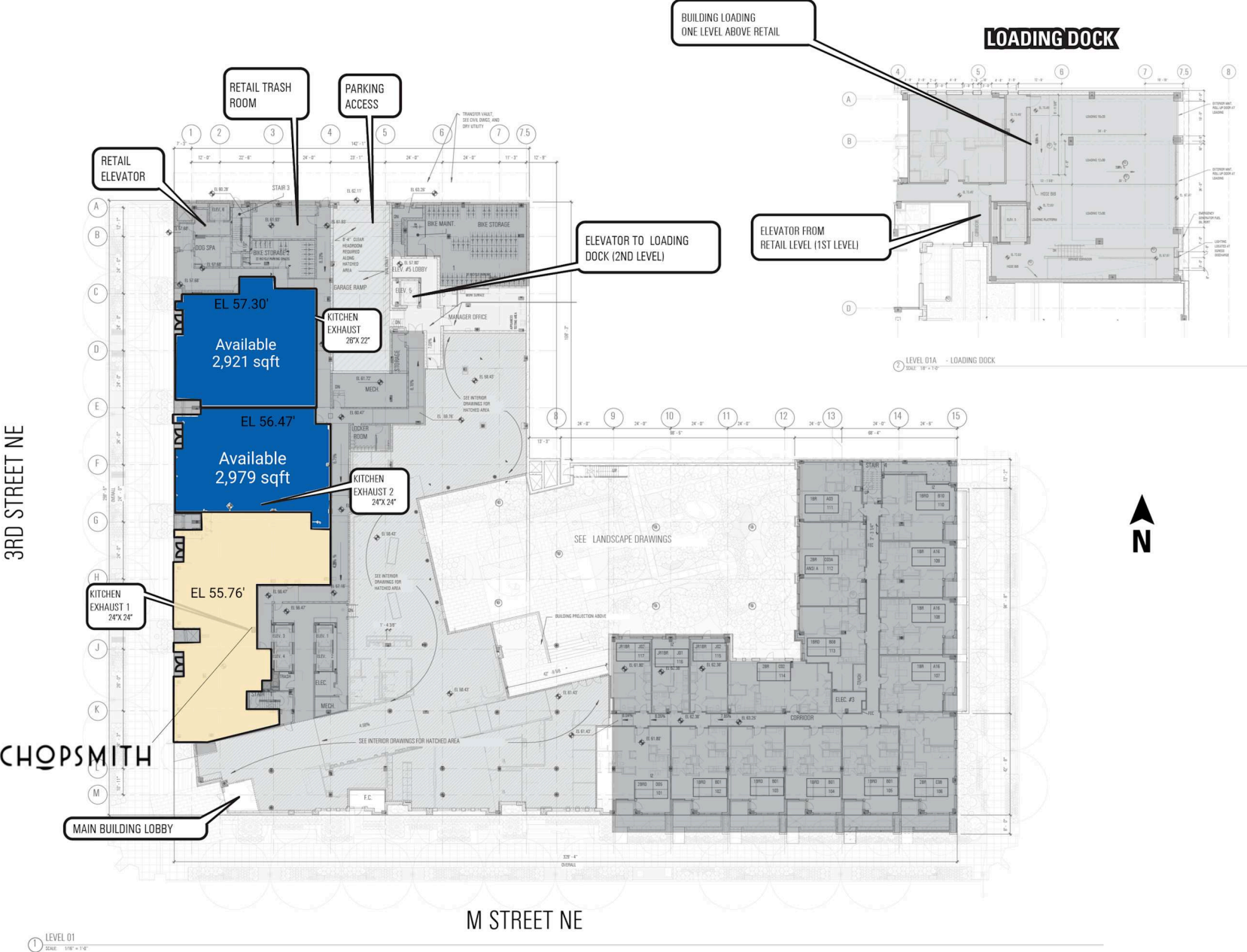
H STREET



L STREET 14,000 VPD



**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)**