

250 M STREET SE

WASHINGTON, DC
FULLY LEASED

RAPPAPORT



250 M STREET SE WASHINGTON, DC

- | New construction delivering Q1 2021 in growing office and residential neighborhood surrounded by new development and dense daytime demographics
- | Blocks from Nationals Park, which sees over 2.4 million visitors annually
- | Located adjacent to Canal Park, which hosts dozens of community events throughout the year including a fountain in the summer and skating rink in the winter
- | Two blocks East from Navy Yard Metro Station
- | Retail space below 216,000 SF office building to be occupied by DDOT with 19' ceiling clears

DEMOGRAPHICS 2021

	.5 MILE	.75 MILE	1 MILE
 POPULATION	13,351	23,385	28,090
 DAYTIME POPULATION	11,972	25,075	41,501
 HOUSEHOLD INCOME	\$94,512	\$110,497	\$119,101
 TRAFFIC COUNTS	19,000 on M Street SE		

AREA RETAILERS



250 M STREET SE WASHINGTON, DC

S CAPITAL ST SW 47,000 VPD

I ST SW

K ST SW

L ST SW

M ST SW

N ST SW

MEN JERSEY AVE

2ND ST SE

2ND PL SE

M ST SE 19,000 VPD

3RD ST SE

FIRST ST SE

SOUTHEAST FREEWAY 92,000 VPD

7TH ST SE

8TH ST SE

9TH ST SE

10TH ST SE

11TH ST SE



AGORA
At the Collective

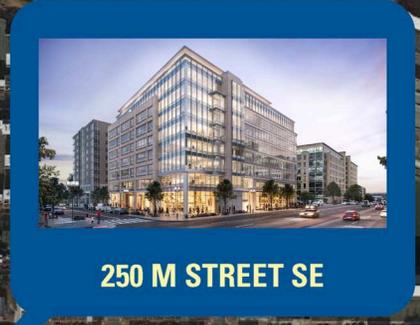
THE GARRETT
At the Collective

park chelsea
At the Collective

GARFIELD PARK

sport&health

200 I STREET SE
350,000 SF OFFICE BUILDING
1,400 EMPLOYEES



250 M STREET SE

BARRACKS ROW

matchbox

THE UGLY MUG

EATBAR

BULLETIN

DISTRICT GOVERNMENT

Orangetheory
FITNESS

SLIPSTREAM
TRUSTED OFFICE LIBRARY

Don Chon

CANAL PARK
28,000+ VISITORS PER YEAR
SEASONAL ICE-SKATING
RINK AND FOUNTAIN

FIVE GUYS

CVS pharmacy

CAVA

SHAKE SHACK

OPEN ROAD

IRCA

THE BULLPEN

[solidcore]

roti

RASA

CHOP T

CHASE

oath
Bethesda Bagels
Pretz Coffee & Tea

THE YARDS
2,800 RESIDENTIAL UNITS
1.8M SF OFFICE
400,000 SF RETAIL

NATIONALS PARK
2.4M VISITORS PER YEAR

DOCK 79

ALL PURPOSE
PIZZERIA

DACHA
BEER GARDEN

THE SALT LINE
OYSTER - ALE

THOMPSON HOTEL
227 KEYS

THE ESTATE
270 APARTMENTS

MORINI'S

WHALEY'S

ice cream

jubilee

AGUA301
MEXICAN STREET FOOD

400 M STREET APARTMENTS
138 UNITS

HATOBA

Willie's

PACERS RUNNING

lululemon

athletica

unleashed

Nando's

Harris Teeter
Your Neighborhood Food Partner

sweetgreen

TaKorean
Korean Taco Grill

VIDA
FITNESS

Banfield
PET HOSPITAL

OHIO CUPCAKES

POPEYE

DISTRICT WINERY

WASHINGTON NAVY YARD
17,275 EMPLOYEES
NAVY MUSEUM
150,000 ANNUAL VISITORS

ANACOSTIA RIVER

250 M STREET SE
WASHINGTON, DC

SQUARE 800
696 APARTMENTS

1000 1ST STREET
275 APARTMENTS



250 M STREET SE

THE HARLOW
176 APARTMENTS

Peet's Coffee & Tea
oath PIZZA
CHASE
Bethesda Bagels

FIVE GUYS
CVS pharmacy

WISEGUY

CAVA
SHAKE SHACK

wework
69,000 SF OF OFFICE SPACE

SUNTRUST

NEW JERSEY AVENUE SE
M metro

The Bullpen

OPEN ROAD
BLUE BOTTLE COFFEE

M STREET SE 19,000 VPD

US DEPARTMENT OF TRANSPORTATION
17,275 EMPLOYEES

Bank of America

Starbucks

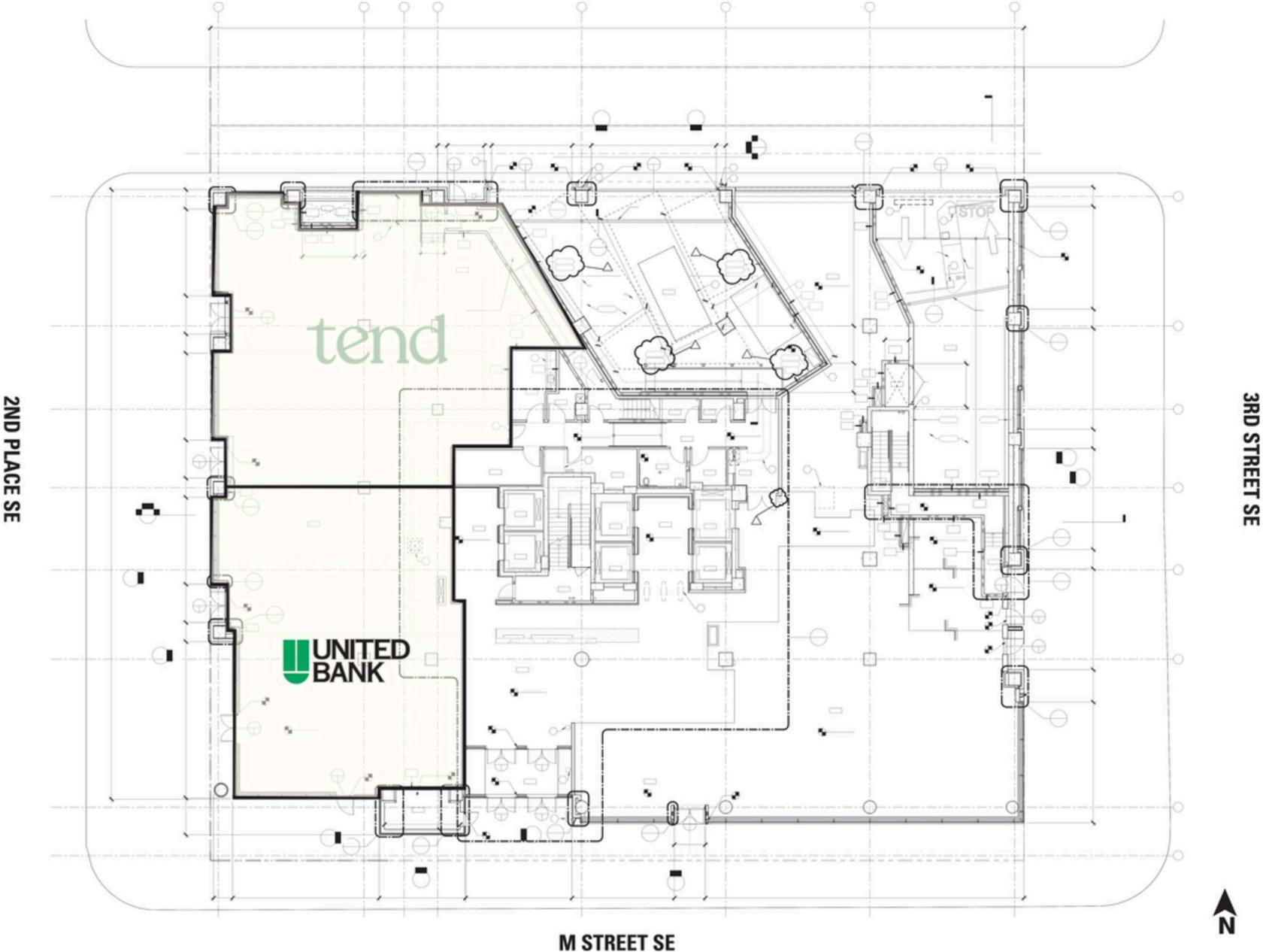
RASA [solidcore]
CHOP'T
roTi
CHIPOTE MEXICAN BIRLS

FUTURE 4-ACRE
MIXED-USE DEVELOPMENT

CHEMONICS HQ
300,000 SF OF OFFICE

SITE PLAN

250 M STREET SE | WASHINGTON, DC



RAPPAPORT

250 M STREET SE, WASHINGTON, DC

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