

# 20 M STREET WASHINGTON, DC

2,236 SF WITH 900 SF PATIO AVAILABLE

RAPPAPORT  
CULTIVATING PLACES









## 20 M STREET WASHINGTON, DC

- | 10-story, 190,000 SF freestanding Class 'A' office building
- | Conveniently located adjacent to the Navy Yard Metro Station in Washington D.C.
- | Situated only one block from Nationals Park, home of the Washington Nationals
- | 460 acre development with 37M SF of development at full build out
- | Tenants include Booz Allen Hamilton and Systems Planning and Analysis (SPA)
- | 2nd Gen 2,236 SF corner restaurant with 900 SF patio available

### DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
 <b>POPULATION</b>	39,220	299,205	797,045
 <b>DAYTIME POPULATION</b>	79,371	660,208	1,204,665
 <b>HOUSEHOLD INCOME</b>	\$161,803	\$149,743	\$152,943
 <b>TRAFFIC COUNTS</b>	52,300 on South Capital Street		

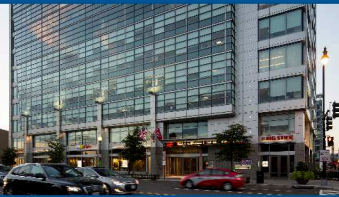
### CO-TENANTS







20 M STREET  
WASHINGTON, DC



20 M ST SE

**SUBWAY Cafe**

**BIG STICK**

**BARRACKS ROW**

**BULLETIN**

**matchbox**

**THE UGLY MUG**

**EATBAR**

**CVS pharmacy**

**Don Ch**

**CVS pharmacy**

M ST SE

**The Bull pen**

**COLD STONE**

**ATLAS**

**BASE BOWL**

**Mah Ze Dahn**

**NATIONALS PARK**

**CAMBRIA HOTEL**

**THE WARE 1.1 MILES**

**THE SALT LINE**

**GARFIELD PARK**

**sport&health**

**M metro**

**HATOB**

**Willie's**

**PACERS RUNNING**

**lululemon**

**unleashed**

**Nando's**

**albi**

**THE YARDS**

**M metro**

**TRADER JOE'S**

**Ginkgo Gardens**

**PAPA JOHNS**

**LAS PLACITAS RESTAURANT**

**Al's Carryout**

**Domino's**

**US NAVY MUSEUM**

PATERSON AVE SE

ISSAC HILL AVE

INTERSTATE 695

INTERSTATE 695

INTERSTATE 695

DELAWARE AVE SW

K ST SW

O ST SW

P ST SW

HALF ST SE

SOUTH CAPITOL ST SW

CANAL ST SE

E ST SE

E ST SE

4TH ST SE

D ST SE

4TH ST SE

4TH ST SE

E ST SE

9TH ST SE

10TH ST SE

11TH ST SE

M ST SE

11TH ST SE

D ST SE

11TH ST SE

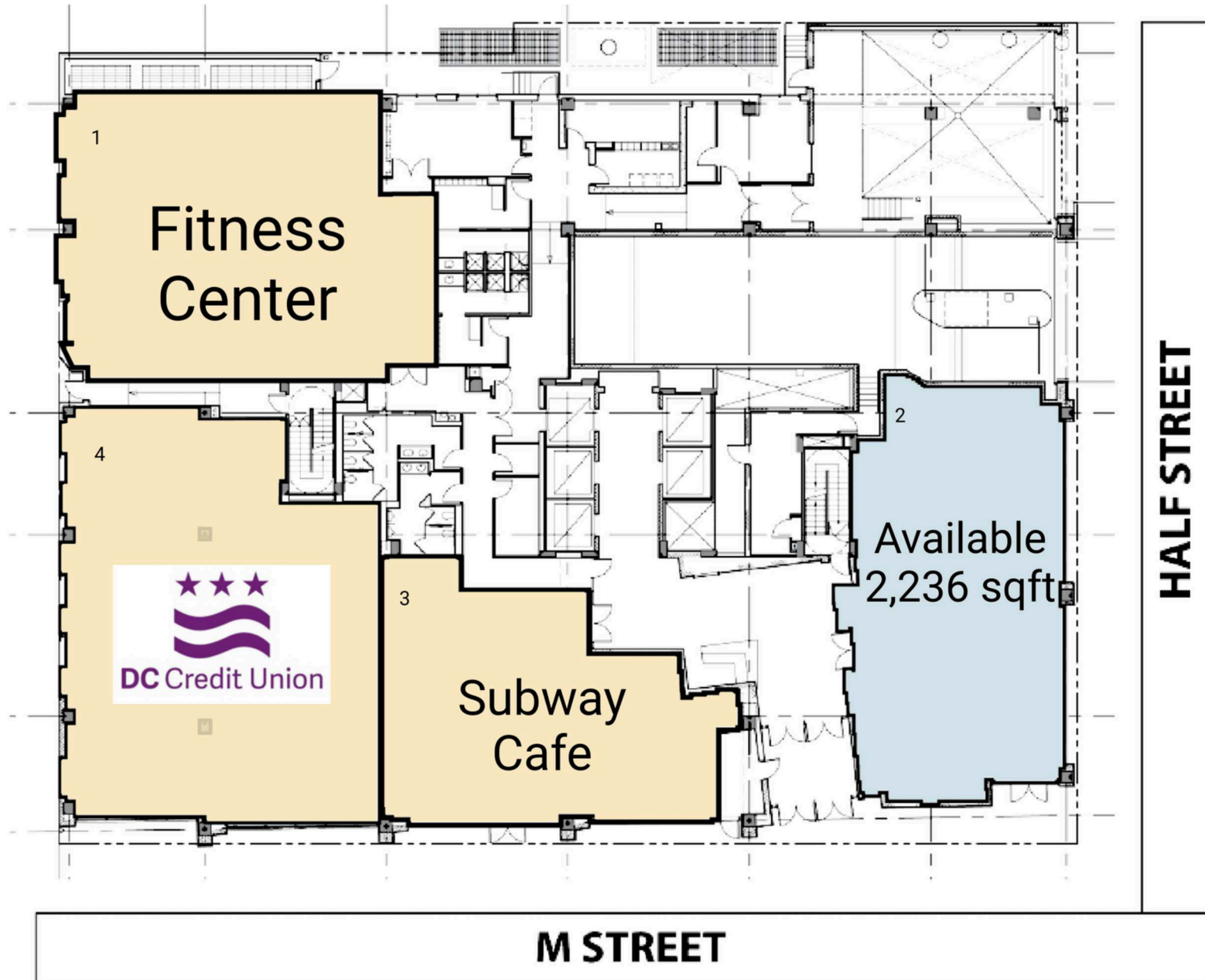
PENNSYLVANIA AVE SE



## SITE PLAN

20 M STREET | WASHINGTON, DC

2,236 SF AVAILABLE





**20 M STREET | 20 M STREET S.E., WASHINGTON, DC**

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