

20 M STREET WASHINGTON, DC





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)

DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
 POPULATION	39,220	299,205	797,045
 DAYTIME POPULATION	79,371	660,208	1,204,665
 HOUSEHOLD INCOME	\$161,803	\$149,743	\$152,943
 TRAFFIC COUNTS	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 Dahr

NATIONALS PARK

CAMBRIA HOTEL

THE WARE
1.1 MILES

THE SALT LINE

GARFIELD PARK

sport&health

M metro

HATOBA Willie's
PACERS RUNNING
lululemon
unleashed
Nando's

albi

THE YARDS

M metro

TRADER JOE'S

INTERSTATE 695

Al's Carryout

LAS PLACITAS RESTAURANT

Domino's

US NAVY MUSEUM

PAPA JOHNS

Ginkgo Gardens

INTERSTATE 695

PATERSON AVE SE

ISSAC HILL AVE

PENNSYLVANIA AVE SE

11TH ST SE

10TH ST SE

9TH ST SE

11TH ST SE

D ST SE

D ST SE

4TH ST SE

4TH ST SE

4TH ST SE

E ST SE

E ST SE

E ST SE

SOUTH CAPITOL ST SW

INTERSTATE 695

G ST SW

K ST SW

DELAWARE AVE SW

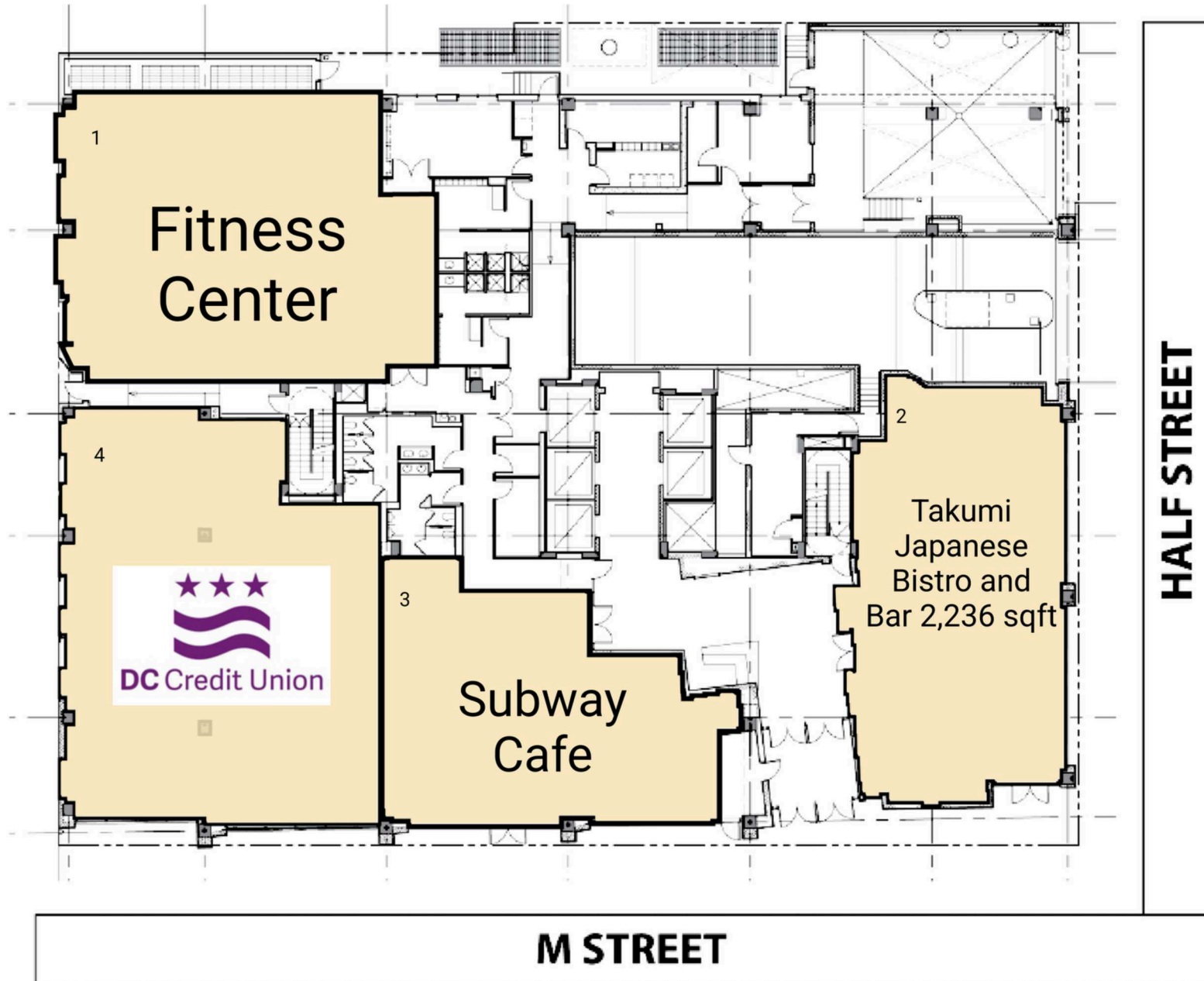
O ST SW

P ST SW

HALF ST SE

SITE PLAN

20 M STREET | WASHINGTON, DC





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

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