

# 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 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		

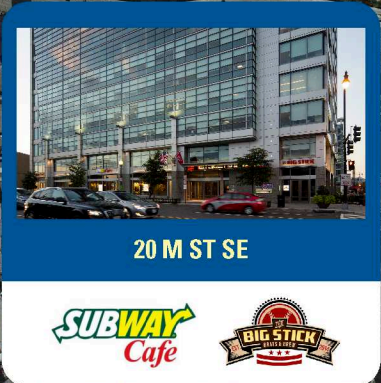
### CO-TENANTS







# 20 M STREET WASHINGTON, DC



CVS pharmacy

Ron Jon

CVS pharmacy

The Bullpen

COLD STONE

ATLAS

BASE BOWL

Moh Ze Dahn

NATIONALS PARK

CAMBRIA HOTEL

THE WARF  
1.1 MILES

GARFIELD PARK

sport&health

SUBWAY Cafe

BIG STICK

ET BEBE

M metro

[solidcore]  
barre3 RASA  
SWIZZLER  
CHOPT

HATOBA Willie's  
PACERS RUNNING  
lululemon  
unleashed  
Nando's

albi

THE YARDS

THE SALT LINE

M metro

TRADER JOE'S

BARRACKS ROW

BULLETIN

matchbox

THE UGLY MUG

EATBAR

Ginkgo Gardens

PAPA JOHNS

LAS PLACITAS RESTAURANT

Al's Carryout

the brig

Dominos

COFF

US NAVY MUSEUM

INTERSTATE 695

INTERSTATE 695

INTERSTATE 695

SOUTH CAPITOL ST SW

CANAL ST SE

4TH ST SE

11TH ST SE

D ST SE

PENNSYLVANIA AVE SE

E ST SE

9TH ST SE

10TH ST SE

11TH ST SE

G ST SW

DELAWARE AVE SW

K ST SW

M ST SE

4TH ST SE

M ST SE

M ST SE

11TH ST SE

O ST SW

CANAL ST SW

4TH ST SE

ISSAC HILL AVE

PATERSON AVE SE

P ST SW

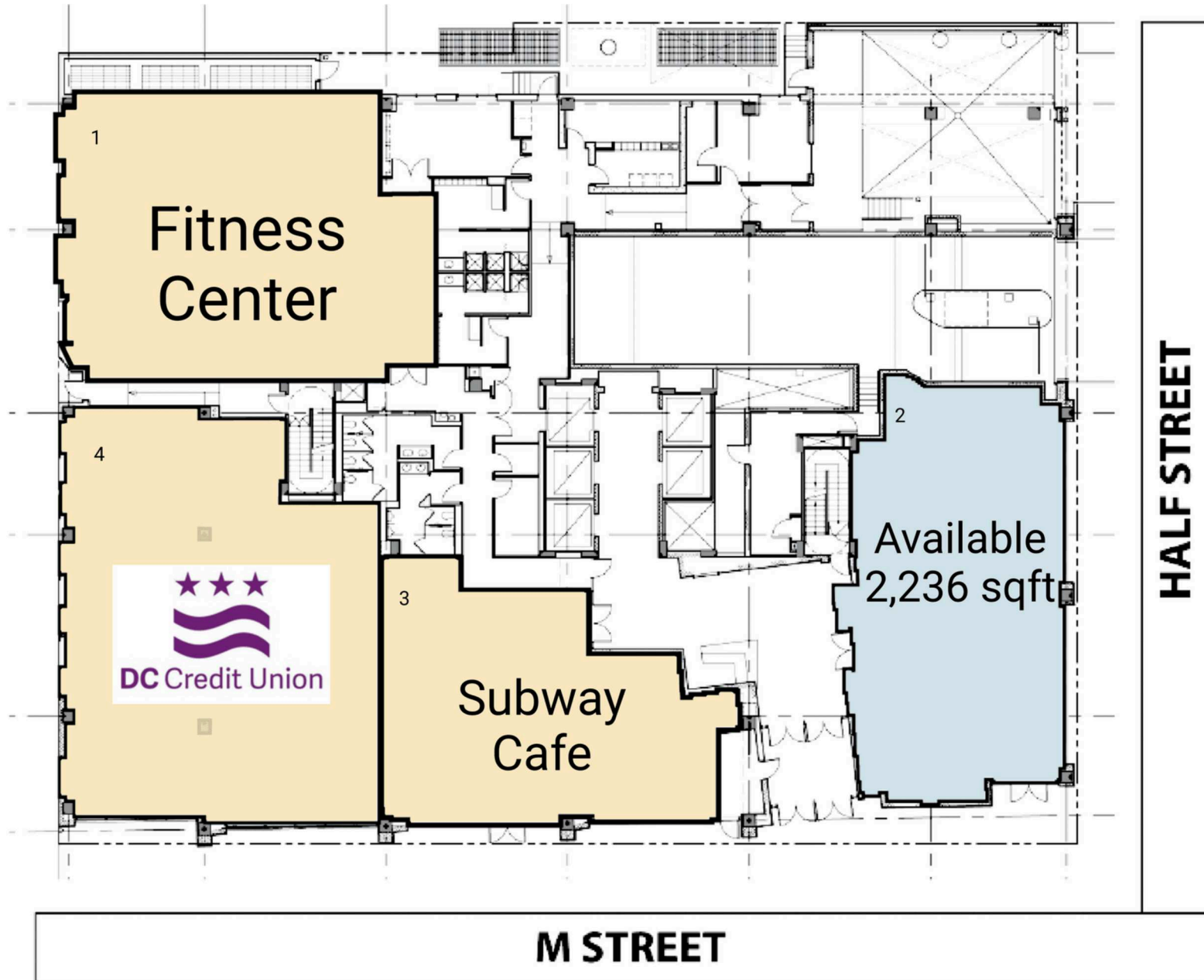
HALF ST SE



# 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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