

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



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

albi

THE YARDS

THE SALT LINE

M metro

TRADER JOE'S

BARRACKS ROW

BULLETIN

matchbox

LOST DOUGHT

THE UGLY MUG

EATBAR

Ginkgo Gardens

PAPA JOHNS

LAS PLACITAS RESTAURANT

HATOBA Willie's
PACERS RUNNING
lululemon
unleashed
Nando's

Harris Teeter

Al's Carryout
the brig

Dominos

GO

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

PATERSON AVE SE

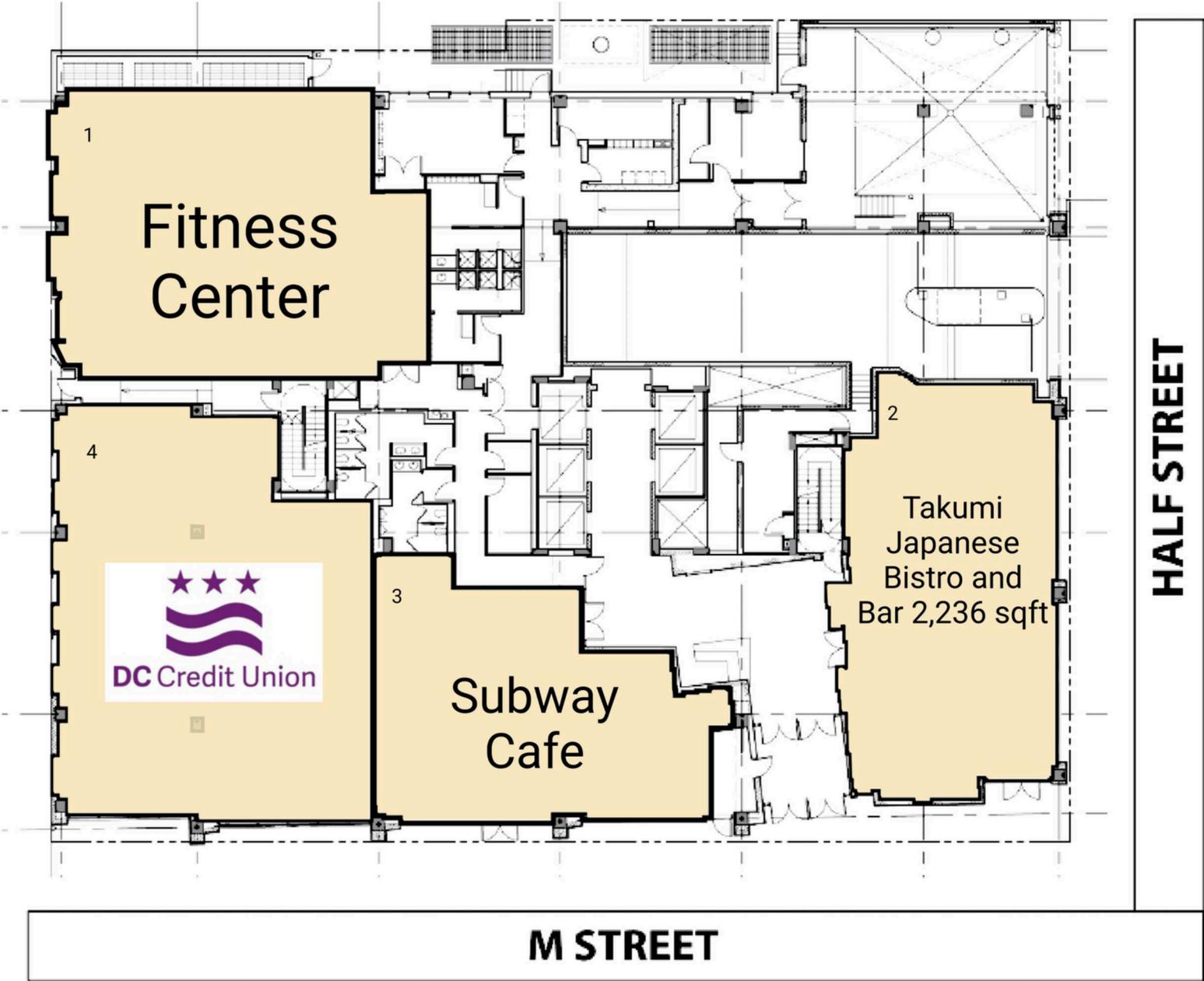
ISSAC HILL AVE

HALF ST SE

P ST SW

SITE PLAN

20 M STREET | WASHINGTON, DC





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

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