

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

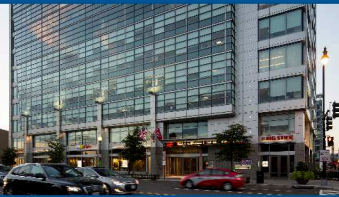
	1 MILE	3 MILES	5 MILES
 POPULATION	39,220	299,205	797,045
 DAYTIME POPULATION	79,371	660,208	1,204,665
 HOUSEHOLD INCOME	\$161,803	\$149,743	\$152,943
 TRAFFIC COUNTS	52,300 on South Capital Street		

CO-TENANTS





20 M STREET WASHINGTON, DC



20 M ST SE

SUBWAY Cafe **BIG STICK**

BARRACKS ROW

BULLETIN

matchbox **EXISTENT DOUGHNUT**

THE UGLY MUG **EATBAR**

COLD STONE **ATLAS**

BASE BOWL **Mah Ze Dahr**

[solidcore] **barre3** **RASA**

SWIZZLER **CHOP'T**

HATOB **Willie's**

PACERS RUNNING **lululemon**

unleashed **Nando's**

Al's Carryout

the brig

LAS PLACITAS

RESTAURANT

US NAVY MUSEUM

albi

THE YARDS

THE SALT LINE

CAMBRIA HOTEL

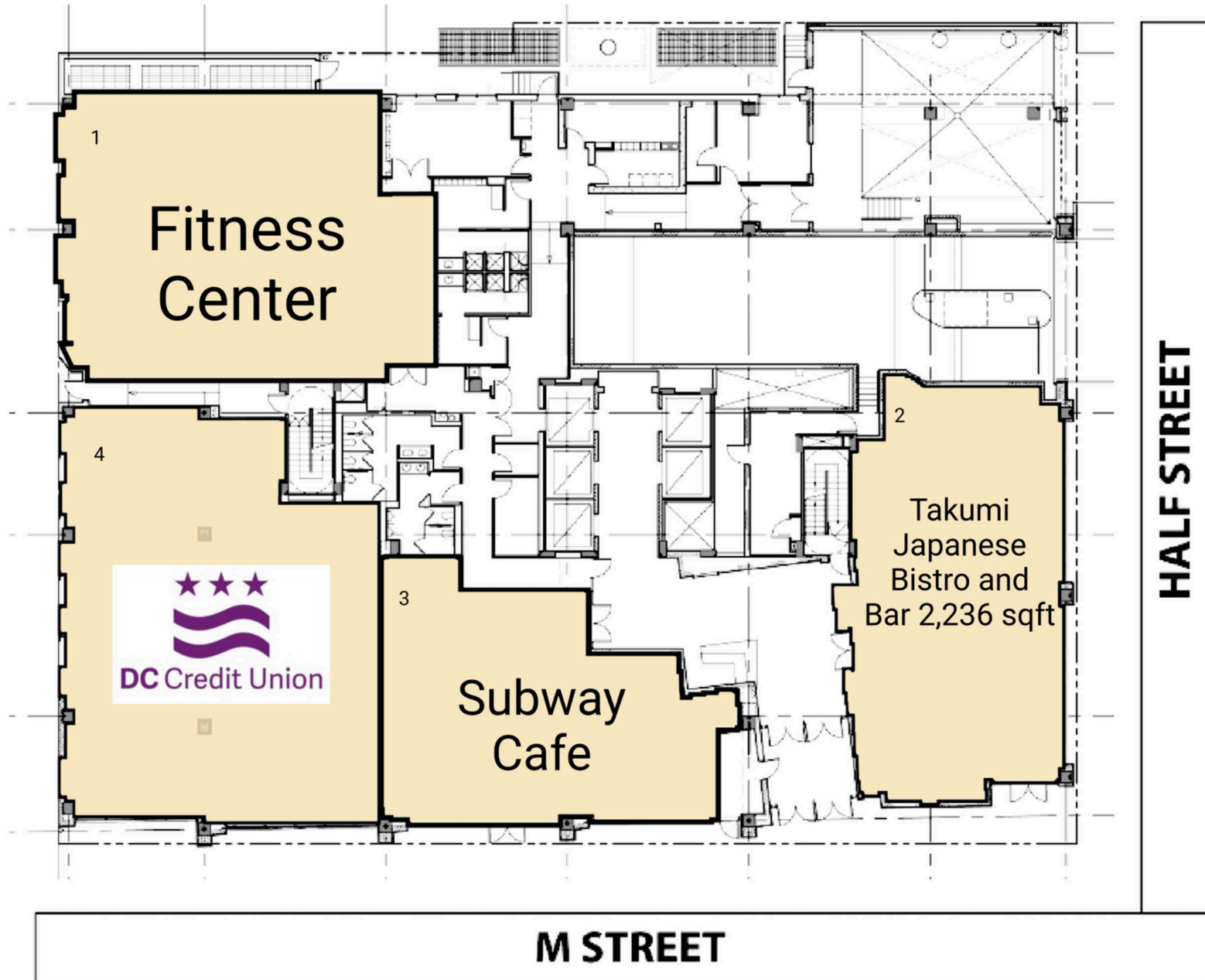
NATIONALS PARK

THE WARF

1.1 MILES

SITE PLAN

20 M STREET | WASHINGTON, DC





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