



20 M Street
Washington, DC

1,956 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Washington

District of Columbia

- 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)



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	39,819	303,392	797,063
Daytime Population	30,554	481,165	782,843
Household Income	\$165,137	\$151,460	\$151,565
Traffic Counts	52,300 on South Capital Street		

Area Retailers







RANDALL JUNIOR
HIGH SCHOOL

Orangetheory
FITNESS

WHOLE FOODS
MARKET

CVS pharmacy

20 M ST SE

Canal Park

28,000+ Visitors per year
Seasonal Ice-Skating
Rink and Foundation

UNITED
BANK

T-Mobile

M ST SE 18,000 VPD

Public Storage
DISTRICT DOGS
MISSION
NAVY YARD

THE BULLPEN

TD Bank
SILVER Diner
tropical CAFE
CHOPT
Creative Salad Company

Nando's

Harris Teeter
YOUR NEIGHBORHOOD MARKET

PANDA EXPRESS
EXPERIMENTAL CHINESE CUISINE

WASHINGTON
NAVY YARD
17,275 Employees
Navy Museum
150,000 Annual Visitors

NATIONALS PARK
2.4M visitors per year

THE YARDS
2,800 Residential Units
1.8M SF Office
400,000 SF Retail

DISTRICT
WINERY

Dock 79
THE SALT LINE
OYSTER + ALE
DACHA

Anacostia River

SITE PLAN

1,956 SF available

Space #	Sq. Ft.	Tenant
1	-	Fitness Center
2	2,236	Takumi Japanese Bistro and Bar
3	1,956	Available
4	3,406	DC Federal Credit Union

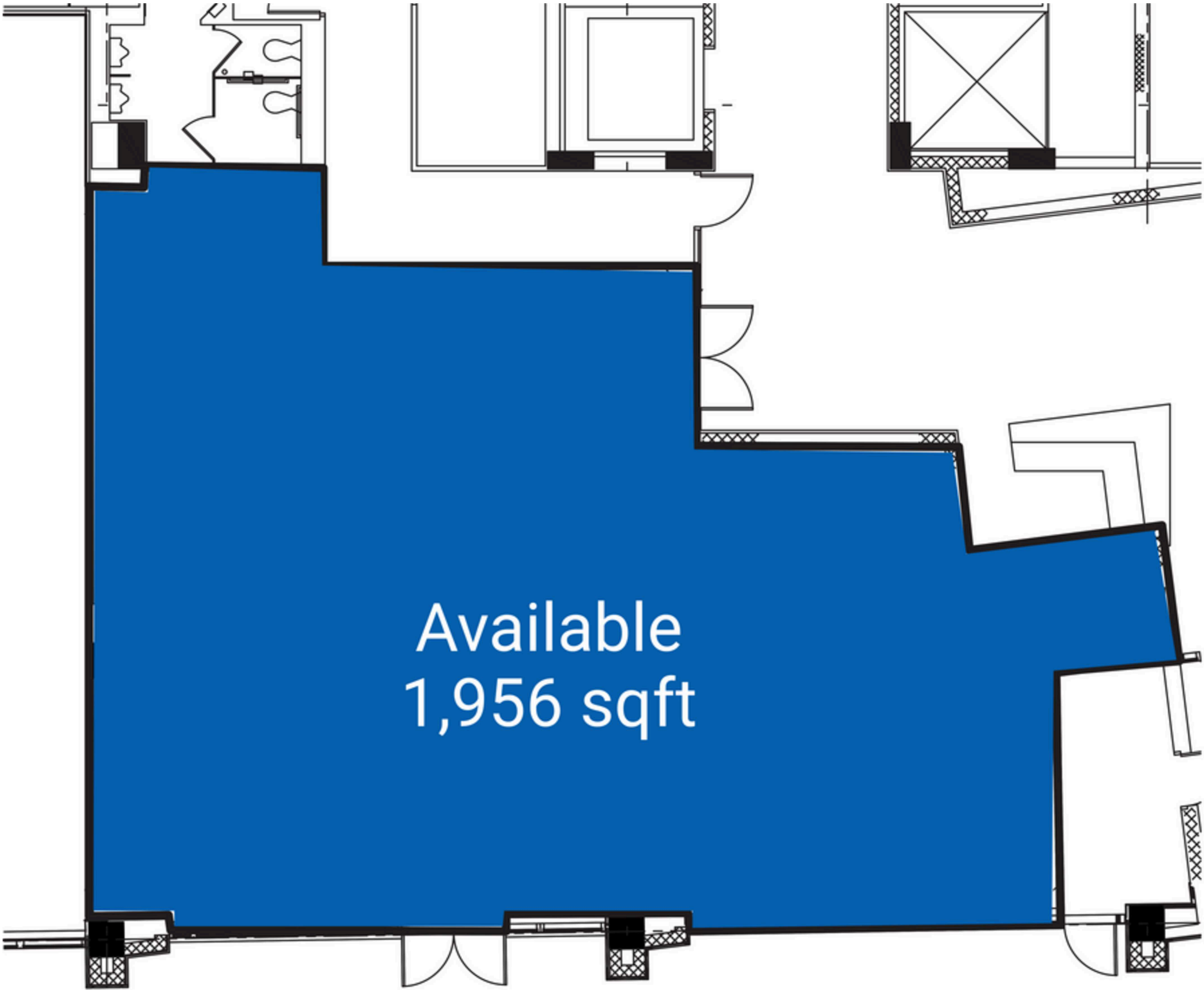


● Space Available

Space 3 LOD

1,956 SF available

Space #	Sq. Ft.	Tenant
1	1,956	Available



● Space Available

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20 M STREET S.E., WASHINGTON, DC

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