



250 M Street SE
Washington, DC

Fully Leased



Washington

District of Columbia

- New construction delivering Q1 2021 in growing office and residential neighborhood surrounded by new development and dense daytime demographics
- Blocks from Nationals Park, which sees over 2.4 million visitors annually
- Located adjacent to Canal Park, which hosts dozens of community events throughout the year including a fountain in the summer and skating rink in the winter
- Two blocks East from Navy Yard Metro Station
- Retail space below 216,000 SF office building to be occupied by DDOT with 19



2025 Demographics

	.5 mi.	.75 mi.	1 mi.
Population	13,351	23,385	28,090
Daytime Population	11,972	25,075	41,501
Household Income	\$94,512	\$110,497	\$119,101
Traffic Counts	18,000 on M Street SE		

Area Retailers





RANDALL JUNIOR HIGH SCHOOL

INTERSTATE 695

SOUTHEAST FREEWAY 164,000 VPD

NEW JERSEY AVE SE 6,000 VPD

S CAPITAL ST SW 39,000 VPD

WHOLE FOODS MARKET

Orangetheory FITNESS

CVS pharmacy

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

CVS FIVE GUYS SUBWAY

250 M ST SE

T-Mobile

M ST SE 18,000 VPD

INTERSTATE 695

Public Storage DISTRICT DOGS ATLAS MISSION

THE BULLPEN

SILVER SOCIAL TOM'S WATCH BAR tropical CAFE SEOU SPICE CHOPT COMPASS COFFEE

Nando's

Harris Teeter YOUR NEIGHBORHOOD MARKET

PANDA EXPRESS

N STREET

NATIONALS PARK
2.4M visitors per year

1ST STREET

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

POTBELLY

Panera

Toastique

DISTRICT WINERY

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

Dock 79 THE SALT LINE OYSTER + ALE DACHA

Anacostia River

250 M Street SE

RAPPAPORT CULTIVATING PLACES



CVS pharmacy

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

S CAPITAL ST SW 39,000 VPD

I STREET

K STREET

NEW JERSEY AVENUE SE 6,000 VPD

1ST STREET

2ND STREET

3RD STREET

4TH STREET

5TH STREET

CVS
FIVE GUYS
BURGERS and FRIES
SUBWAY

250 M ST SE

T-Mobile

DC Credit Union

GR M metro

M ST SE 18,000 VPD

THE BULLPEN

WELLS FARGO
EL BEBE

Starbucks

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Public Storage

COMPASS COFFEE

tropical CAFE

SEOUL SPICE

CHOPT

Nando's

DISTRICT DOGS

Artista PIZZA

TOM'S WATCH BAR

SILVER SOCIAL

TD Bank

N STREET

Panera BREAD

MISSION NAVY YARD

POTBELLY SANDWICH SHOP

Toastique
GOURMET TOAST & JUICE BAR

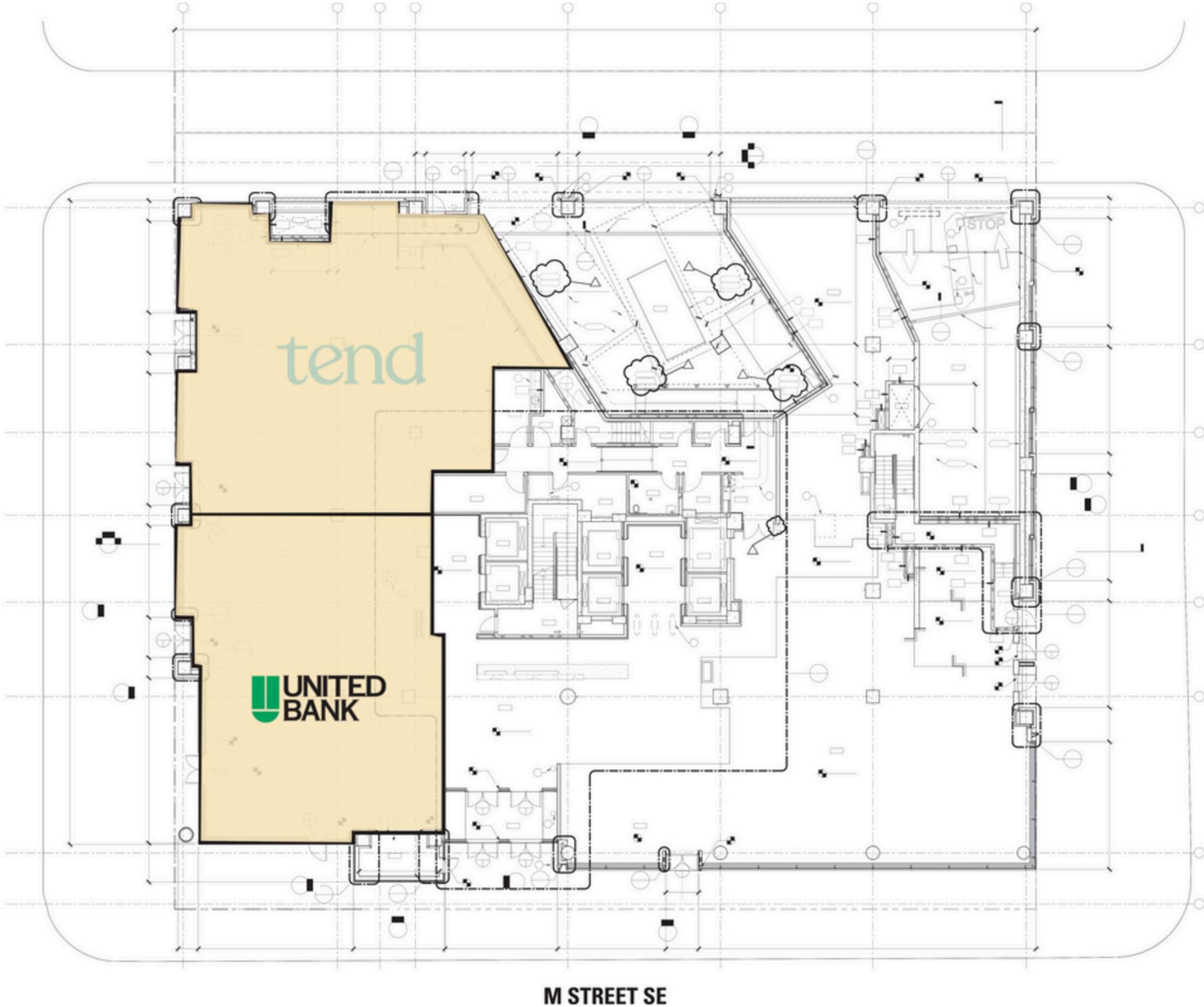
N STREET

250 M Street SE

RAPPAPORT
CULTIVATING PLACES

Site Plan

Space #	Sq. Ft.	Tenant
1	3504	Tend
2	3090	United Bank



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