



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







CVS pharmacy

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

K STREET

I STREET

NEW JERSEY AVE SE 6,000 VPD

2ND STREET

3RD STREET

4TH STREET

5TH STREET

1ST STREET

S CAPITAL ST SW 39,000 VPD

CVS
FIVE GUYS
BURGERS and FRIES
SUBWAY

GR M metro

250 M ST SE

T-Mobile

M ST SE 18,000 VPD

DC Credit Union

THE BULLPEN

WELLS FARGO

EL BEBE
TACOS + TEQUILA

Starbucks

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Public Storage

COMPASS COFFEE

tropical CAFE
SMOOTHIES

SEOUL SPICE
KOREAN COMFORT FOOD

CHOPT
Creative Salad Company

Andy's PIZZA

TOM'S
WATCH BAR

TD Bank

SILVER SOCIAL

DISTRICT DOGS

MISSION
NAVY YARD

Nando's

N STREET

Panera BREAD

POTBELLY
SANDWICH SHOP

Toastique
GOURMET TOAST & JUICE BAR

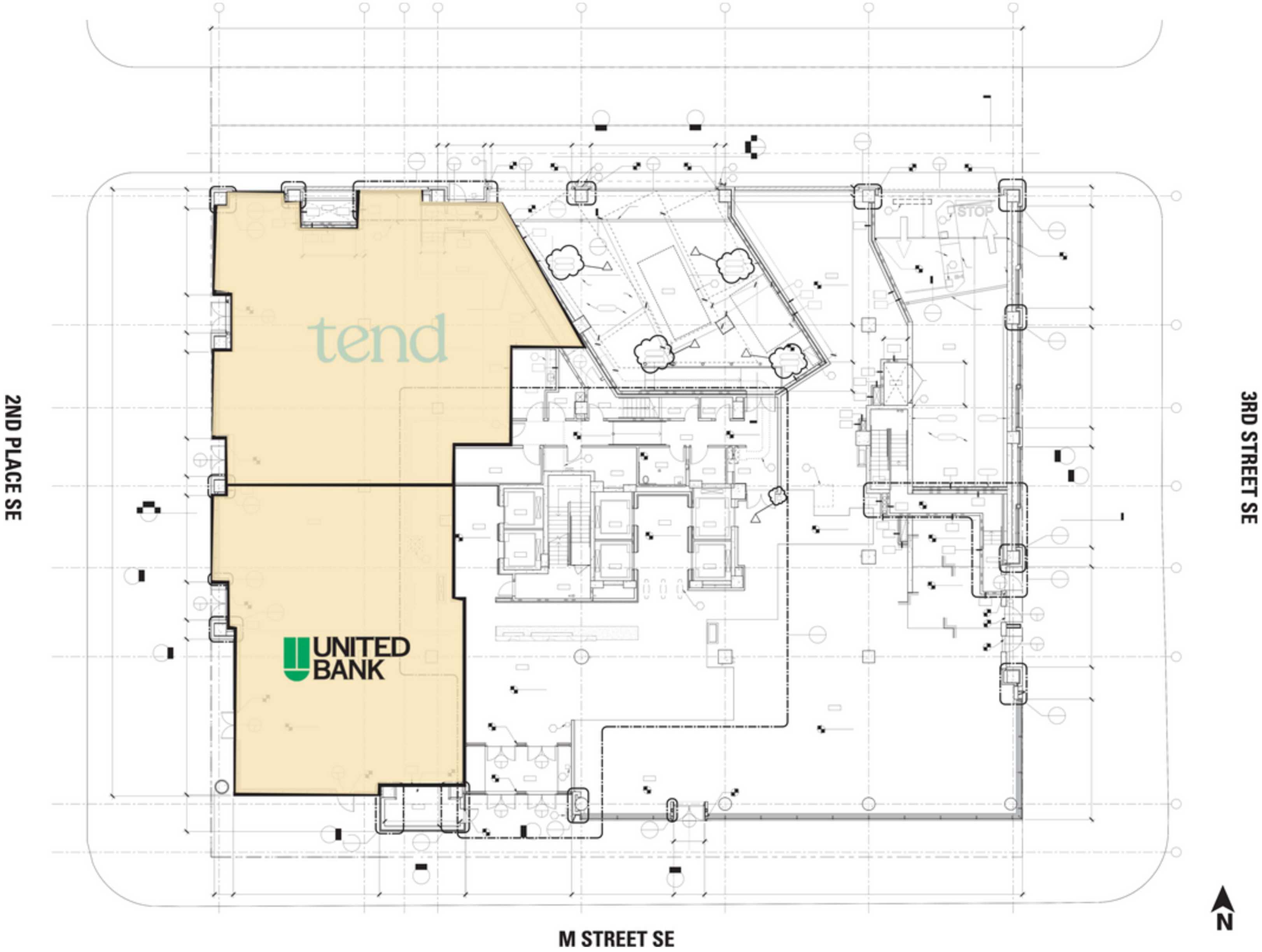
250 M Street SE

RAPPAPORT
CULTIVATING PLACES

Site Plan

Space #	Sq. Ft.	Tenant
1	3,504	Tend
2	3,090	United Bank

● Space Available



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