



250 M Street SE
Washington, DC

Fully Leased

RAPPAPORT
CULTIVATING PLACES®

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



2026 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





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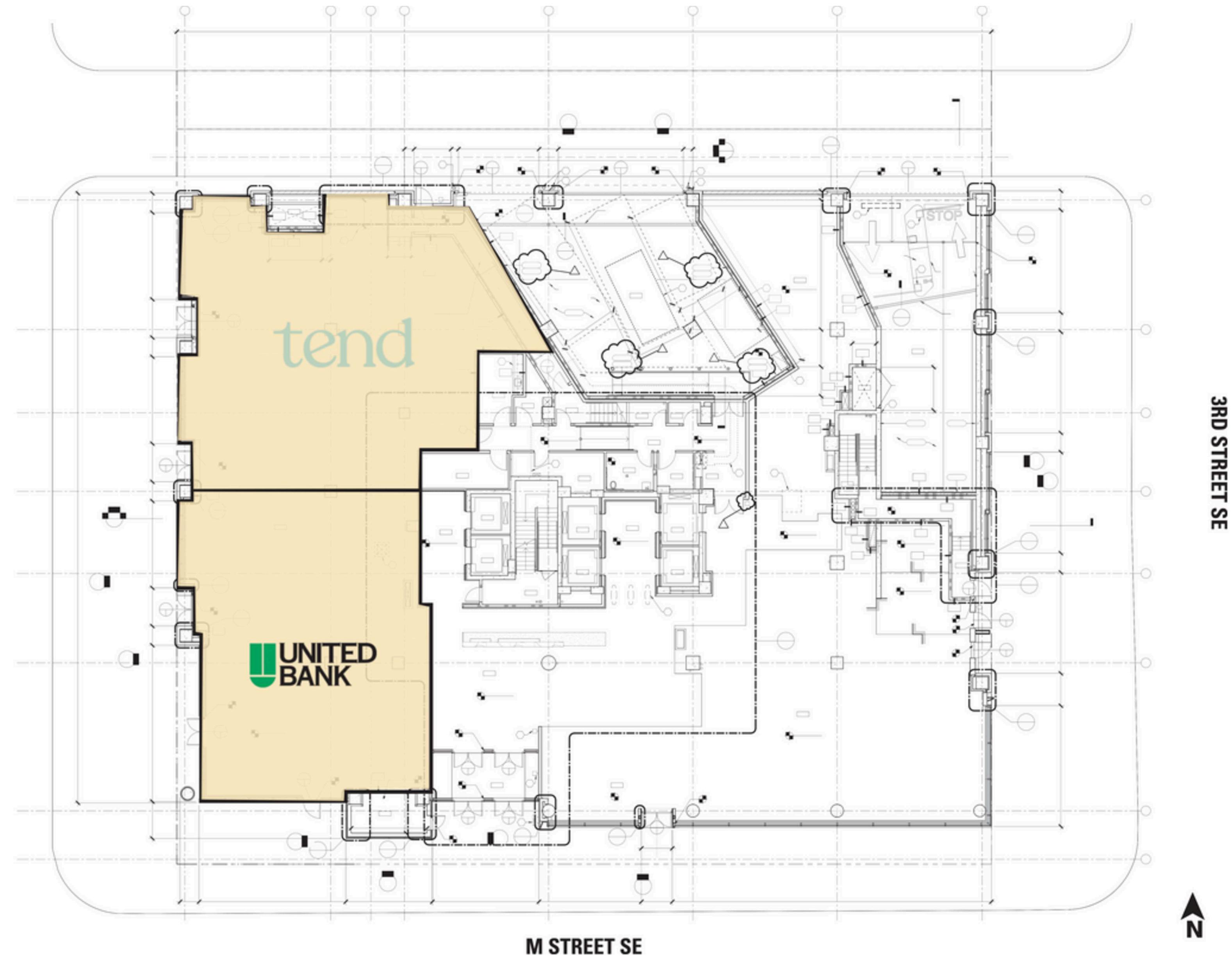
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Site Plan

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

● Space Available



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