



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



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







CVS pharmacy

I STREET

K STREET

1ST STREET

NEW JERSEY AVE SE 6,000 VPD

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

2ND STREET

3RD STREET

4TH STREET

5TH 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

Starbucks

Harris Teeter
YOUR NEIGHBORHOOD MARKET

Public Storage

COMPASS COFFEE

tropical CAFE

SEOUL SPICE

CHOPT

TOM'S

SILVER SOCIAL

TD Bank

DISTRICT DOGS

MISSION NAVY YARD

Andy's PIZZA

N STREET

N STREET

Nando's

Panera BREAD

POTBELLY SANDWICH SHOP

Toastique
GOURMET TOAST & JUICE BAR

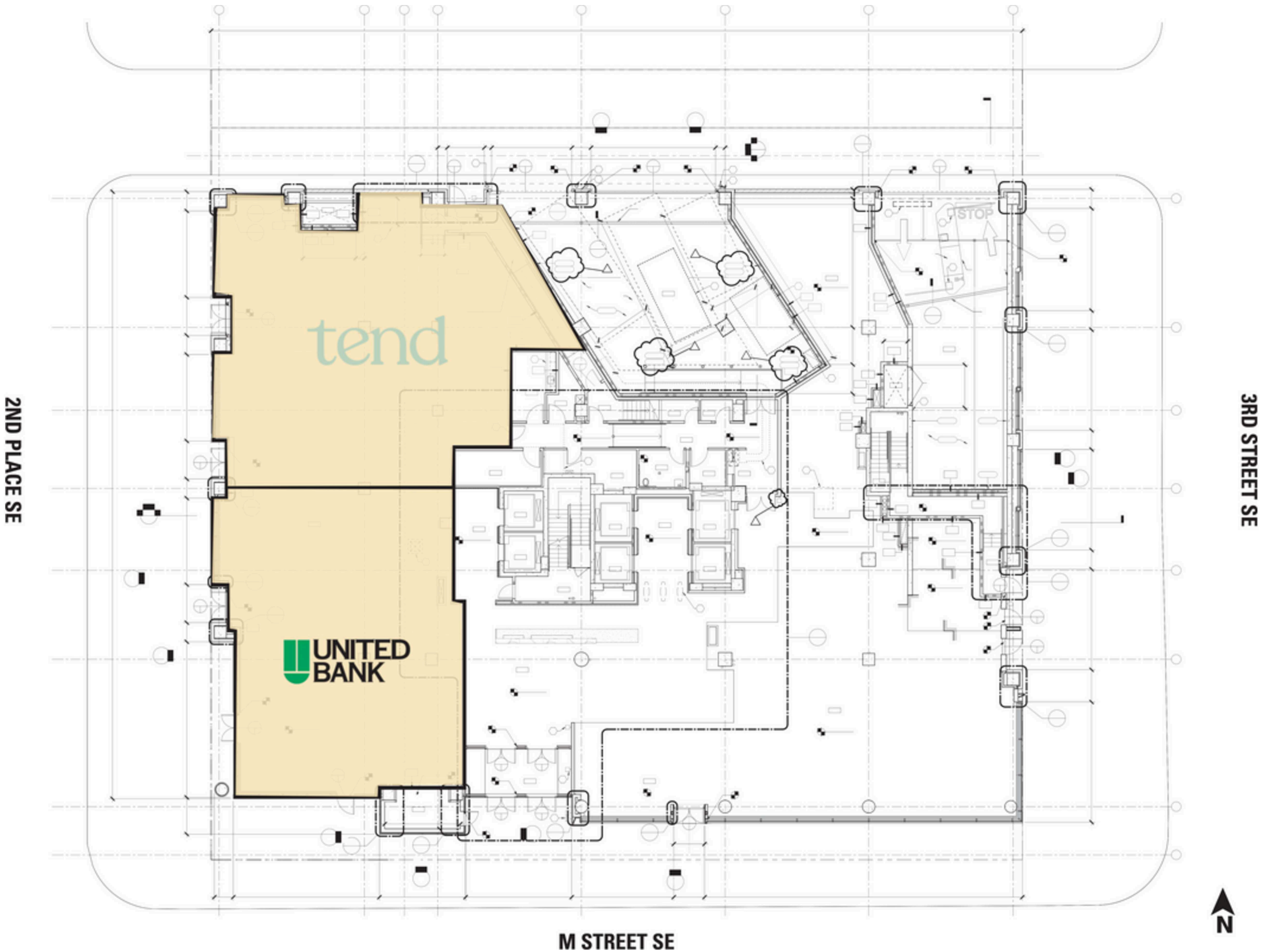
250 M Street SE

RAPPAPORT
CULTIVATING PLACES

Site Plan

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

● Space Available



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