



Cielo at 300 M NE

3rd Street District - Washington, DC

2,979 SF available



3rd Street District - Washington

District of Columbia

- Retail available in a 457-unit mixed use residential apartment development in Washington, D.C.
- Washingtons new authentic Live Work Play neighborhood
- Unique location serving both Union Market and NoMa, just across from REI at Uline Arena
- Over 8 million SF of office in surrounding NoMa and 14.8 Million SF of planned development immediately surrounding the project
- Vented restaurant opportunity



2026 Demographics

	.25 mi.	.5 mi.	1 mi.
Population	4,428	22,990	71,340
Daytime Population	1,596	10,272	75,444
Household Income	\$182,610	\$150,497	\$163,998
Traffic Counts	6,000 on M Street 27,000 on Florida Avenue		

Area Retailers





Union Market

40 Local artists / merchants



Gallaudet University & JBG Companies Development
1.5M SF
1.3 SF Residential
135K SF Office
116K SF Office

GALLAUDET UNIVERSITY
1,011 Students

NEW YORK AVENUE 59,000 VPD

Two Constitution Square
rōti SEOULSPICE
Peets Coffee & Tea POTBELLY SANDWICH SHOP
Harris Teeter Neighborhood Food & Pharmacy



PRESS HOUSE APARTMENTS

Cielo



NoMa CNTR
65,000 SF Retail
350 Residential Units
282,000 SF Office
UNCORKED BULLETIN

Uline Arena
Opened Late 2016
172k SF Office
73k SF Retail
51k SF REI
REI CO-OP RED BIRD

FLORIDA AVENUE NE 27,000 VPD

L STREET 14,000 VPD

Union Place
COLBY'S Dogcare & Spa FAS LAOS

100 K Street
200,000 SF
222 Residential Units
Street level retail

K STREET



I STREET



BURNHAM PLACE
Proposed 3M SF Development
to be built above Union Station Yard
Mixed-Used Development

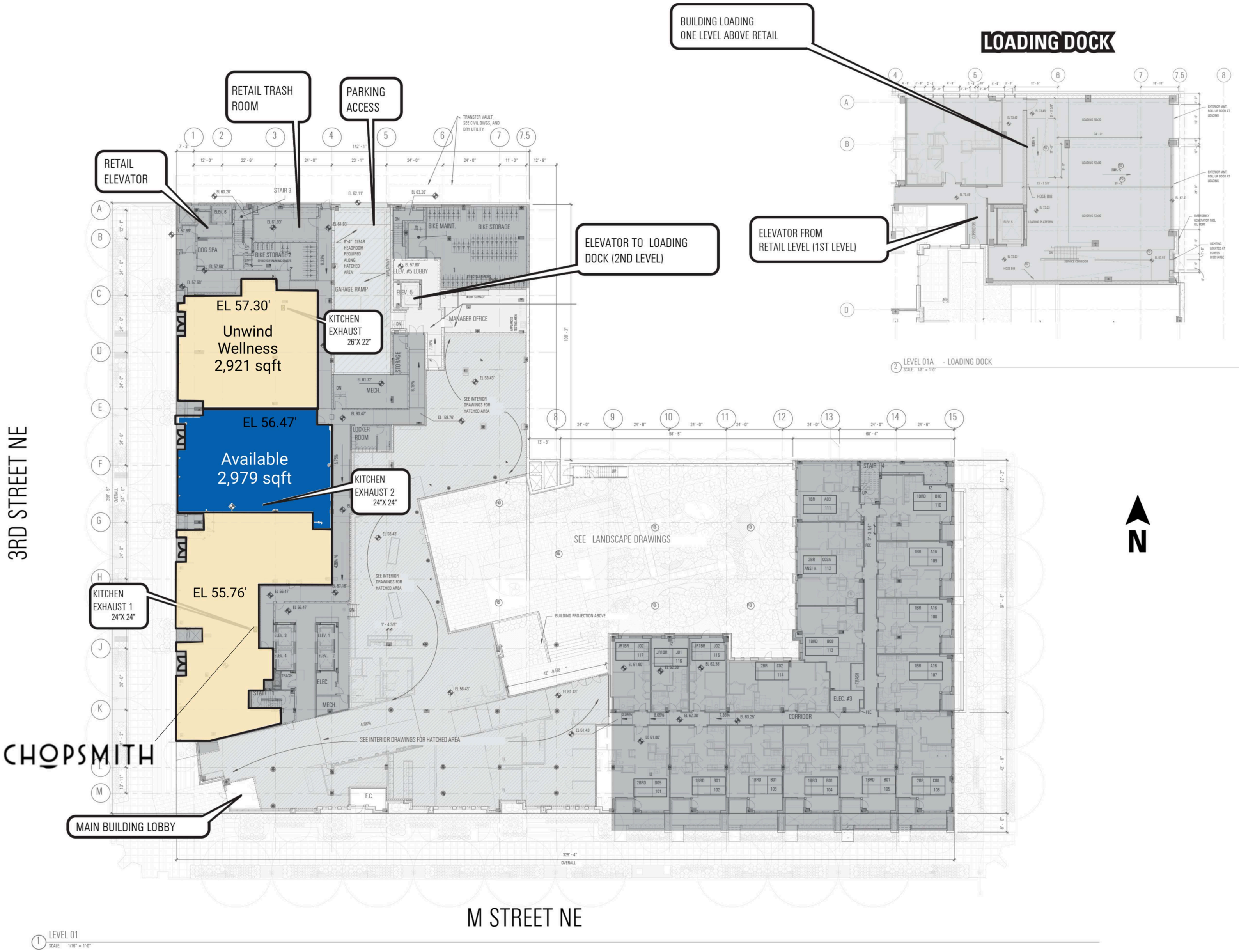
H STREET



SITE PLAN

2,979 SF available

Space #	Sq. Ft.	Tenant
1	2,921	Unwind Wellness
2	2,979	Available
3	-	Chopsmith



● Space Available

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