



## Cielo at 300 M NE

3rd Street District -  
Washington, DC

2,979-3,984 SF Restaurant Spaces Available



# 3rd Street District - Washington

District of Columbia

- 2,979 SF restaurant space available with venting available
- 3,984 SF second-generation restaurant with venting available
- Located in a 457-unit mixed use residential apartment development in Washington, D.C.
- Washington's 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



## 2026 Demographics

	.25 mi.	.5 mi.	1 mi.
<b>Population</b>	4,428	22,990	71,340
<b>Daytime Population</b>	1,596	10,272	75,444
<b>Household Income</b>	\$182,610	\$150,497	\$163,998
<b>Traffic Counts</b>	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

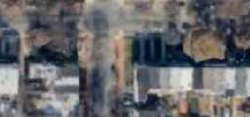
**FLORIDA AVENUE NE 27,000 VPD**

**L STREET 14,000 VPD**

**Union Place**  
COLBY'S Dogcare & Spa FAS LAOS

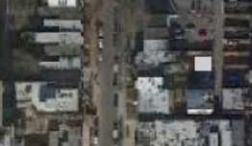
**100 K Street**  
200,000 SF  
222 Residential Units  
Street level retail

**K STREET**



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

**I STREET**



**H STREET**

# SITE PLAN

2,979 - 3,984 SF available

Space #	Sq. Ft.	Tenant
1	2,921	Unwind Wellness
2	2,979	Available
3	3,984	Available

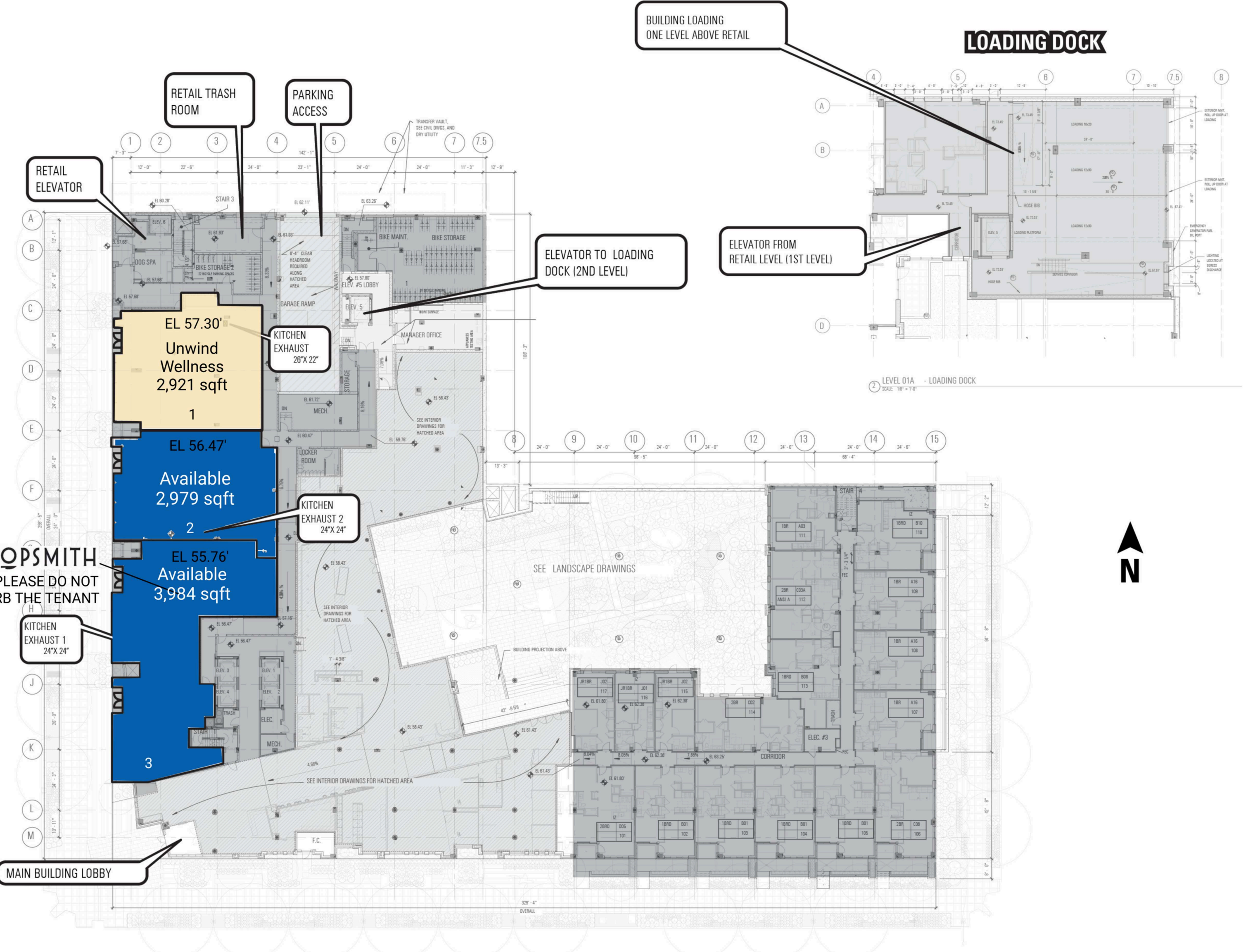
3RD STREET NE

**CHOPSMITH**  
PLEASE DO NOT DISTURB THE TENANT

MAIN BUILDING LOBBY

M STREET NE

LEVEL 01  
SCALE: 1/8" = 1'-0"



● Space Available

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**rappaportco.com**



**WASHINGTON, D.C. | MARYLAND | VIRGINIA**

**CIELO AT 300 M NE | 300 M ST NE, 3RD STREET DISTRICT - WASHINGTON, DC**

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