



## Cielo at 300 M NE

3rd Street District -  
Washington, DC

2,979-3,984 SF Restaurant Spaces Available  
Spaces Can Be Combined



# 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
- 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.     |
|--------------------|-----------------------------------------------|-----------|-----------|
| 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<br>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**

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

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

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



**Cielo**

**Uline Arena**  
Opened Late 2016  
172k SF Office  
73k SF Retail  
51k SF REI

**Union Place**

K STREET



I STREET



H STREET



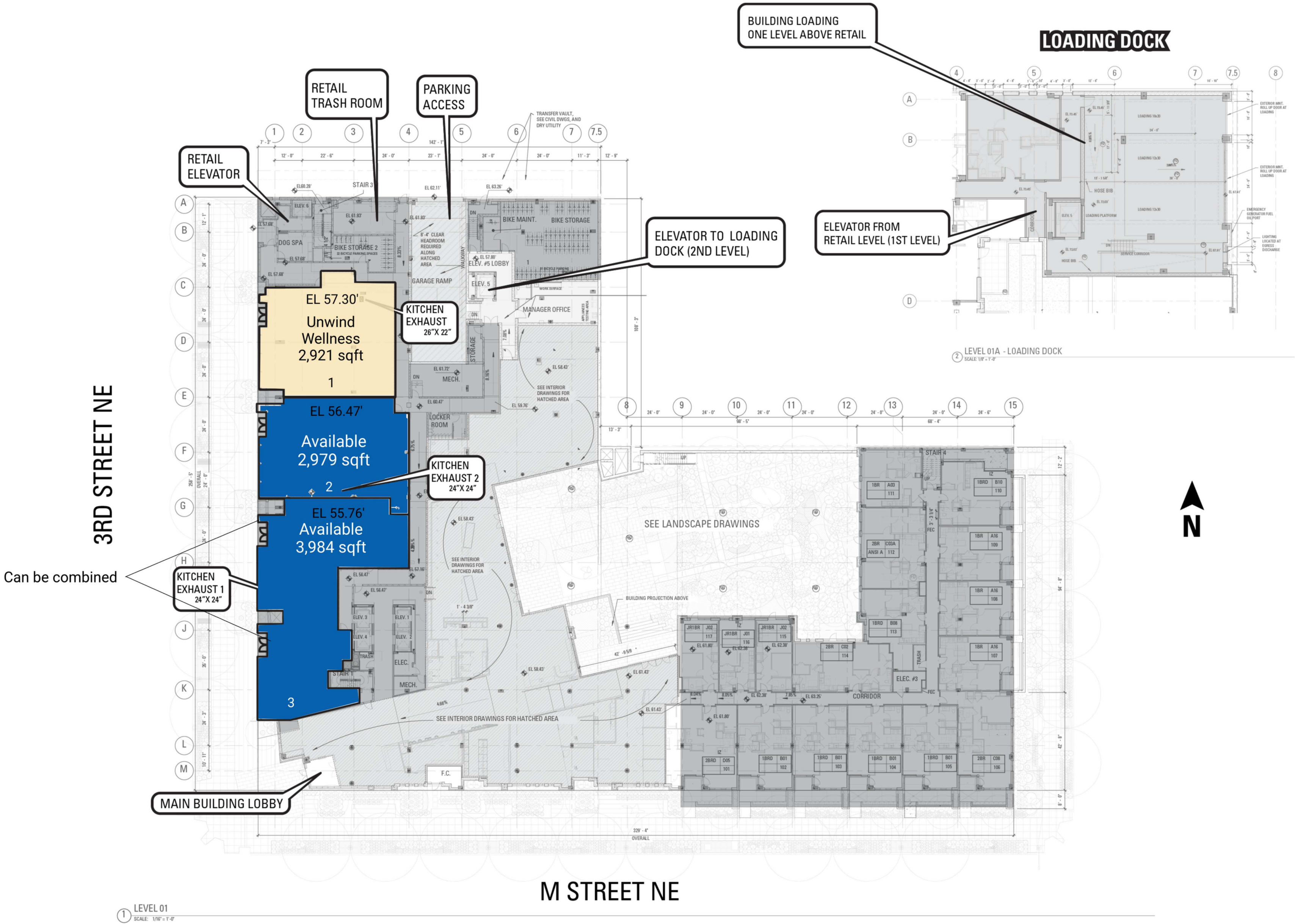
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L STREET 14,000 VPD

# 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       |



● Space Available

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

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