



20 M Street SE
Washington, DC

1,956 SF available

RAPPAPORT
CULTIVATING PLACES[®]

Washington

District of Columbia

- 10-story, 190,000 SF freestanding Class 'A' office building
- Conveniently located adjacent to the Navy Yard Metro Station in Washington D.C.
- Situated only one block from Nationals Park, home of the Washington Nationals
- 460 acre development with 37M SF of development at full build-out
- Tenants include Booz Allen Hamilton and Systems Planning and Analysis (SPA)



2025 Demographics

	1 mi.	3 mi.	5 mi.
Population	39,819	303,392	797,063
Daytime Population	30,554	481,165	782,843
Household Income	\$165,137	\$151,460	\$151,565
Traffic Counts	52,300 on South Capital Street		

Area Retailers







RANDALL JUNIOR
HIGH SCHOOL

INTERSTATE
695

SOUTHEAST FREEWAY 164,000 VPD



Orangetheory
FITNESS

WHOLE FOODS
MARKET

CVS pharmacy

I STREET

K STREET

20 M ST SE

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

2ND STREET

4TH STREET

5TH STREET

7TH STREET

8TH STREET

9TH STREET

10TH STREET

11TH STREET

INTERSTATE
695

S CAPITAL ST SW 39,000 VPD

NEW JERSEY AVE SE 6,000 VPD

M ST SE 18,000 VPD

Public Storage
DISTRICT DOGS
MISSION
NAVY YARD

THE BULLPEN

N STREET

TD Bank
SILVER DINNER
tropical CAFE
CHOPT
Creative Salad Company

1ST STREET

NATIONALS PARK
2.4M visitors per year

THE YARDS
2,800 Residential Units
1.8M SF Office
400,000 SF Retail

Nando's

Harris Teeter
YOUR NEIGHBORHOOD MARKET

PANDA EXPRESS
EXPERIMENTAL CHINESE CUISINE

WASHINGTON
NAVY YARD
17,275 Employees
Navy Museum
150,000 Annual Visitors

Toastique
GOURMET TOAST
& JUICE BAR

Panera
BREAD

DISTRICT
WINERY

Dock 79
THE SALT LINE
OYSTER + ALE
DACHA

Anacostia River

20 M Street SE

RAPPAPORT
CULTIVATING PLACES®

Site Plan

1,956 SF available

Space #	Sq. Ft.	Tenant
1	-	Fitness Center
2	2,236	Takumi Japanese Bistro and Bar
3	1,956	Available
4	3,406	DC Federal Credit Union



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20 M STREET S.E., WASHINGTON, DC

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