



20 M Street SE
Washington, DC

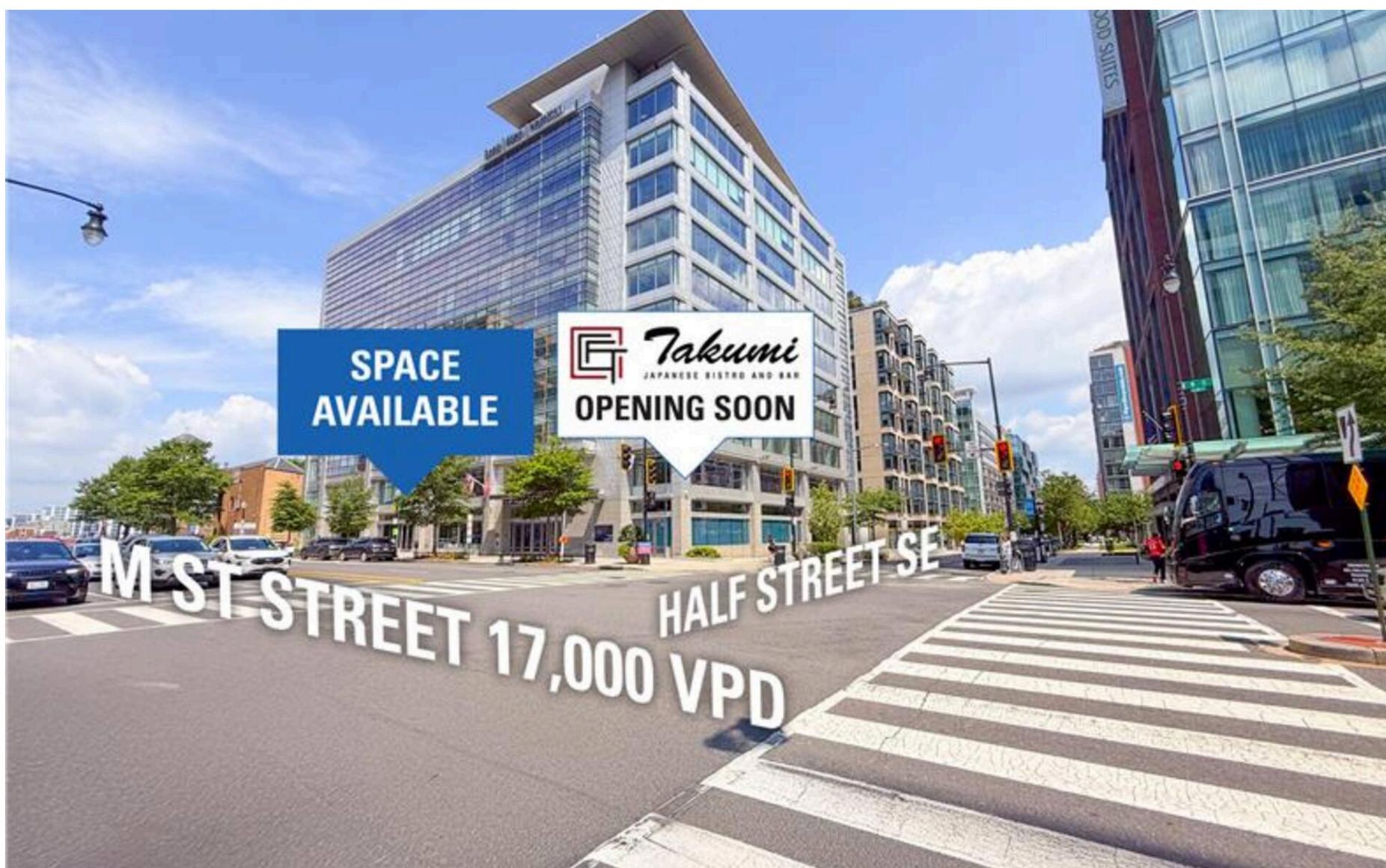
1,956 SF available

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)



2026 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		

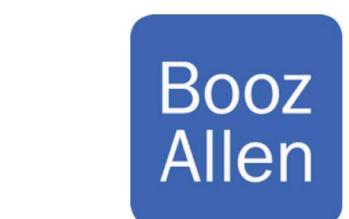
Area Retailers



CVS pharmacy®



CHOPT





Site Plan

1,956 SF available

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

● Space Available



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