

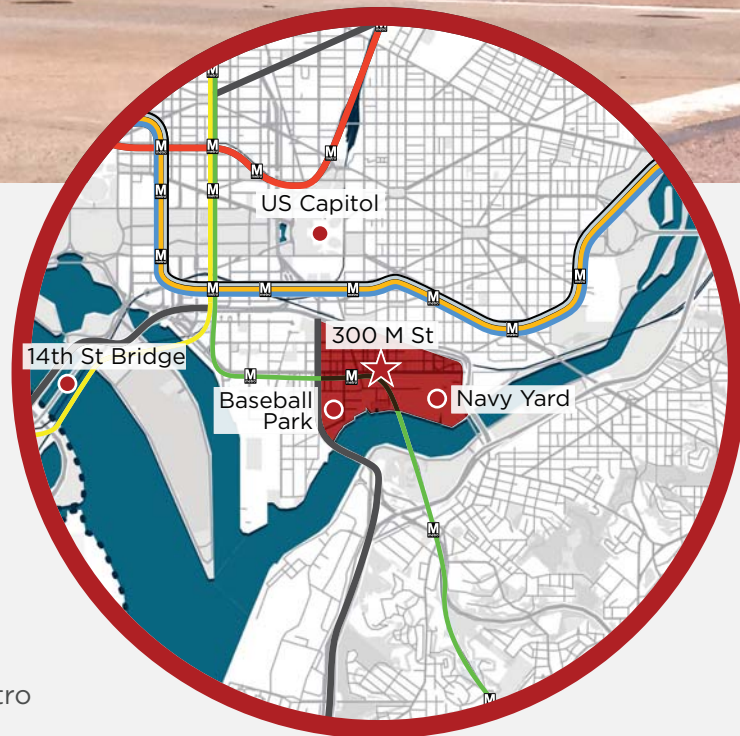
300MST SE

Capitol Riverfront
Washington, DC



Retail Space Available

- ▶ **Square Footage**
5,067 sq ft
- ▶ **Rent**
\$38 NNN
- ▶ **Timing**
Immediate
- ▶ **Highlights**
 - Vented corner **restaurant space**
 - Located in DC's rapidly growing **Capitol Riverfront** neighborhood
 - Across the street from **US Department of Transportation HQ** and **Navy Yard Complex**
 - **11,143** average weekday passenger exits at Navy Yard Metro



Site Demographics

.25 Mile Radius .5 Mile Radius 1 Mile Radius

	Population	2,130	7,891	31,057
	Median Household Income	\$62,628	\$94,689	\$89,229
	Households	1,396	4,339	16,536
	Employees	7,708	11,854	44,480
	Businesses	226	543	2,220

Nearby Tenants

Harris Teeter



unleashed



sweetgreen

Contact

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Neighborhood Information

The Capitol Riverfront is DC's new neighborhood on the river, located just five blocks south of the US Capitol Building. 'The Front' is leading the way in green innovation and the best of city living, with the extraordinary advantages of riverfront living; distinct industrial heritage; and access to what matters including unique parks and trails, sports and entertainment, exceptional value, and proximity to Capitol Hill.

Nearby Tenants



The White House

US Capitol

14th St Bridge

Baseball Park

300 M St

Residential

Office

Retail



Under Construction

WHOLE FOODS

765 units

322 units

171 units

Capital Quarter
323 Townhomes

295 units

147 units

213,000 SF

300 M

195 units

487,780 SF

GEB

Capital One
FIVE GUYS
SUBWAY
CVS pharmacy

Navy Yard
11,143 AWPB

Future Development

Boilermaker Shops

Willie's
Nando's
100 MONTADITOS
unleashed

STARBUCKS

Potbelly

335 units

MORINI

TWELVE
Harris Teeter
Takorean
sweetgreen
VIDA

Navy Yard
16,000 Employees
2.2M SF

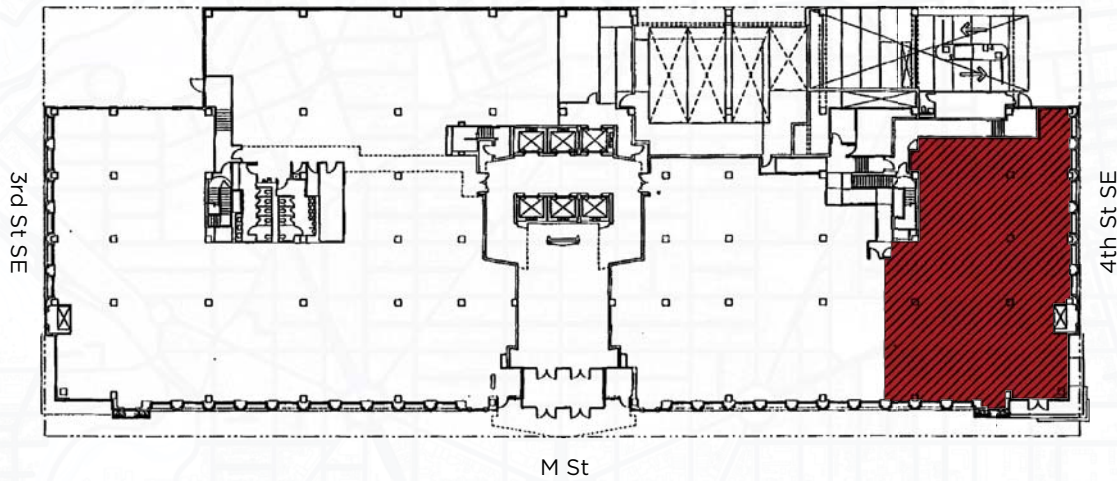
Capitol Riverfront Stats

Daytime Population	32,000+
Residential Population	5,000 est
Median Household Income	\$89,181
Hotel Keys Under Construction	533
Residential Units Under Construction	3,636
Retail Under Construction	272,000 SF
Existing Office Space	7.23 M SF
Planned Office Space	7.25 M SF



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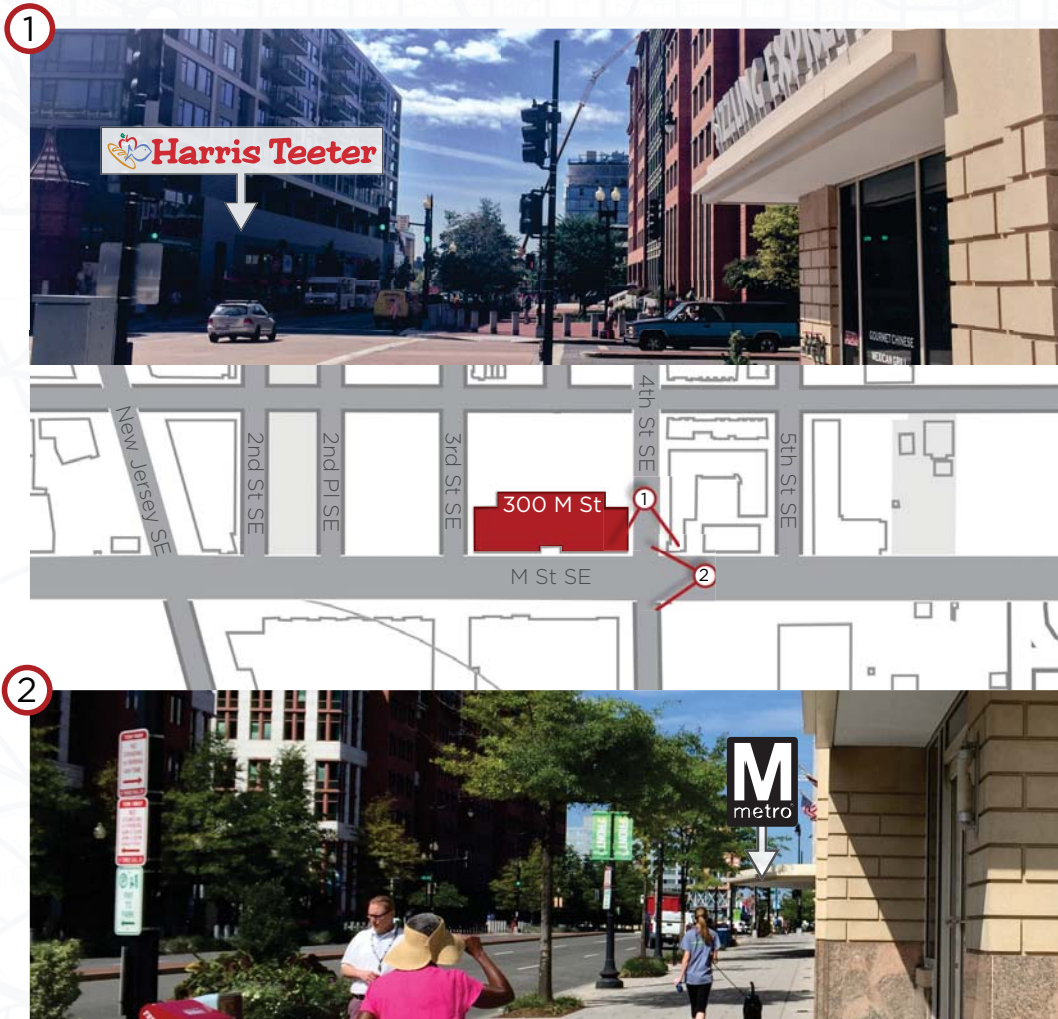


Square Footage
5,067 sq ft

Rent
\$38 NNN

Timing
Immediate

Ceiling Height
13'7"



Connect

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