

1800 M STREET

WASHINGTON, DC
CENTRAL BUSINESS DISTRICT

Columbia
Property Trust

GR05 | 2,033 RSF

BOURBON BISTRO

★ PRET A MANGER ★

1800 M

CONCEPTUAL
STOREFRONT RENDERING

SQUARE FOOTAGE
±1,741–2,033 SF

FRONTAGE
Up to 67'2" along M Street

CEILING HEIGHTS
12'1"–12'8"

RENT/NETS
Available Upon Request

TIMING
Immediate



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HIGHLIGHTS

- ▼ Corner retail positioned at the intersection of 18TH Street NW & M Street NW
- ▼ Strong placement within the CBD with accessibility to West End and DuPont residential

NEARBY TENANTS



NEIGHBORHOODS & DRIVERS

15 MIN WALK DEMOS

Total Daytime Population	241,627
Median Household Income	\$98,563
Bachelors Degree +	89%
Total Housing Units	28,749
Food Away From Home (AVG)	\$5,990.56

DUPONT

ESTABLISHED RESIDENTIAL IN
HISTORIC NEIGHBORHOOD

- 16,194 Total Population
- 11,174 Total Housing Units
- \$197,261 Average Household Income
- \$7,229 Average Food Away From Home
- 93.6% Bachelor's Degree or Higher

14TH STREET

LUXURY RESIDENTIAL AND
TROPHY OFFICE NEIGHBORHOOD

- \$191,963 Average Household Income
- 93.92% Bachelor's Degree or Higher
- \$1,001,569 Average Home Value

WEST END

TRENDY RETAIL &
HIGH-END RESIDENTIAL

- \$6,795 Average Food Away From Home
- 23,586 Total Population
- 11,174 Total Housing Units

CENTRAL BUSINESS DISTRICT

PRIVATE SECTOR
OFFICE HUB

- 96,275 Total Employees
- 104,828 Total Daytime Population
- 38,832,337 SF Office
- 28,916,401 SF Luxury Office

FOGGY BOTTOM

GW UNIVERSITY AND
STATE DEPARTMENT

- 59,329 Total Daytime Population
- 25,939 Total GWU Students
- 11,482 Undergraduate GWU Students

DUPONT
CIRCLE

M STREET NW



CONNECTICUT AVE NW

18TH STREET NW

NEARBY RETAIL CO-TENANCY



RHODE ISLAND AVE NW

M STREET NW
16,746 ADT



20TH STREET NW



19TH STREET NW
10,860 ADT



L STREET NW
15,480 ADT



K STREET NW



EYE STREET NW



CONNECTICUT AVE NW
15,125 ADT



17TH STREET NW

THE PRIME RIB



FARRAGUT SQUARE

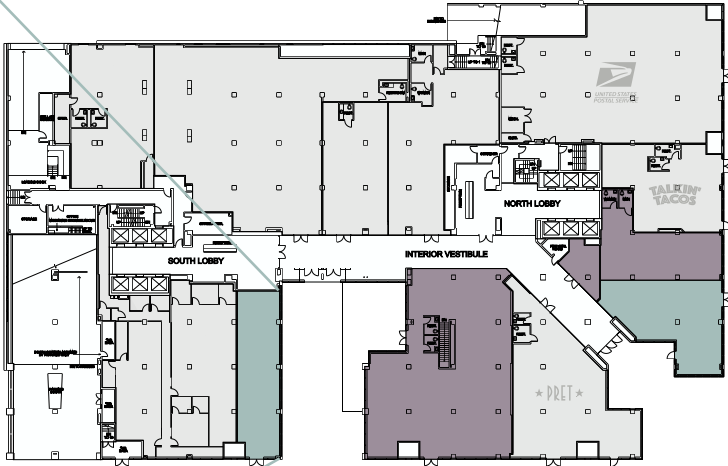
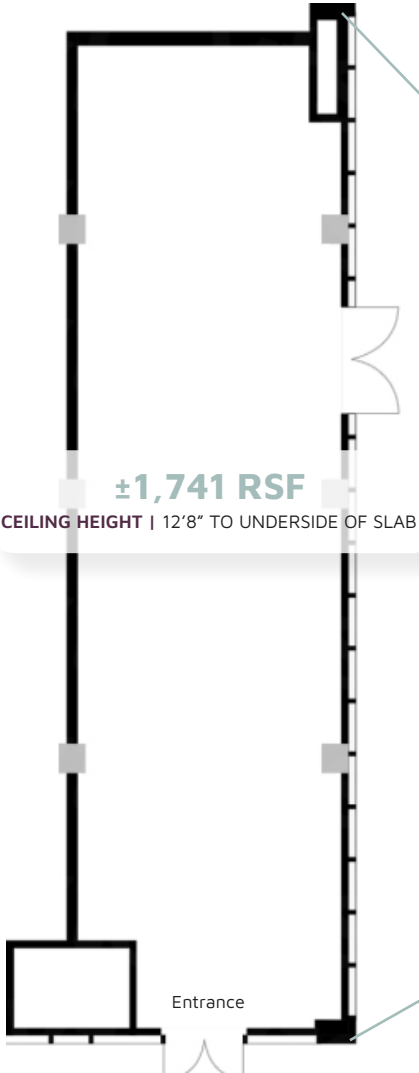


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SUITE GR01B

±1,741 SF



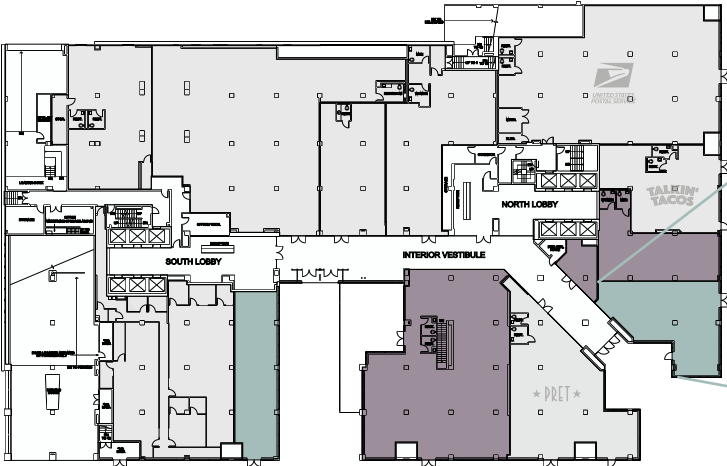
GROUND FLOOR

SUITE GR05

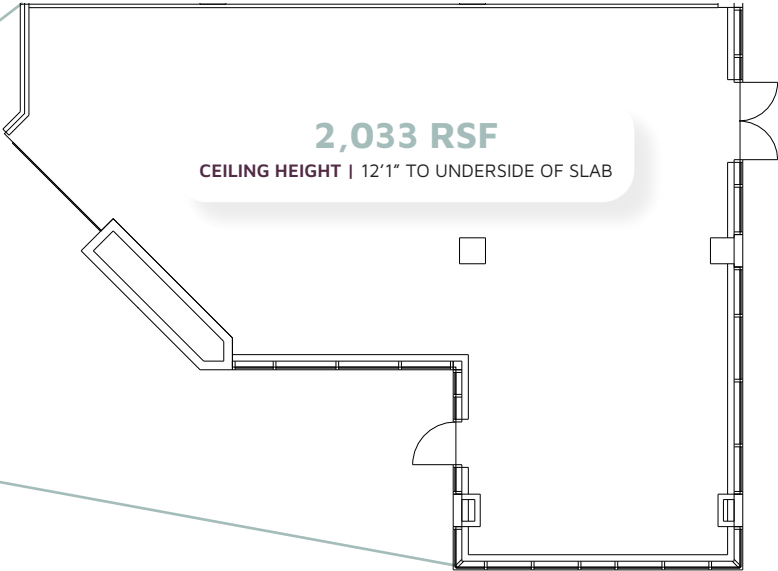
2,033 SF



CLICK
TO TOUR
VIRTUALLY



GROUND FLOOR

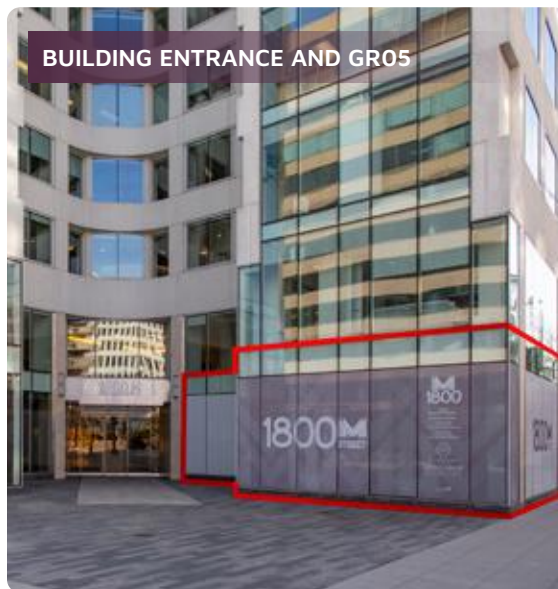


INTERIOR SPACE GR05





GR01B FRONTAGE ON 18TH STREET NW



BUILDING ENTRANCE AND GR05



GR05 18TH & M ST NW CORNER



GR01B LOOKING SOUTHWEST

AVERAGE METRO RIDERS AT FARRAGUT NORTH

9,824
AWD EXITS

OFFICE SPACE WITHIN A HALF MILE

54,024,983 SF

HOTEL ROOMS WITHIN A HALF MILE

8,542

DEMOGRAPHICS	.25 Miles	.5 Miles	1 Mile
Daytime Population	61,687	156,317	355,788
Avg Household Income	\$142,196	\$147,324	\$180,280
Bachelor's Degree	87%	90%	89%

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DOCHTER & ALEXANDER
RETAIL ADVISORS

