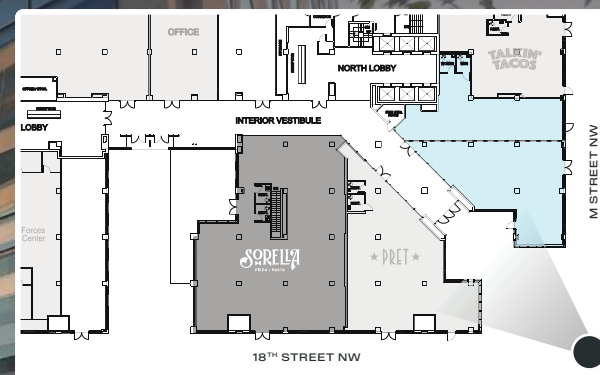


1800

CENTRAL BUSINESS DISTRICT

± 1,757 - 4,095 SF

AVAILABLE SPACES



JOIN THE SCENE.

A standout addition to the tenant mix, Sorella, by Balos Restaurant Group, is bringing upscale Italian dining to the project. A destination worth being a part of.

PROPERTY OVERVIEW

At the corner of now and what's next.



HIGHLIGHTS

- **Corner retail** positioned at the intersection of **18TH Street NW & M Street NW**
- **Type 1 venting** available via scrubber
- **Strong placement within the CBD** with accessibility to **West End** and **DuPont residential**

NEARBY TENANTS



SQUARE FOOTAGE	± 1,757 - 4,095 SF
FRONTAGE	± 67' 2" along M Street
CEILING HEIGHTS	12' 1" to underside of slab
VENTING	Type 1 venting via scrubber
RENT/NETS	Available Upon Request
TIMING	Immediate

SUBMARKET AERIAL

Neighborhoods & Drivers

15-MINUTE WALK DEMOS

Total Daytime Population	200,192
Median Household Income	\$117,278
Bachelors Degree+	90%
Total Housing Units	28,383
Food Away From Home (AVG)	\$6,739

WEST END

Trendy retail & high-end residential

Total Population	13,124
Total Housing Units	4,224
Food Away From Home (AVG)	\$7,067

FOGGY BOTTOM

GW University and State Department

Total Daytime Population	53,232
Total GWU Students	25,939
Undergraduate GWU Students	11,482

DUPONT

Established residential in historic neighborhood

Total Population	14,633
Total Housing Units	10,786
Household Income (AVG)	\$180,110
Food Away From Home (AVG)	\$7,080
Bachelor's Degree+	92.8%

DUPONT
CIRCLE

14TH STREET

Luxury residential and trophy office neighborhood

Household Income (AVG)	\$209,351
Bachelor's Degree+	87.1%
Home Value (AVG)	\$981,795

M STREET NW



CENTRAL BUSINESS DISTRICT

Private sector office hub

Total Employees	339,940
Total Daytime Population	356,185
Office Square Footage	48,400,000 SF

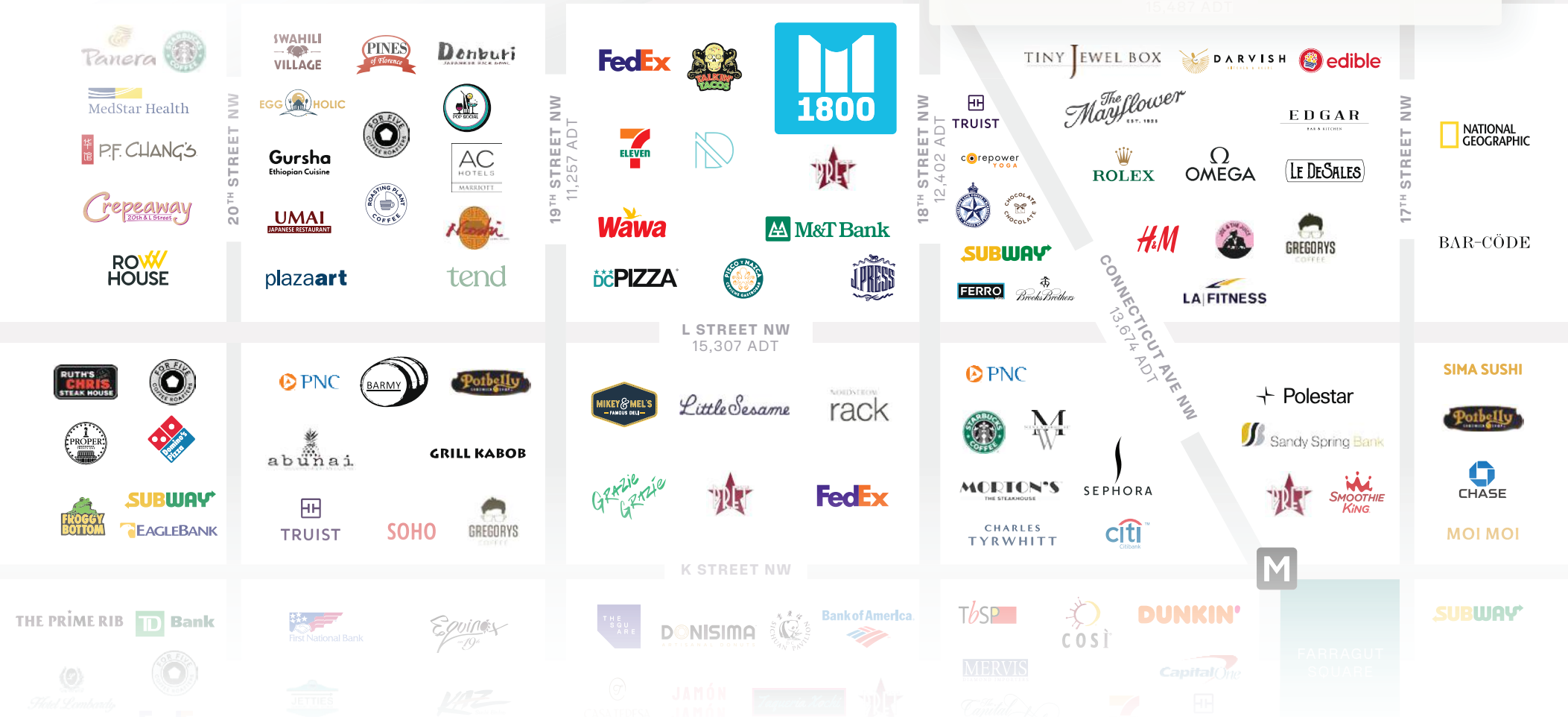
18TH STREET NW

CONNECTICUT AVENUE NW

NEIGHBORHOOD MAP

Nearby Retail Co-Tenancy

At the heart of the **Central Business District**, 1800 M sits at the highly visible intersection of **18TH & M Street NW**, with exposure to **27,889 average daily traffic** and **293,000 annual visitors**. 1800 M also offers exceptional transit accessibility to the **Farragut North, Farragut West, and Dupont Circle Metro stations**, all within a **5-minute walk**. Surrounded by popular restaurants such as Michelin-recognized **Residents Cafe & Bar**, high-end retail such as **Omega Boutique**, and top-rated hotels such as the **AC Hotel**, 1800 M is a prime destination within one of DC's most vibrant and amenity-rich neighborhoods.





FLOORPLAN

Space A & B

± 4,095 SF



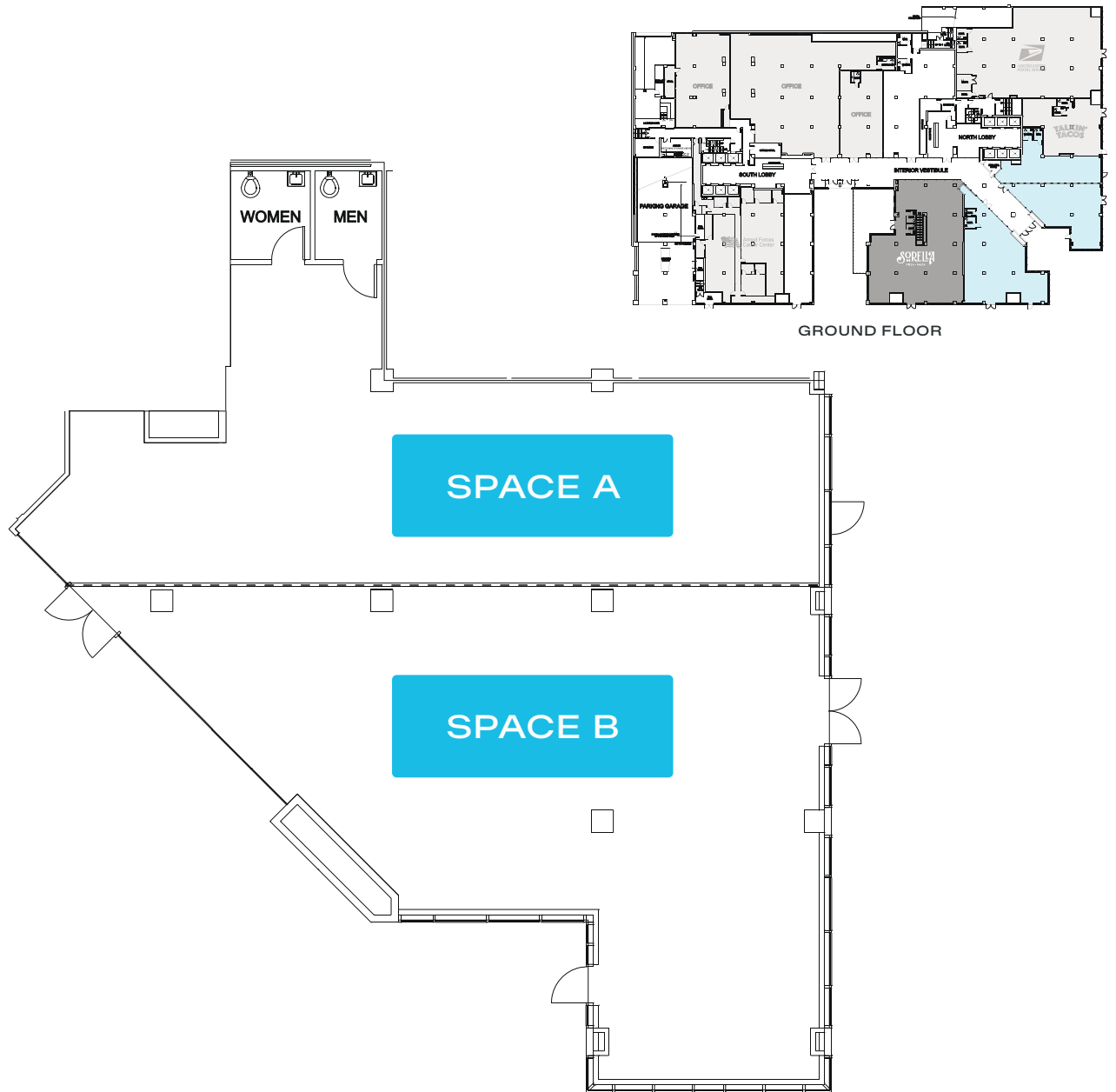
SPECS

Space A

SQUARE FOOTAGE 1,757 SF
CEILING HEIGHTS 12' 1" to underside of slab

Space B

SQUARE FOOTAGE 2,338 SF
CEILING HEIGHTS 12' 1" to underside of slab





OFFICE SPACE
WITHIN THE CBD

48.4M SF



AVERAGE METRO RIDERS
AT FARRAGUT NORTH

12,757
AWD EXITS



HOTEL ROOMS
WITHIN HALF A MILE

8,542

DEMOGRAPHICS*	.25 MILES	.5 MILES	1 MILE
Daytime Population	8,633	24,011	62,898
Average Household Income	\$131,938	\$150,475	\$170,116
Total Housing Units	5,194	19,630	49,141
Bachelor's Degree+	60%	69%	74%

*2024 DATA

1800MST

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