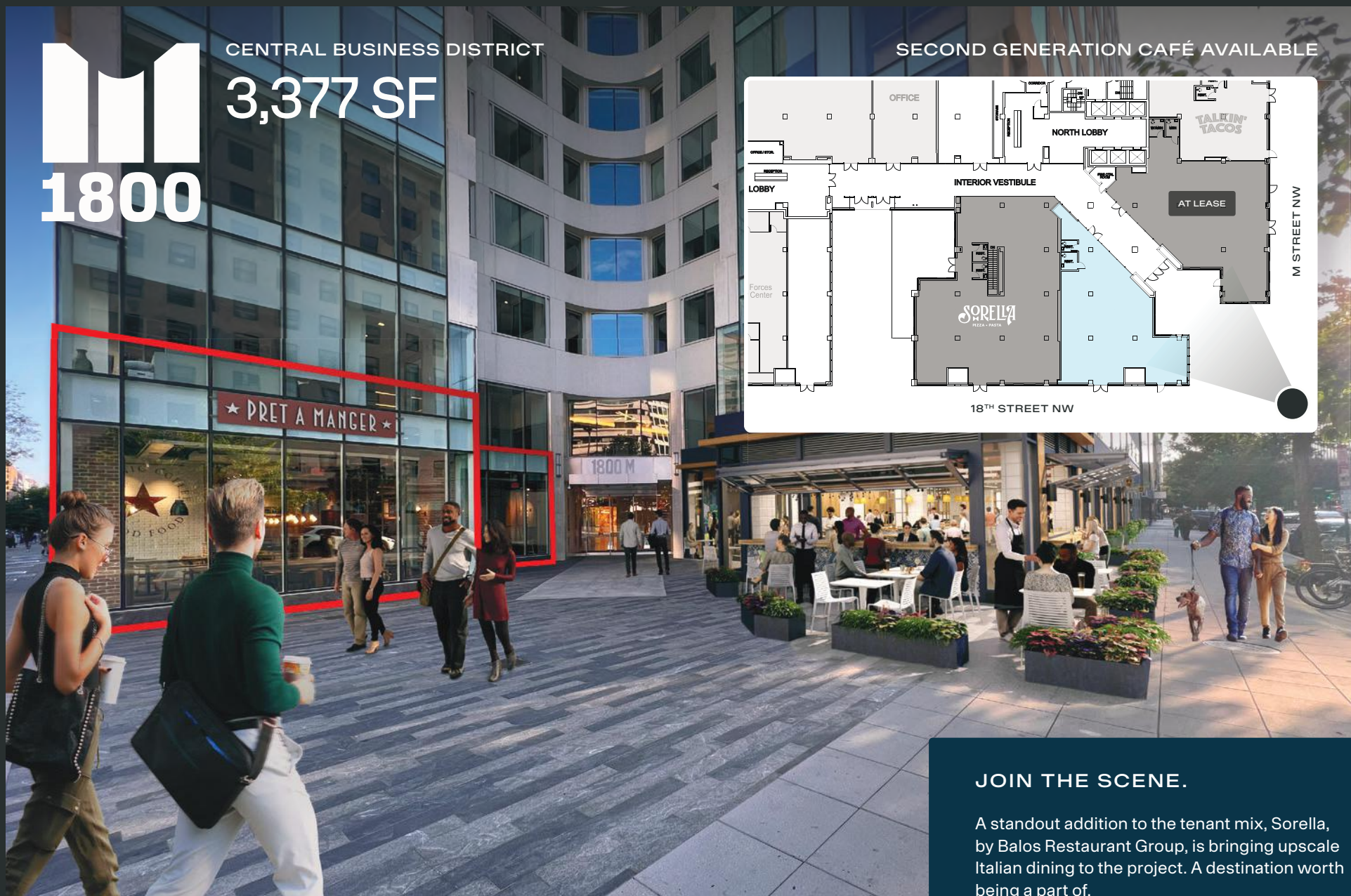


1800

CENTRAL BUSINESS DISTRICT

3,377 SF

SECOND GENERATION CAFÉ AVAILABLE



## 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

- **Second generation café** positioned at the intersection of **18<sup>TH</sup> 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	3,377 SF
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

#### 14<sup>TH</sup> 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

18<sup>TH</sup> STREET NW

CONNECTICUT AVE NW

# Available Spaces



## FLOORPLAN

# Space B

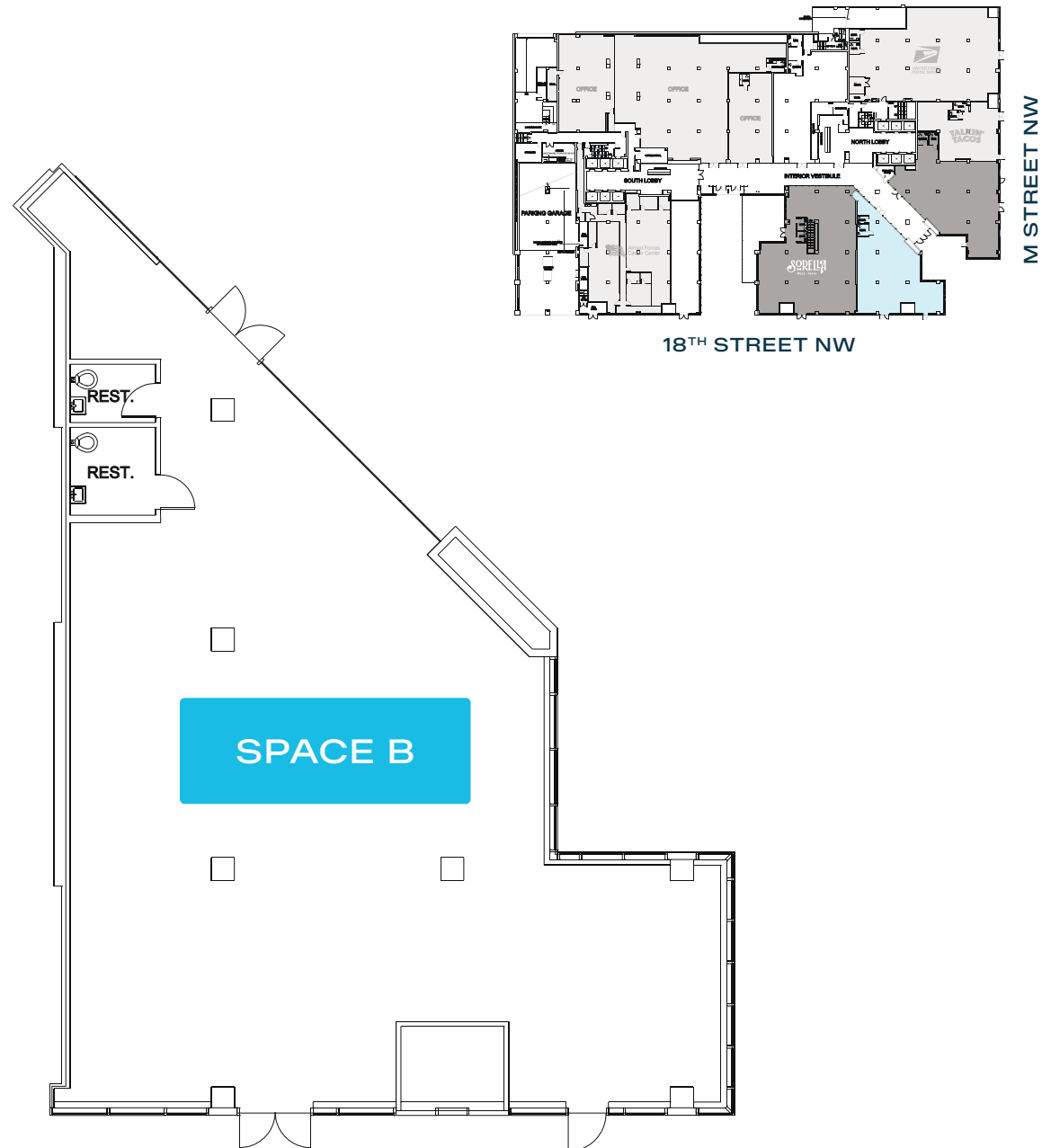
## ± 3,377 SF



## SPECS

# Space B

SQUARE FOOTAGE 3,377 SF  
VENTING Type 1 venting via scrubber





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

# 1800M<sup>ST</sup>

FOR INQUIRIES, CONTACT

**David Dochter**

202.971.8989 | david@dochalex.com

**Matthew Alexander**

202.971.8788 | matthew@dochalex.com

**Elena Alexander**

301.300.7690 | elena@dochalex.com

[1800MSTREET.COM](https://1800MSTREET.COM) 

