

1800

CENTRAL BUSINESS DISTRICT

3,377 SF

SECOND GENERATION CAFÉ AVAILABLE

OFFICE

NORTH LOBBY

INTERIOR VESTIBULE

AT LEASE

TALKIN' TACOS

SORELLA PIZZA + PASTA

18TH STREET NW

M STREET NW

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.

DOCHTER & ALEXANDER
RETAIL ADVISORS

Columbia
Property Trust

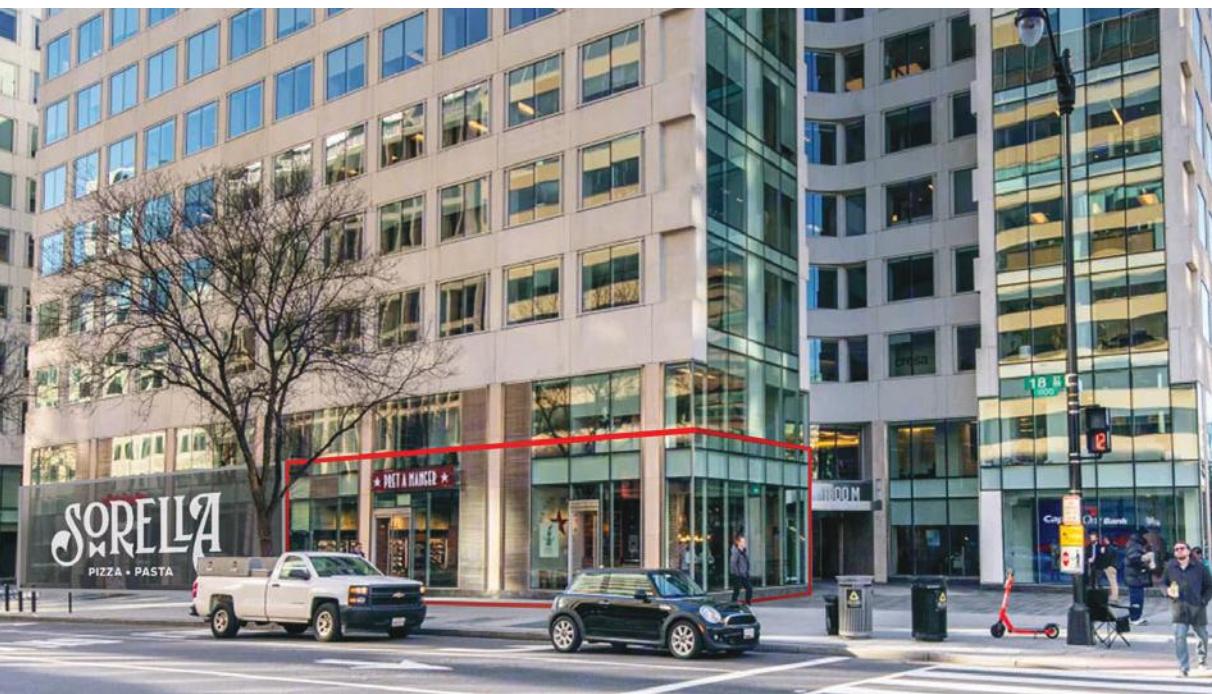
David Dochter
202.971.8989 | david@dochalex.com

Matthew Alexander
202.971.8788 | matthew@dochalex.com

Elena Alexander
301.300.7690 | elena@dochalex.com

PROPERTY OVERVIEW

At the corner of now and what's next.



HIGHLIGHTS

- **Second generation café** 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 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

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

CONNECTICUT AVE NW
M STREET NW
18TH 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

1800M_{ST}

14TH STREET

Luxury residential and trophy office neighborhood

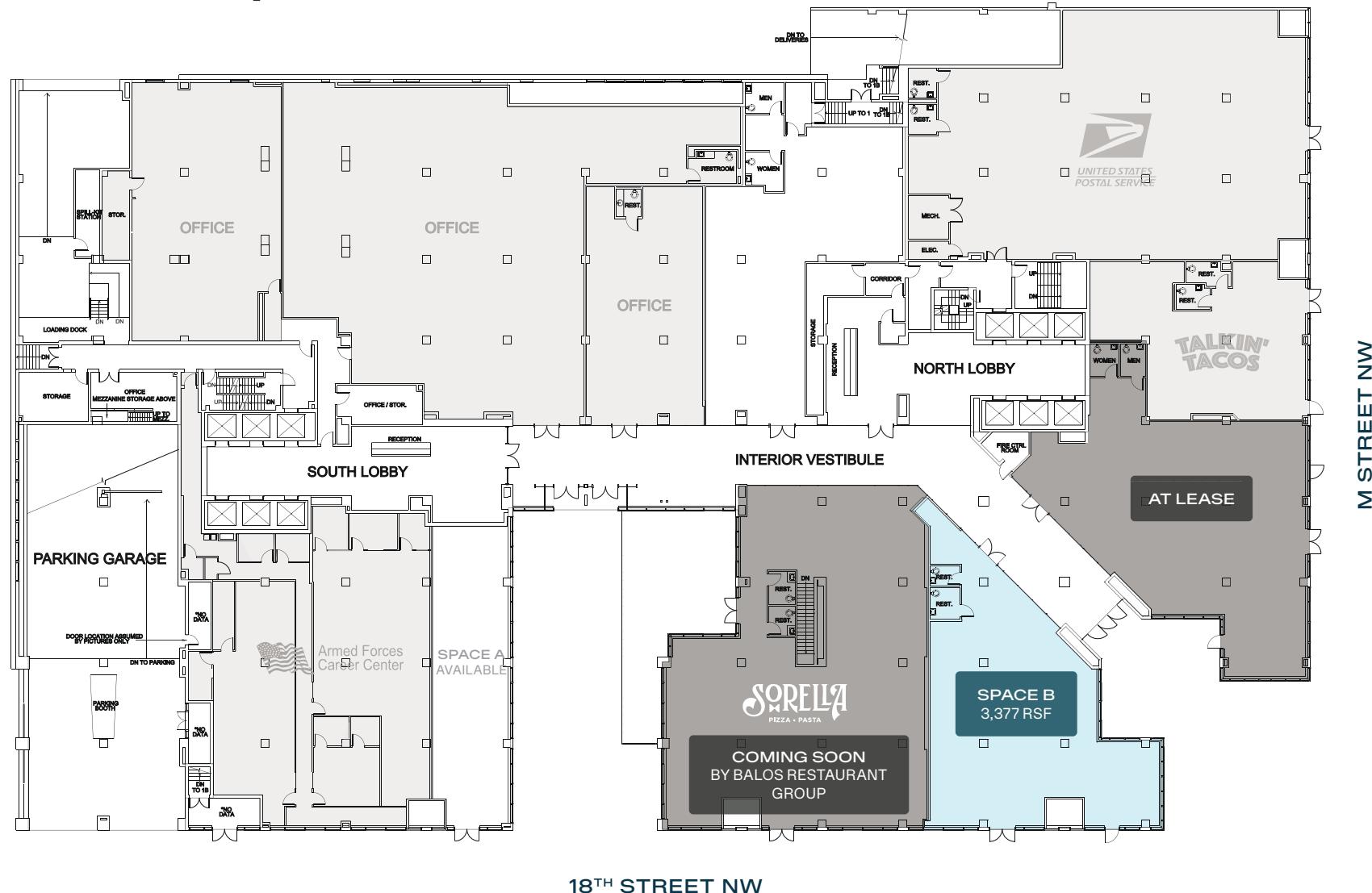
Household Income (AVG)	\$209,351
Bachelor's Degree+	87.1%
Home Value (AVG)	\$981,795

DA
DOCHTER & ALEXANDER
RETAIL ADVISORS

SPACES OVERVIEW

Available Spaces

ND

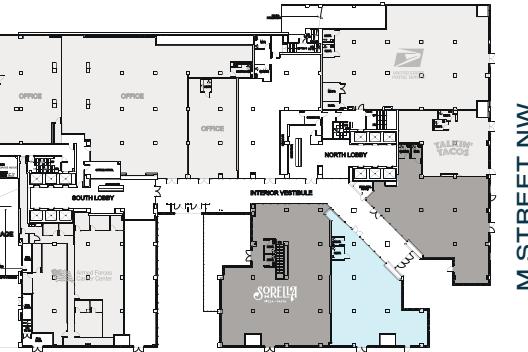
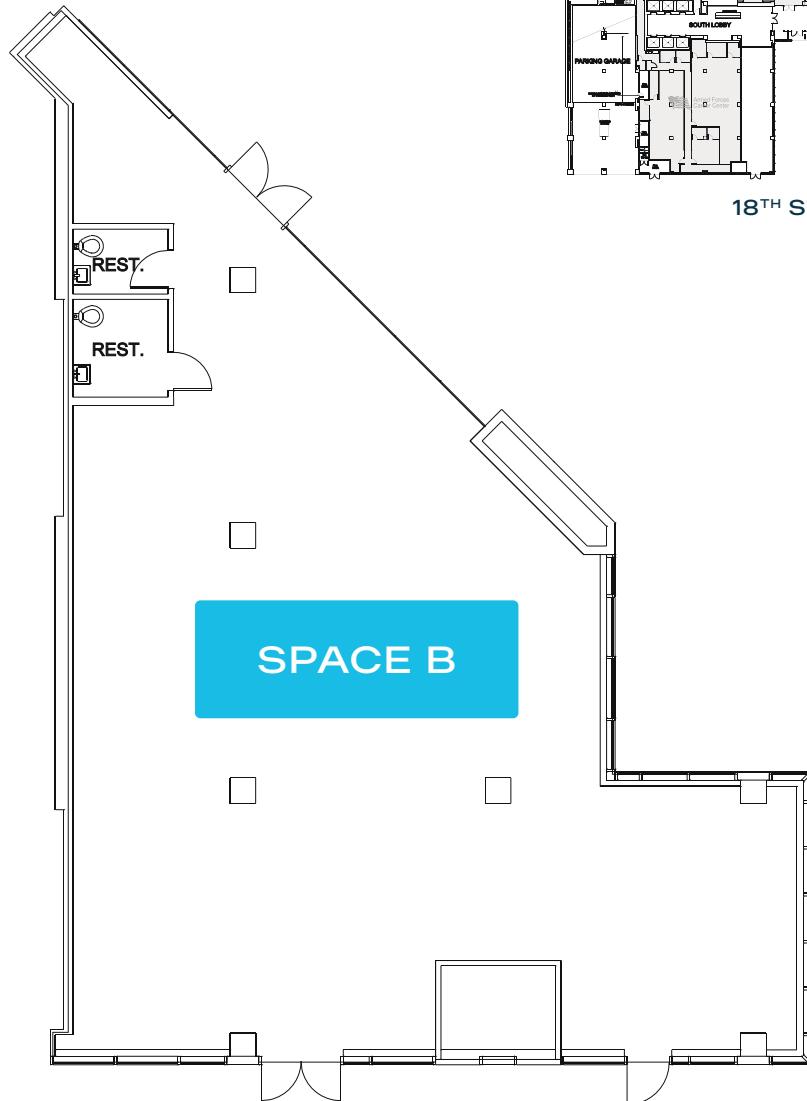


FLOORPLAN

Space B

± 3,377 SF

↗



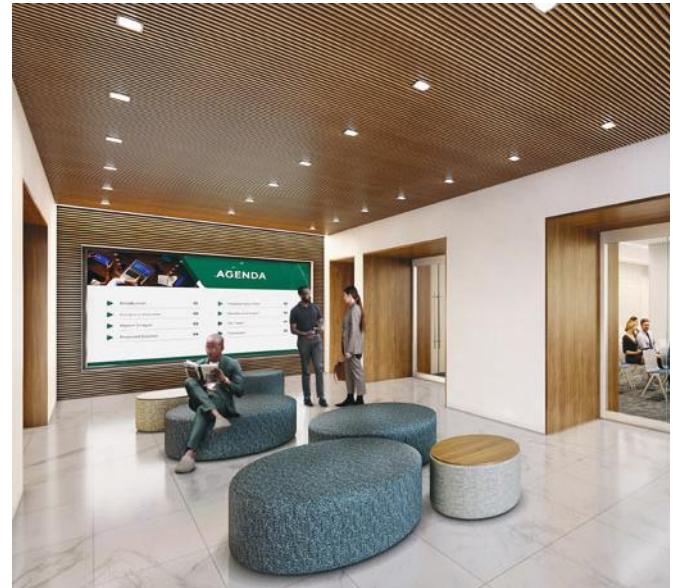
SPECS

Space B

SQUARE FOOTAGE 3,377 SF

VENTING Type 1 venting via scrubber

1800M_{ST}



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_{ST}

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 ↗

