

1800 **M** STREET

WASHINGTON, DC
CENTRAL BUSINESS DISTRICT

Columbia
Property Trust

±5,676 RSF

ARANCINI

**CONCEPTUAL
STOREFRONT RENDERING**

SQUARE FOOTAGE
±1,741–10,988 SF

FRONTAGE
46'3" along 18TH Street

CEILING HEIGHTS
12'8"

ASKING RENT
\$45.00 PSF NNN

TIMING
Immediate



DOCHTER & ALEXANDER
RETAIL ADVISORS

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HIGHLIGHTS

- ▼ Vented second generation restaurant
- ▼ Located in the heart of the CBD
- ▼ Excellent vehicle exposure & metro access

NEARBY TENANTS

OFFICE	NATIONAL GEOGRAPHIC	RETAIL	Tatte	HOTEL	The Mayflower	
	pillsbury		BOQUERIA		ROLEX	THE JEFFERSON
	GIBSON DUNN		TINY JEWEL BOX		FOXTROT	AC HOTEL



GR01B | ±1,741 RSF

GR02 | ±5,676 + 3,571 RSF Optional Lower Level

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



CONNECTICUT AVE NW

M STREET NW

18TH STREET NW

NEARBY RETAIL CO-TENANCY



M STREET NW
16,746 ADT



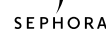
19TH STREET NW
10,860 ADT



1800M
STREET



L STREET NW
15,480 ADT



K STREET NW



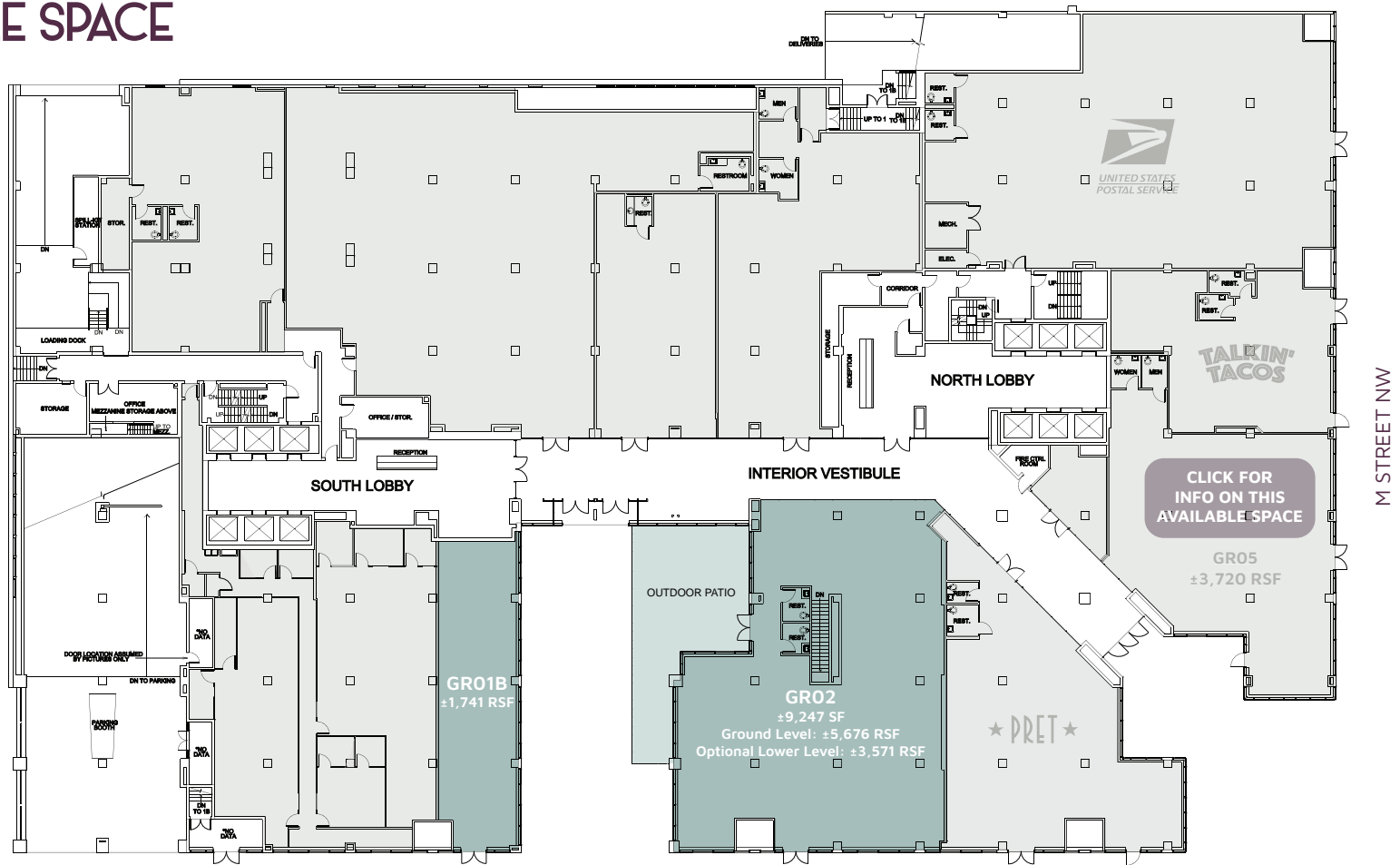
FARRAGUT SQUARE

EYE STREET NW

1800M
STREET

DOCHTER & ALEXANDER
RETAIL ADVISORS

AVAILABLE SPACE

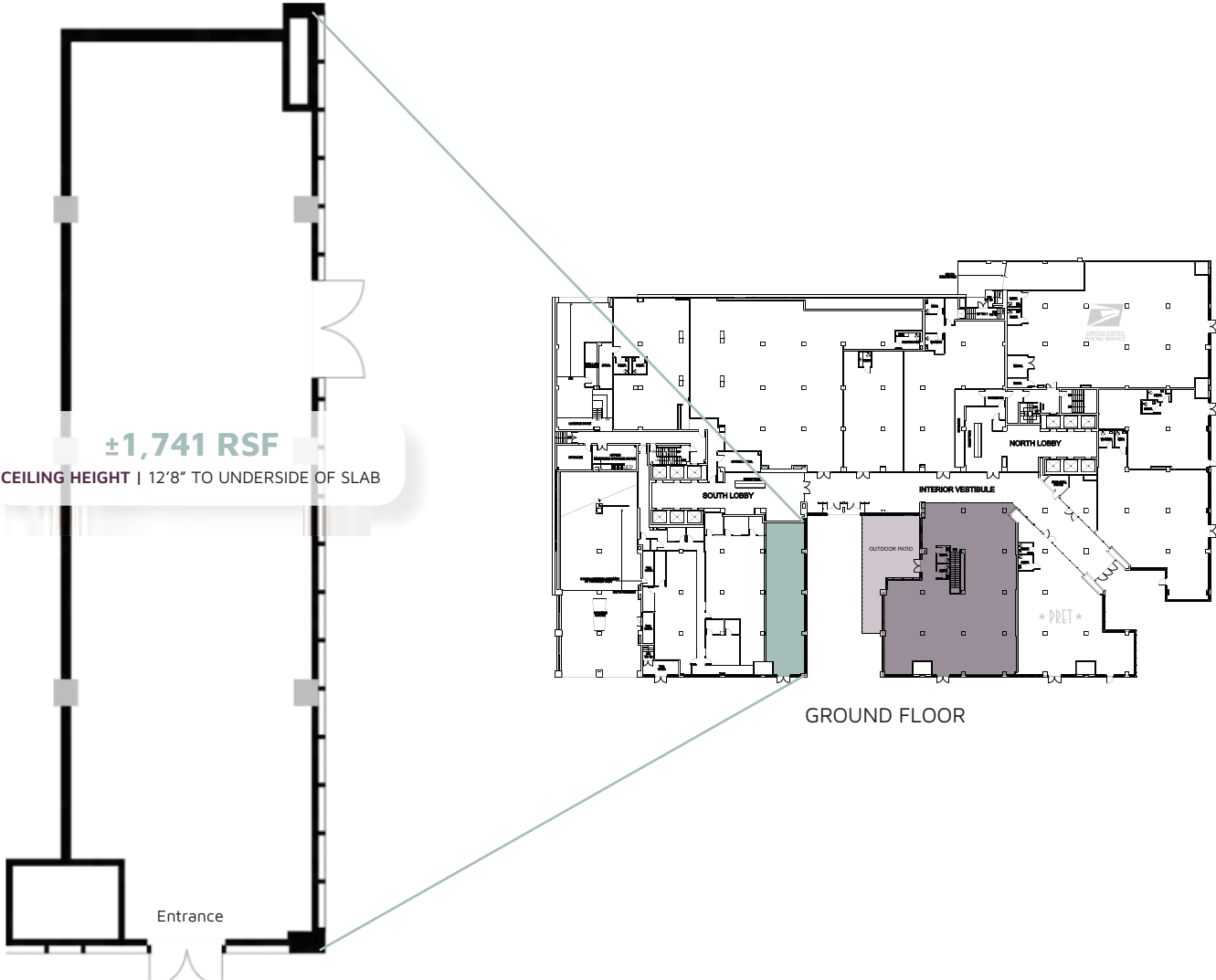


18TH STREET NW



18TH STREET NW

SUITE GR01B



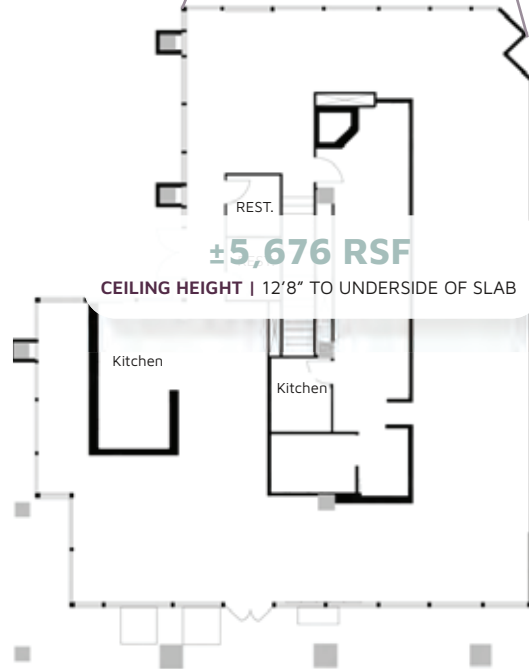
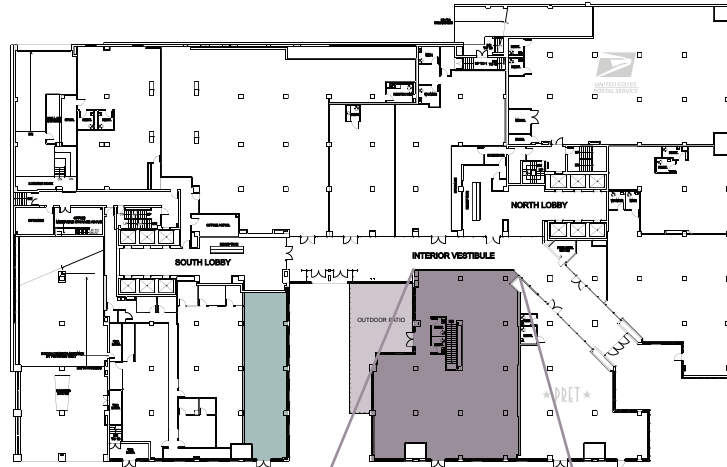
SUITE GR02

Up to ±9,247 SF

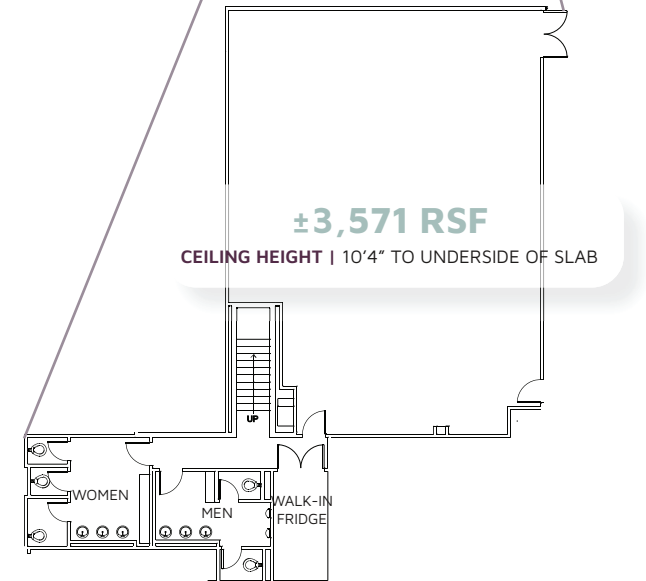
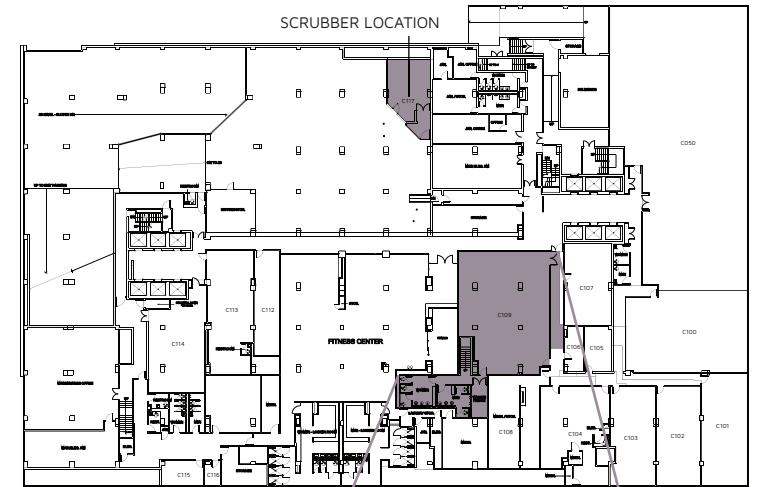


CLICK TO TOUR VIRTUALLY

GROUND FLOOR



OPTIONAL LOWER LEVEL

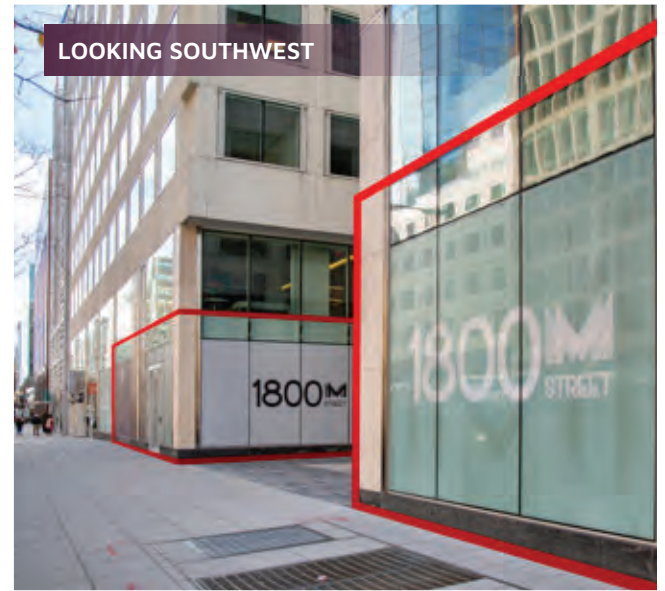




GR02 AND PATIO SPACE



GR02 FRONTAGE ON 18TH STREET NW



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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