

1800 M STREET

WASHINGTON, DC
CENTRAL BUSINESS DISTRICT

Columbia
Property Trust

±3,720 RSF

BOURBON BISTRO

★ PRET A MANGER ★

1800 M

CONCEPTUAL
STOREFRONT RENDERING

SQUARE FOOTAGE
±3,720 SF

FRONTAGE
±67'2" along M Street

CEILING HEIGHTS
12'1"

RENT/NETS
Available Upon Request

TIMING
Arranged



David Dochter
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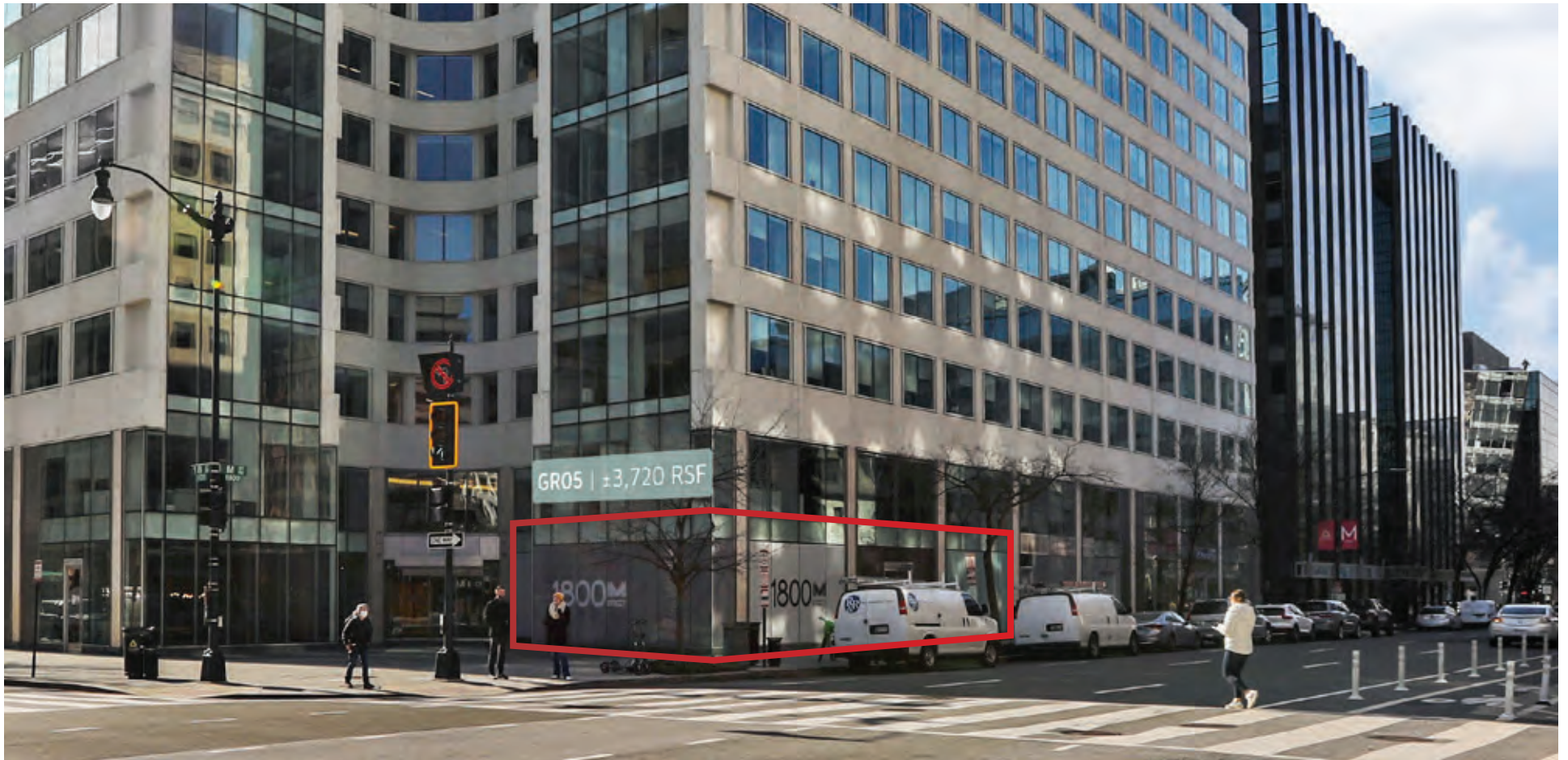
Elena Kozak
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HIGHLIGHTS

- ▼ 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 HOTELS



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



19TH STREET NW
10,860 ADT



18TH STREET NW
13,021 ADT



17TH STREET NW



L STREET NW
15,480 ADT



CONNECTICUT AVE NW
15,125 ADT

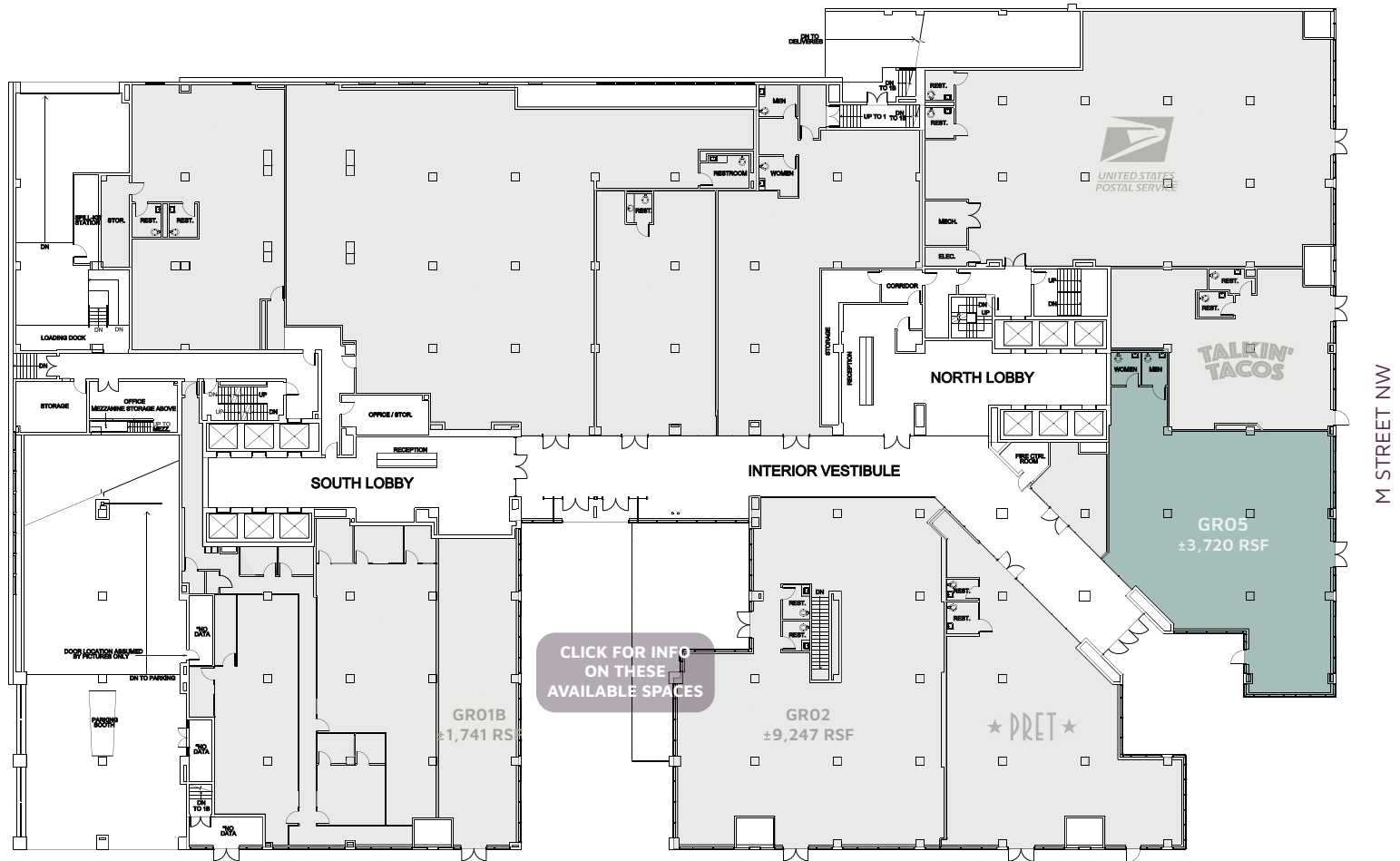
K STREET NW



EYE STREET NW

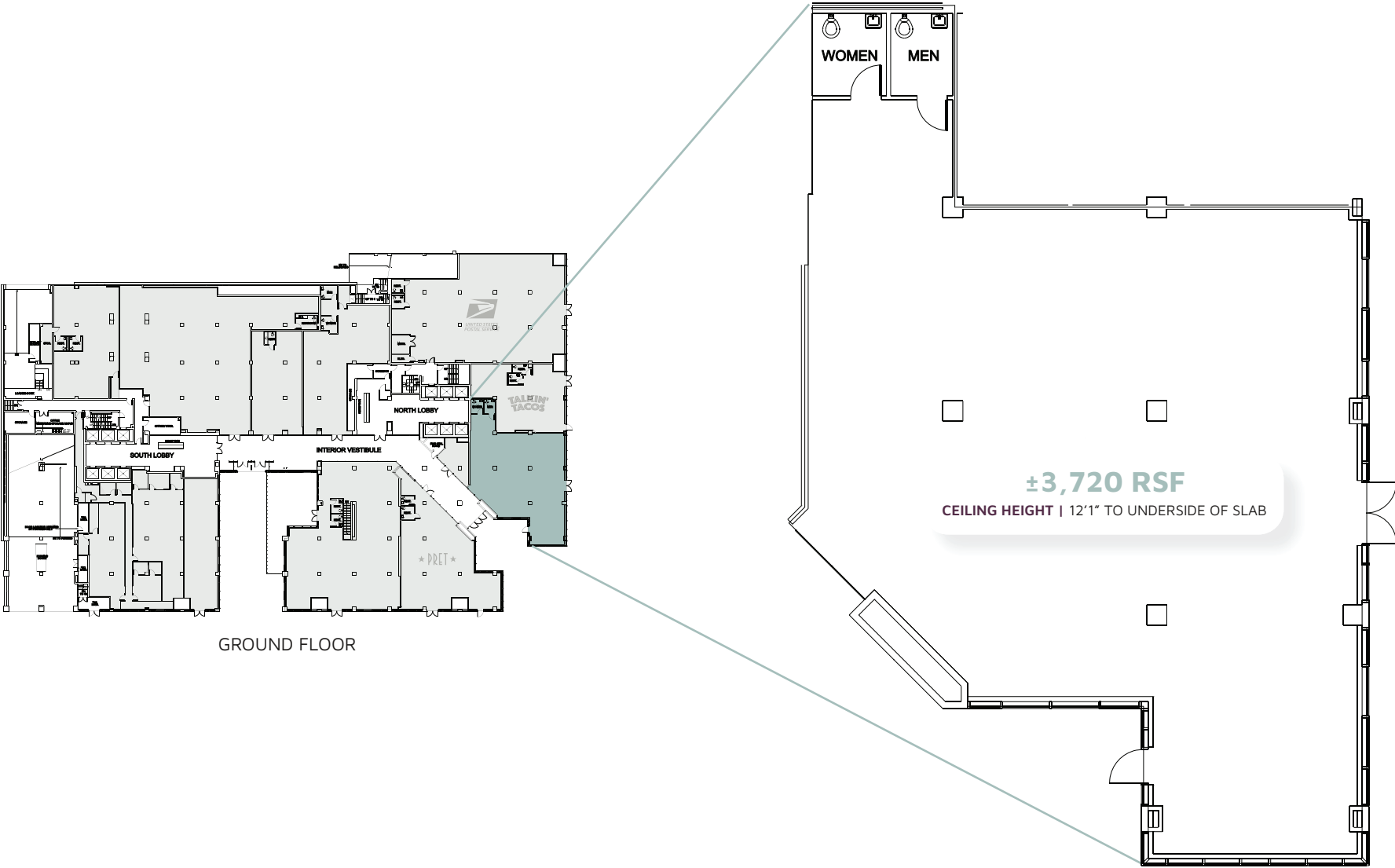


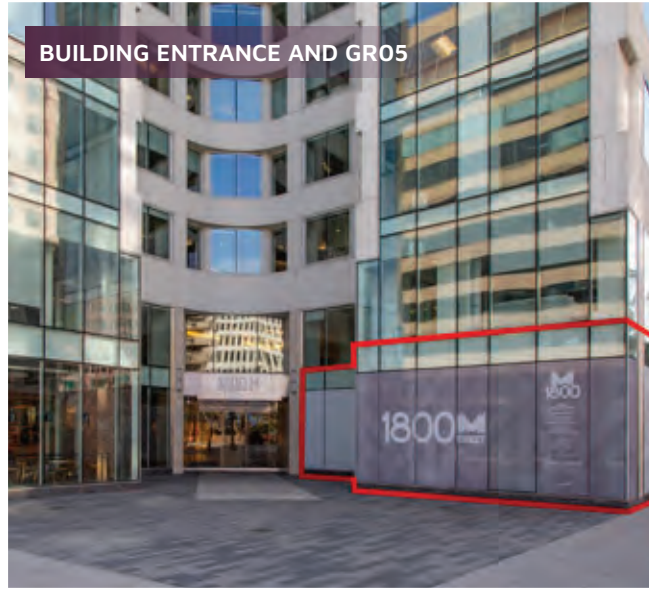
AVAILABLE SPACE



18TH STREET NW

SUITE GR05





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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FOR INQUIRIES, CONTACT

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Columbia
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 DOCHTER & ALEXANDER
RETAIL ADVISORS

