

**1800** **M** STREET

WASHINGTON, DC  
CENTRAL BUSINESS DISTRICT

Columbia  
Property Trust

±5,676 RSF

**CONCEPTUAL  
STOREFRONT RENDERING**

**VIDEO WALKTHROUGH** [↗](#)

**SQUARE FOOTAGE**  
±1,741–10,988 SF

**FRONTAGE**  
46'3" along 18<sup>TH</sup> Street

**CEILING HEIGHTS**  
12'8"

**ASKING RENT**  
\$45.00 PSF NNN

**TIMING**  
Immediate



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# HIGHLIGHTS

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

# NEARBY TENANTS





# 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

DUPONT  
CIRCLE

### 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

M STREET NW



### 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

18TH STREET NW

### FOGGY BOTTOM

GW UNIVERSITY AND  
STATE DEPARTMENT

- 59,329 Total Daytime Population
- 25,939 Total GWU Students
- 11,482 Undergraduate GWU Students

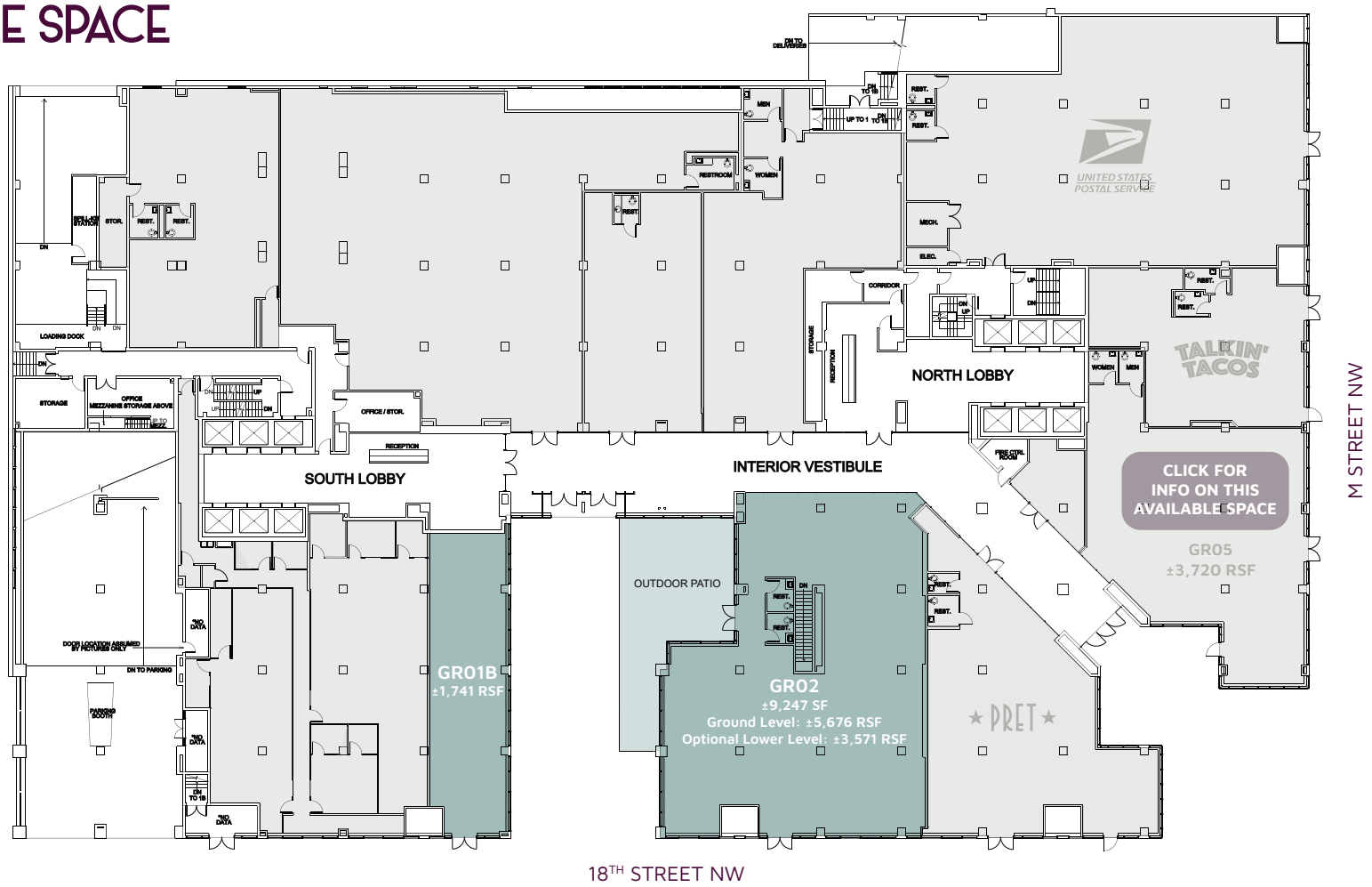


# NEARBY RETAIL CO-TENANCY



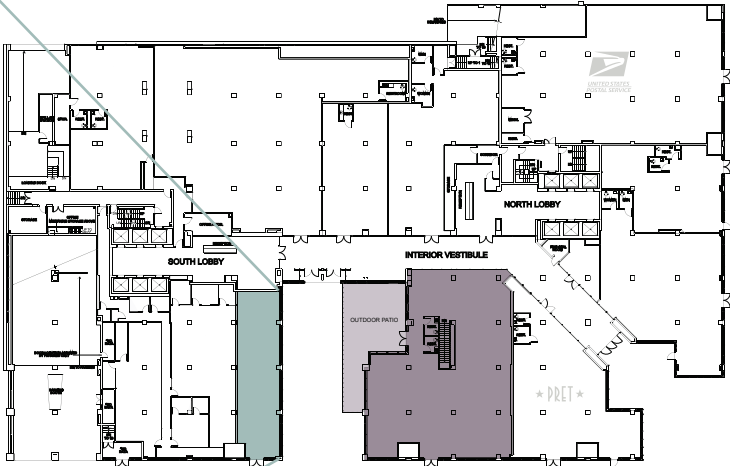
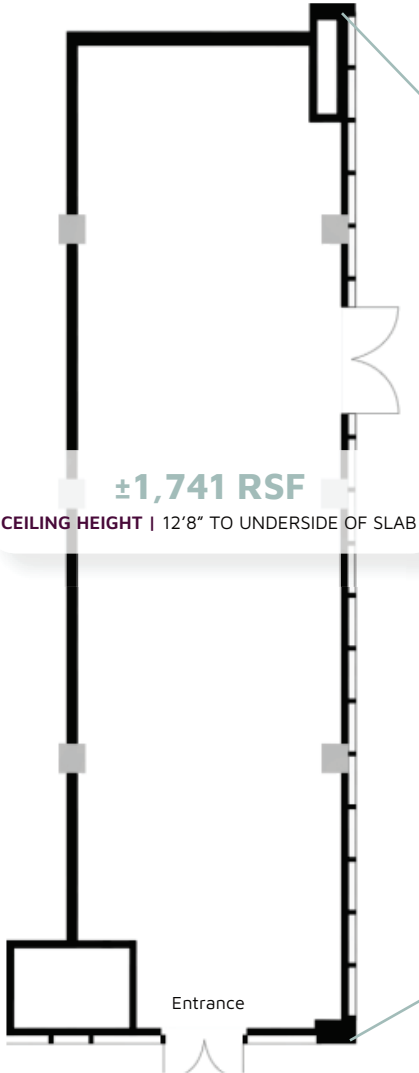


# AVAILABLE SPACE





# SUITE GR01B



GROUND FLOOR

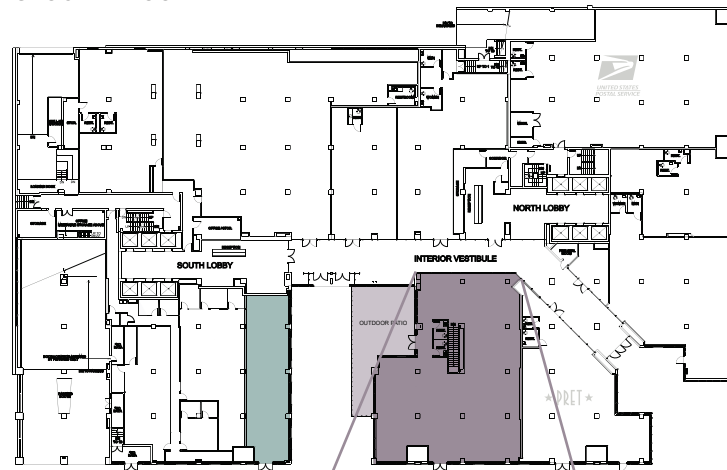


Up to  $\pm 9,247$  SF

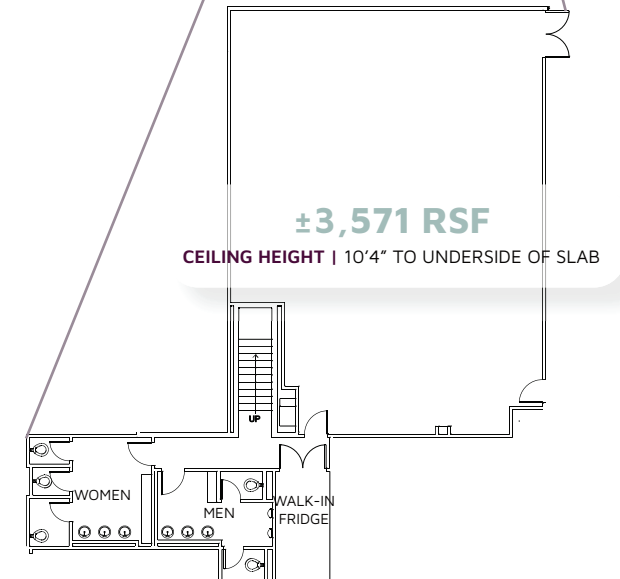
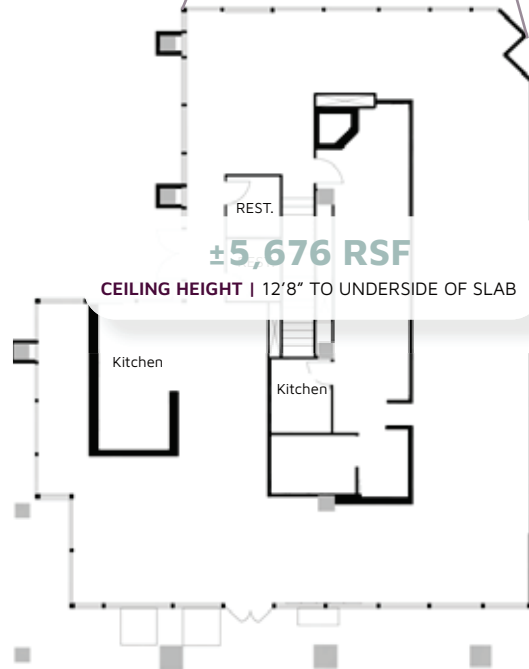
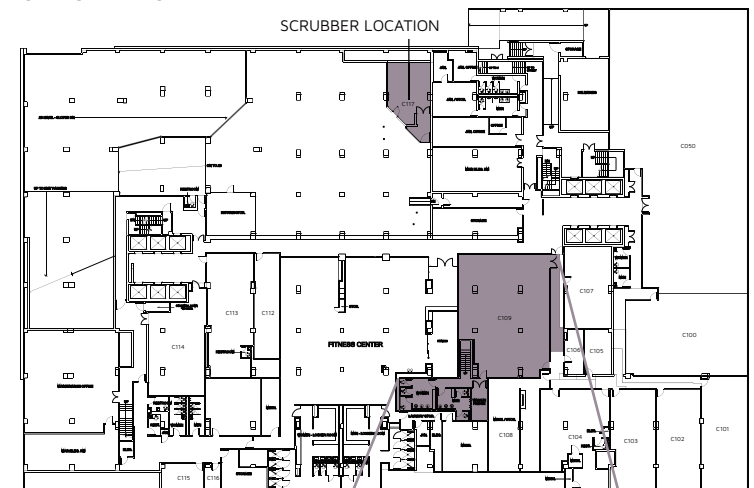


**CLICK  
TO TOUR  
VIRTUALLY**

## GROUND FLOOR



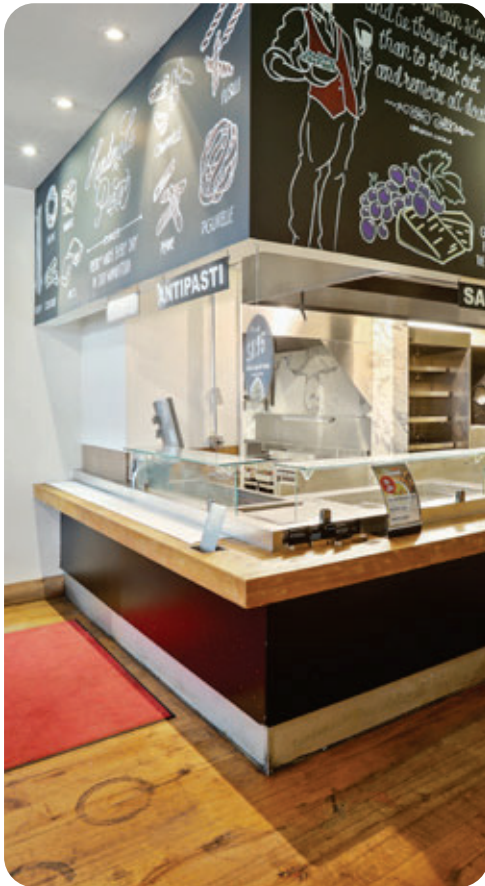
### OPTIONAL LOWER LEVEL





# INTERIOR SPACE

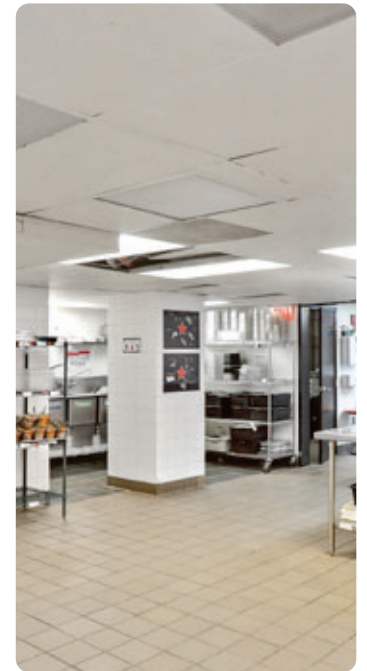
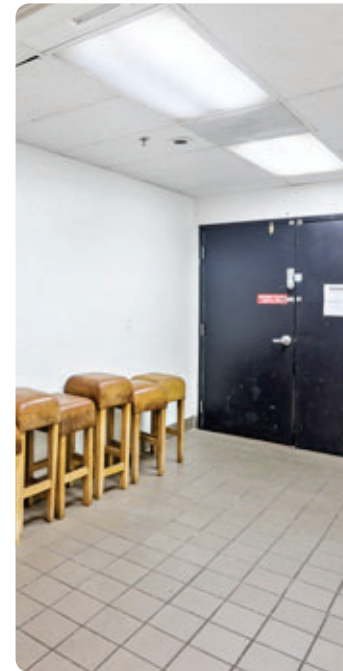
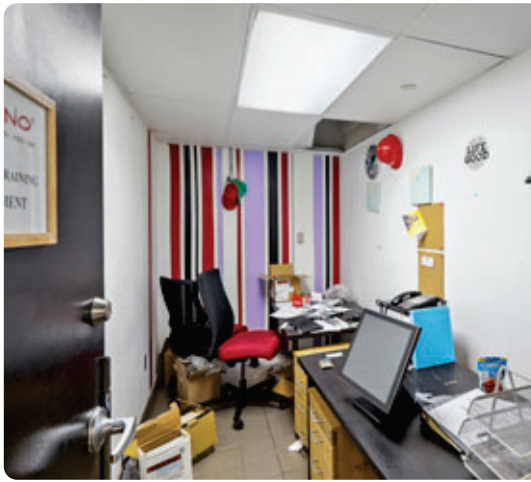
## GROUND LEVEL





# INTERIOR SPACE

LOWER LEVEL







GR02 AND PATIO SPACE



GR02 FRONTAGE ON 18<sup>TH</sup> 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%       |



# 1800<sup>M</sup> STREET

## FOR INQUIRIES, CONTACT

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DOCHTER & ALEXANDER  
RETAIL ADVISORS

