

1800 M STREET

WASHINGTON, DC
CENTRAL BUSINESS DISTRICT

2,033 - 4,095 RSF

Columbia
Property Trust

1800 M STREET

1800

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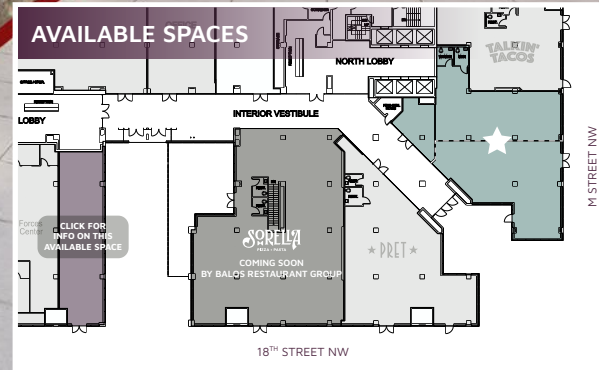
RETAIL SPACE
202.393.7000

dochalex.com

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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.



SQUARE FOOTAGE
2,033-4,095 SF

FRONTAGE
Up to 67'2" along M Street

CEILING HEIGHTS
12'1"

RENT/NETS
Available Upon Request

TIMING
Immediate



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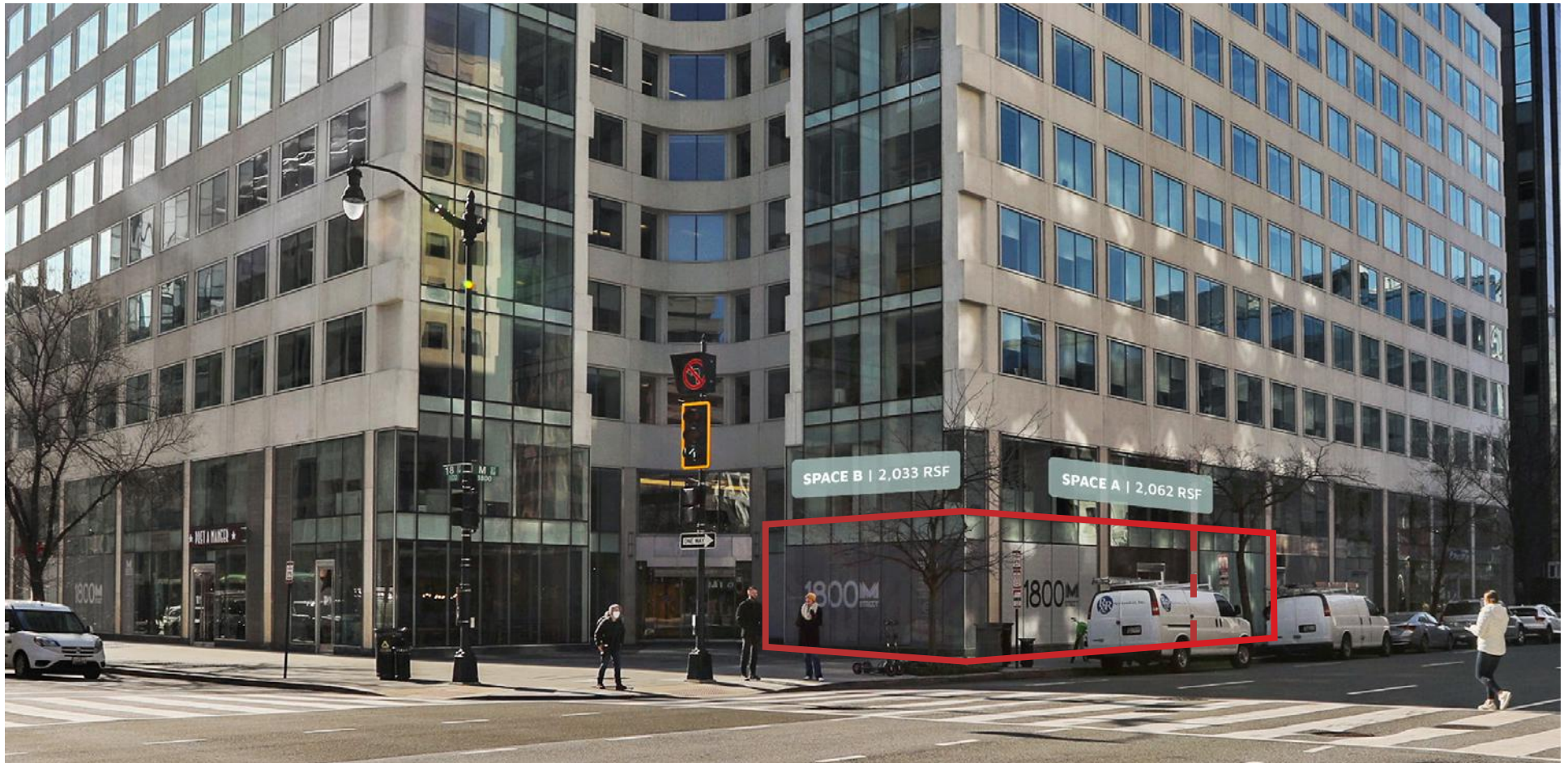
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HIGHLIGHTS

- ▼ **Corner retail** positioned at the intersection of **18TH Street NW & M Street NW**
- ▼ **Strong placement within the CBD** with accessibility to **West End** and **DuPont residential**

NEARBY TENANTS

OFFICE	NATIONAL GEOGRAPHIC	RETAIL	Tatte Bakery & Cafe	HOTEL	The Mayflower EST. 1928	
	pillsbury		BOQUERIA		ROLEX	THE JEFFERSON WASHINGTON DC
	GIBSON DUNN		TINY JEWEL BOX		FOXTROT	AC HOTELS WASHINGTON DC



NEIGHBORHOODS & DRIVERS

15 MIN 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

DUPONT

ESTABLISHED RESIDENTIAL IN HISTORIC NEIGHBORHOOD

- 14,633 Total Population
- 10,786 Total Housing Units
- \$180,110 Average Household Income
- \$7,080 Average Food Away From Home
- 92.8% Bachelor's Degree or Higher

14TH STREET

LUXURY RESIDENTIAL AND TROPHY OFFICE NEIGHBORHOOD

- \$209,351 Average Household Income
- 87.1% Bachelor's Degree or Higher
- \$981,795 Average Home Value

WEST END

TRENDY RETAIL & HIGH-END RESIDENTIAL

- 13,124 Total Population
- 4,224 Total Housing Units
- \$7,067 Average Food Away From Home

CENTRAL BUSINESS DISTRICT

PRIVATE SECTOR OFFICE HUB

- 339,940 Total Employees
- 356,185 Total Daytime Population
- 48,400,000 SF Office

FOGGY BOTTOM

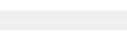
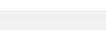
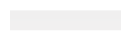
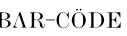
GW UNIVERSITY AND STATE DEPARTMENT

- 53,232 Total Daytime Population
- 25,939 Total GWU Students
- 11,482 Undergraduate GWU Students

NEARBY RETAIL CO-TENANCY



At the heart of the **Central Business District**, 1800 M sits at the highly visible intersection of **18TH & M Street NW**, with exposure to **27,889 average daily traffic** and **293,000 annual visitors**. 1800 M also offers exceptional transit accessibility to the **Farragut North**, **Farragut West**, and **Dupont Circle Metro stations**, all within a **5-minute walk**. Surrounded by popular restaurants such as Michelin-recognized **Residents Cafe & Bar**, high-end retail such as **Omega Boutique**, and top-rated hotels such as the **AC Hotel**, 1800 M is a prime destination within one of DC's most vibrant and amenity-rich neighborhoods.



L STREET NW
15,307 ADT

K STREET NW

EYE STREET NW

M STREET NW
15,487 ADT

CONNECTICUT AVE NW
13,674 ADT

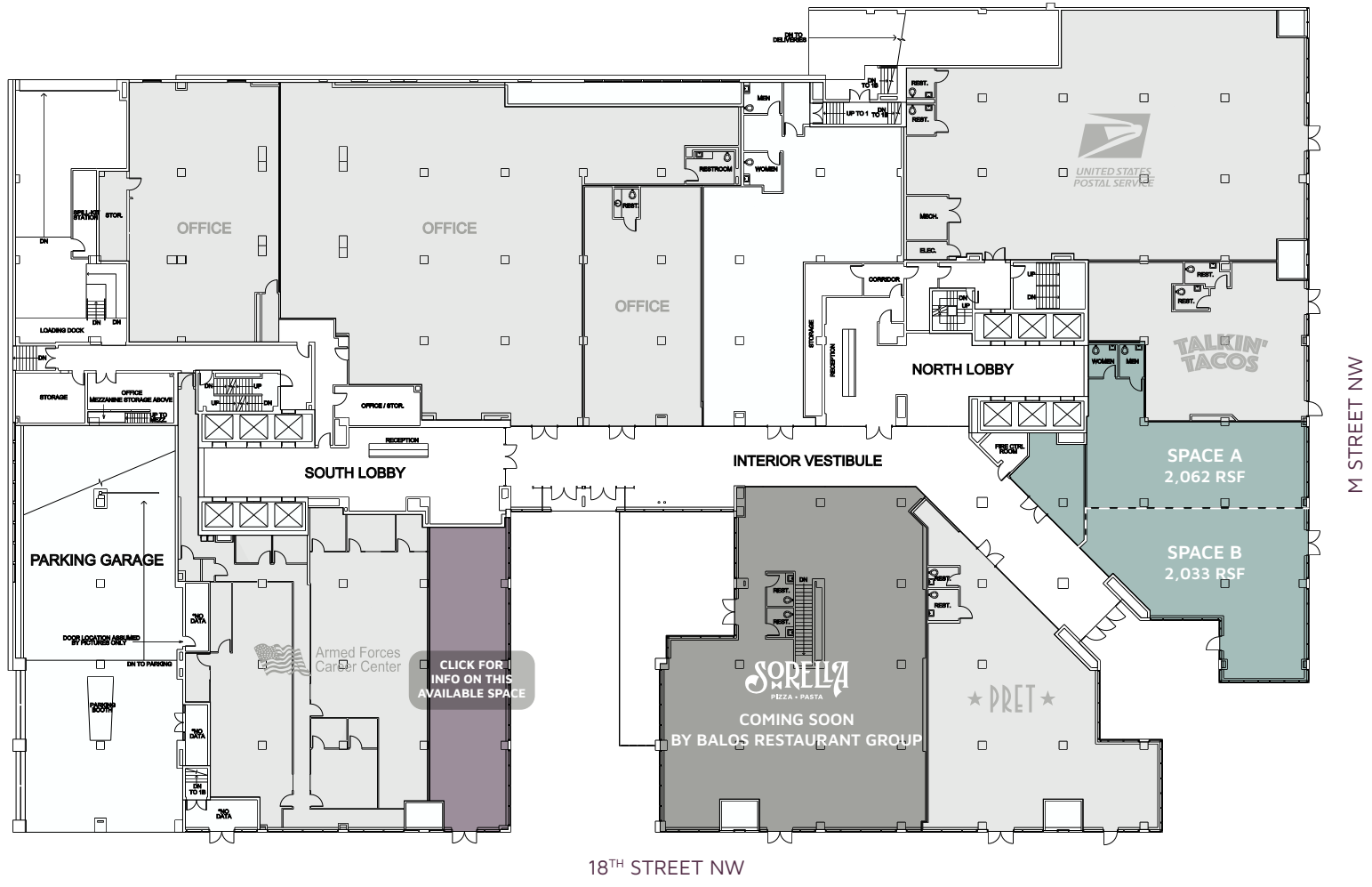


FARRAGUT SQUARE

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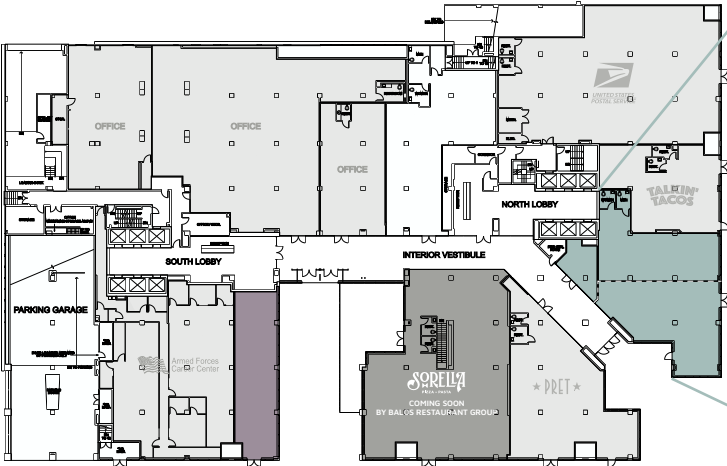
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AVAILABLE SPACE

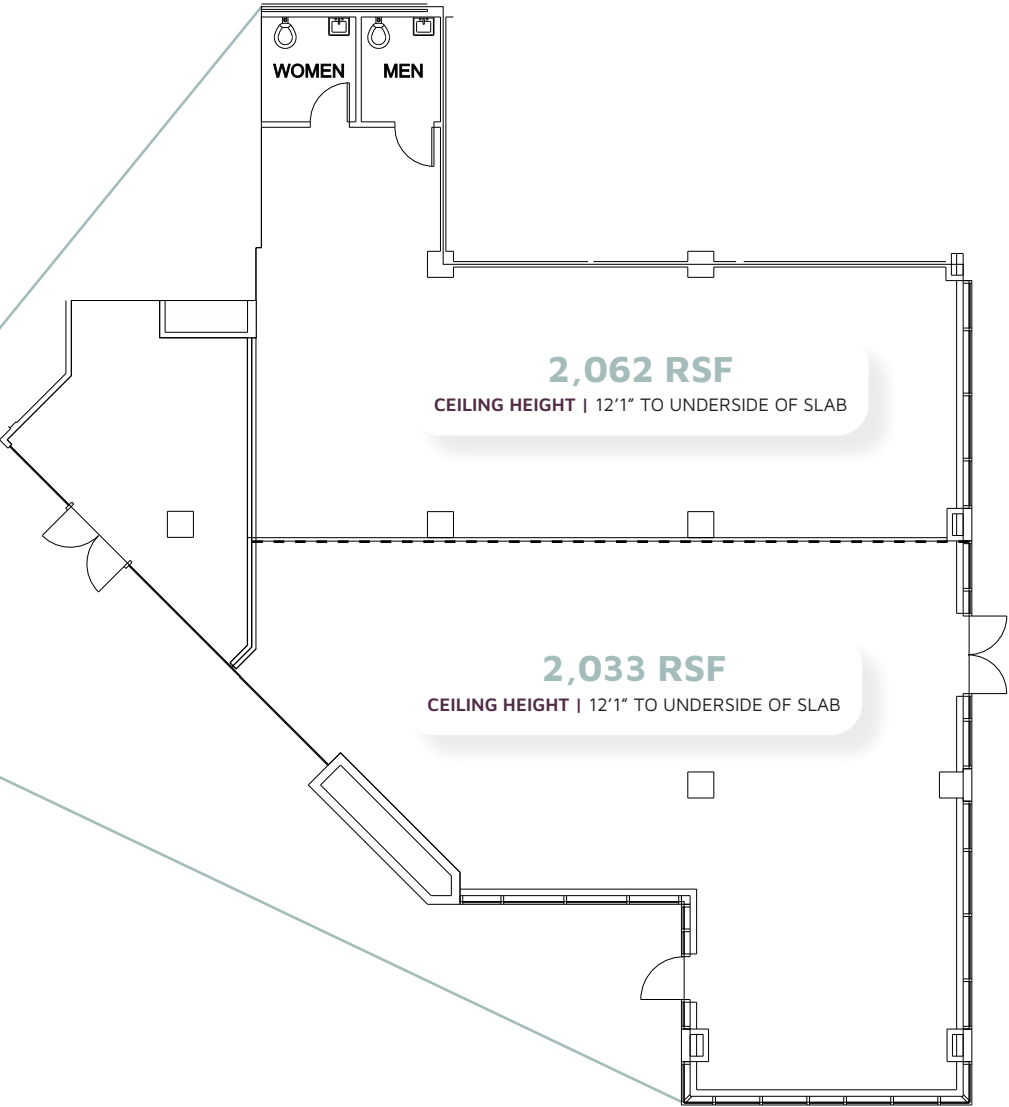


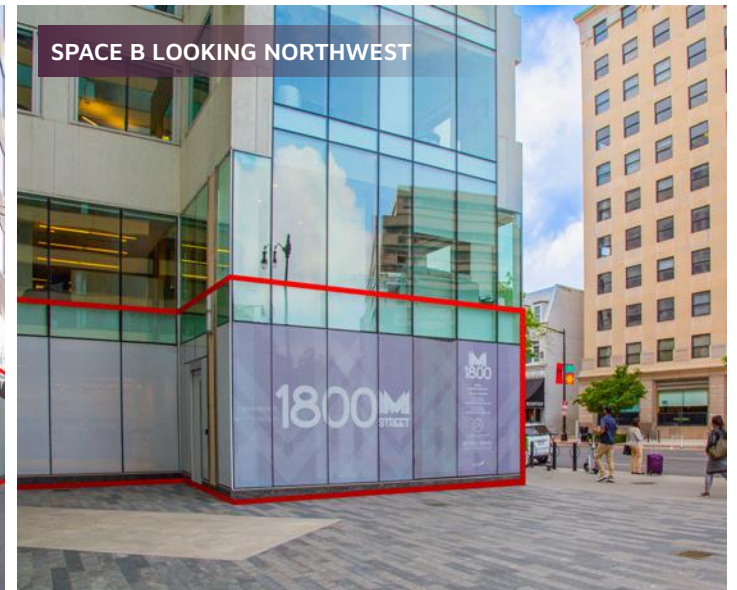
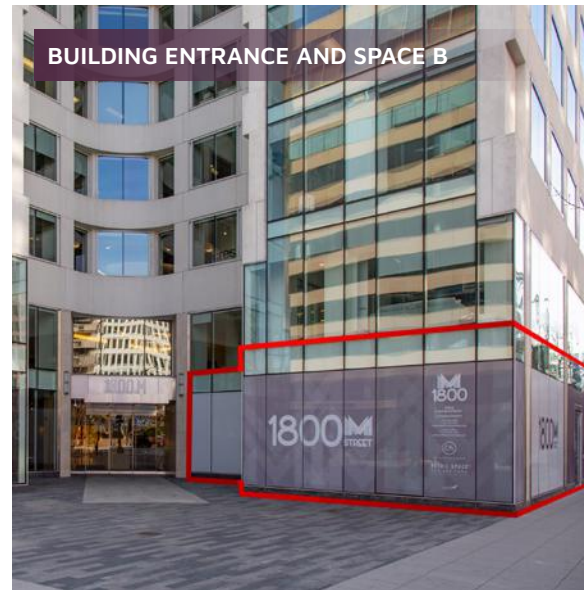
SPACE A & B

±2,033 - 4,095 SF



GROUND FLOOR





AVERAGE METRO RIDERS AT FARRAGUT NORTH

12,757
AWD EXITS

OFFICE SPACE WITHIN THE CBD

48.4M SF

HOTEL ROOMS WITHIN A HALF MILE

8,542

DEMOGRAPHICS	.25 Miles	.5 Miles	1 Mile
Daytime Population	49,091	133,068	310,764
Avg Household Income	\$162,515	\$167,736	\$188,978
Bachelor's Degree+	96%	93%	90%

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FOR INQUIRIES, CONTACT

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