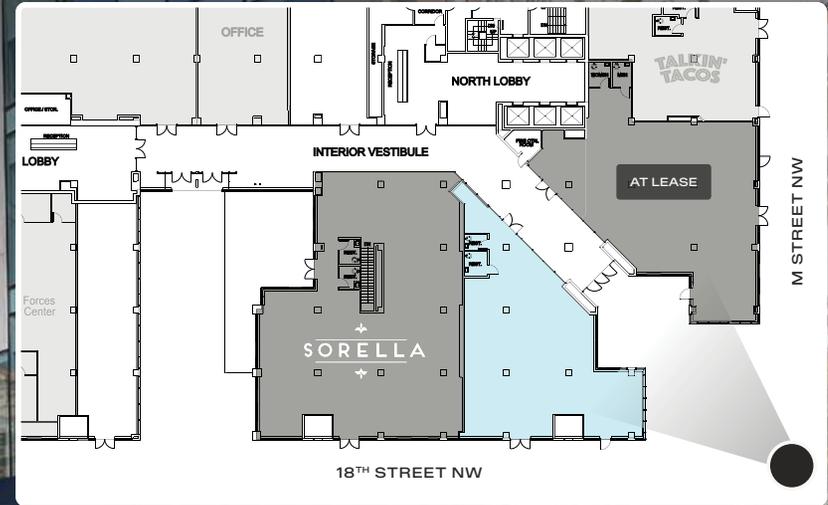


1800

CENTRAL BUSINESS DISTRICT

3,377 SF

SECOND GENERATION CAFÉ AVAILABLE



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.

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

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%

14TH STREET

Luxury residential and trophy office neighborhood

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

WEST END

Trendy retail & high-end residential

Total Population	13,124
Total Housing Units	4,224
Food Away From Home (AVG)	\$7,067

CENTRAL BUSINESS DISTRICT

Private sector office hub

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

FOGGY BOTTOM

GW University and State Department

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

DUPONT CIRCLE



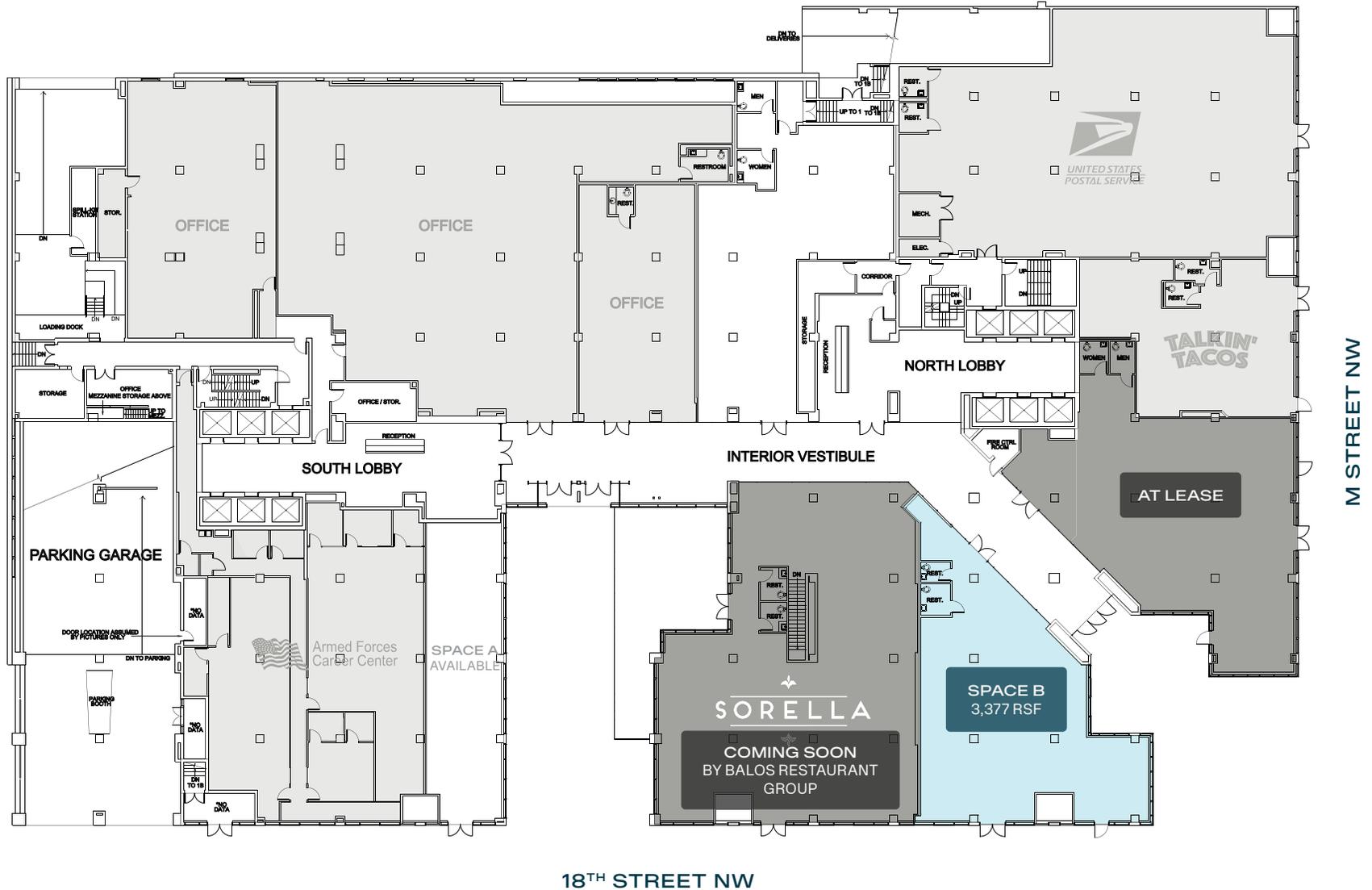
1800

M STREET NW

CONNECTICUT AVE NW

18TH STREET NW

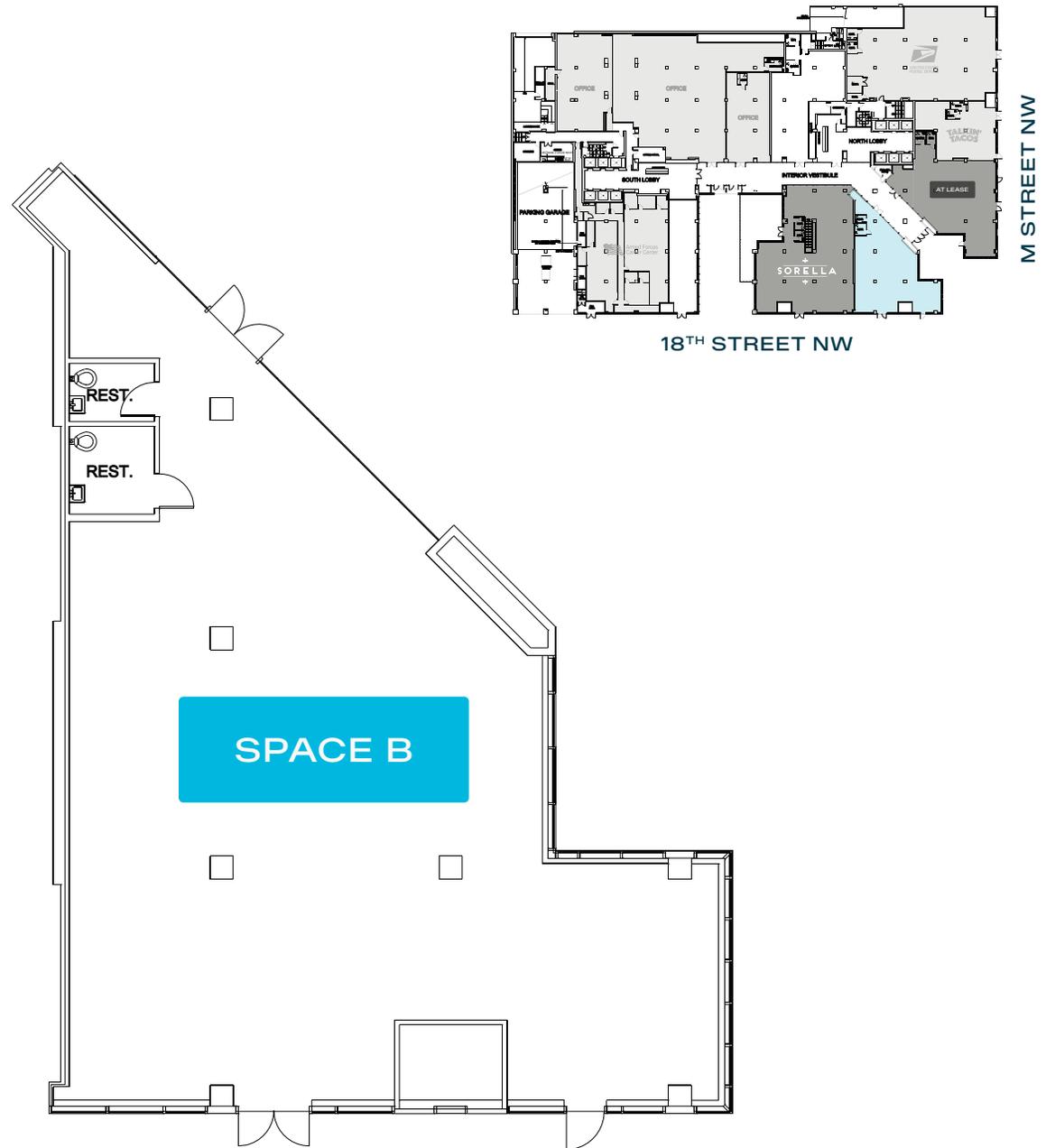
Available Spaces



FLOORPLAN

Space B

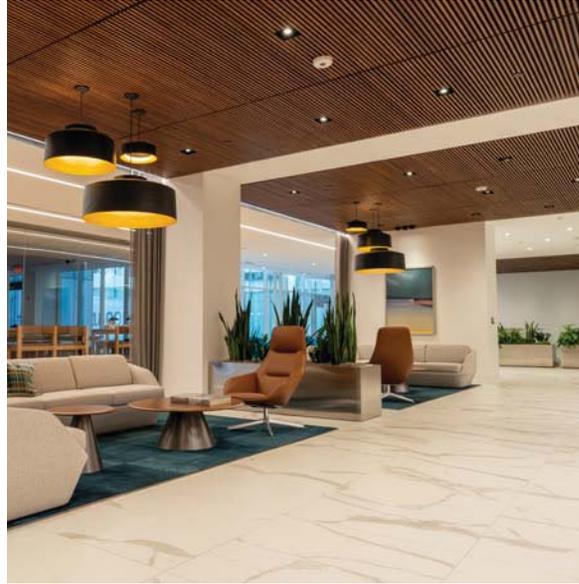
± 3,377 SF



SPECS

Space B

SQUARE FOOTAGE 3,377 SF
VENTING Type 1 venting via scrubber



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

1800MST

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