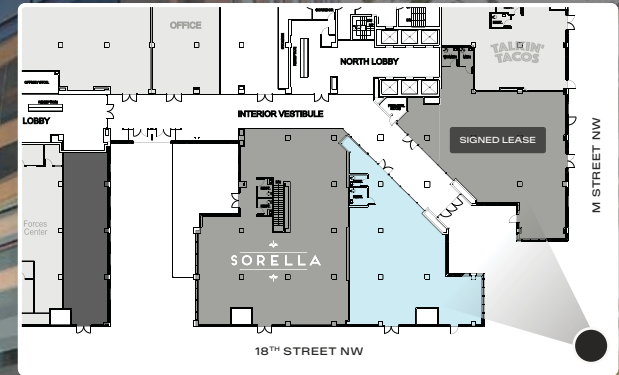


1800

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 **18<sup>TH</sup> 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



<b>SQUARE FOOTAGE</b>	3,377 SF
<b>VENTING</b>	Type 1 venting via scrubber
<b>RENT/NETS</b>	Available Upon Request
<b>TIMING</b>	Immediate

# 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%

### 14<sup>TH</sup> 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



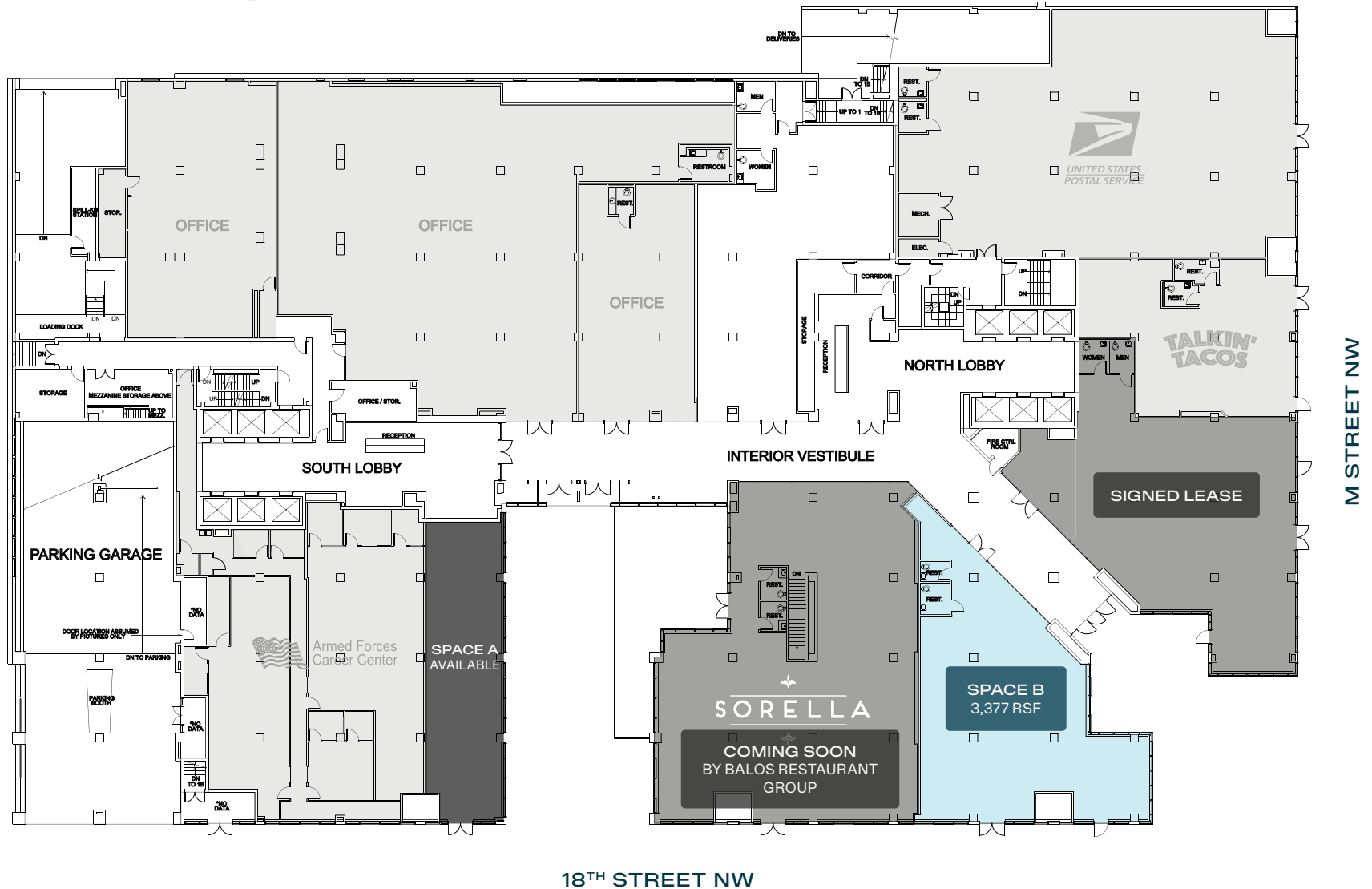
1800

M STREET NW

CONNECTICUT AVE NW

18<sup>TH</sup> STREET NW

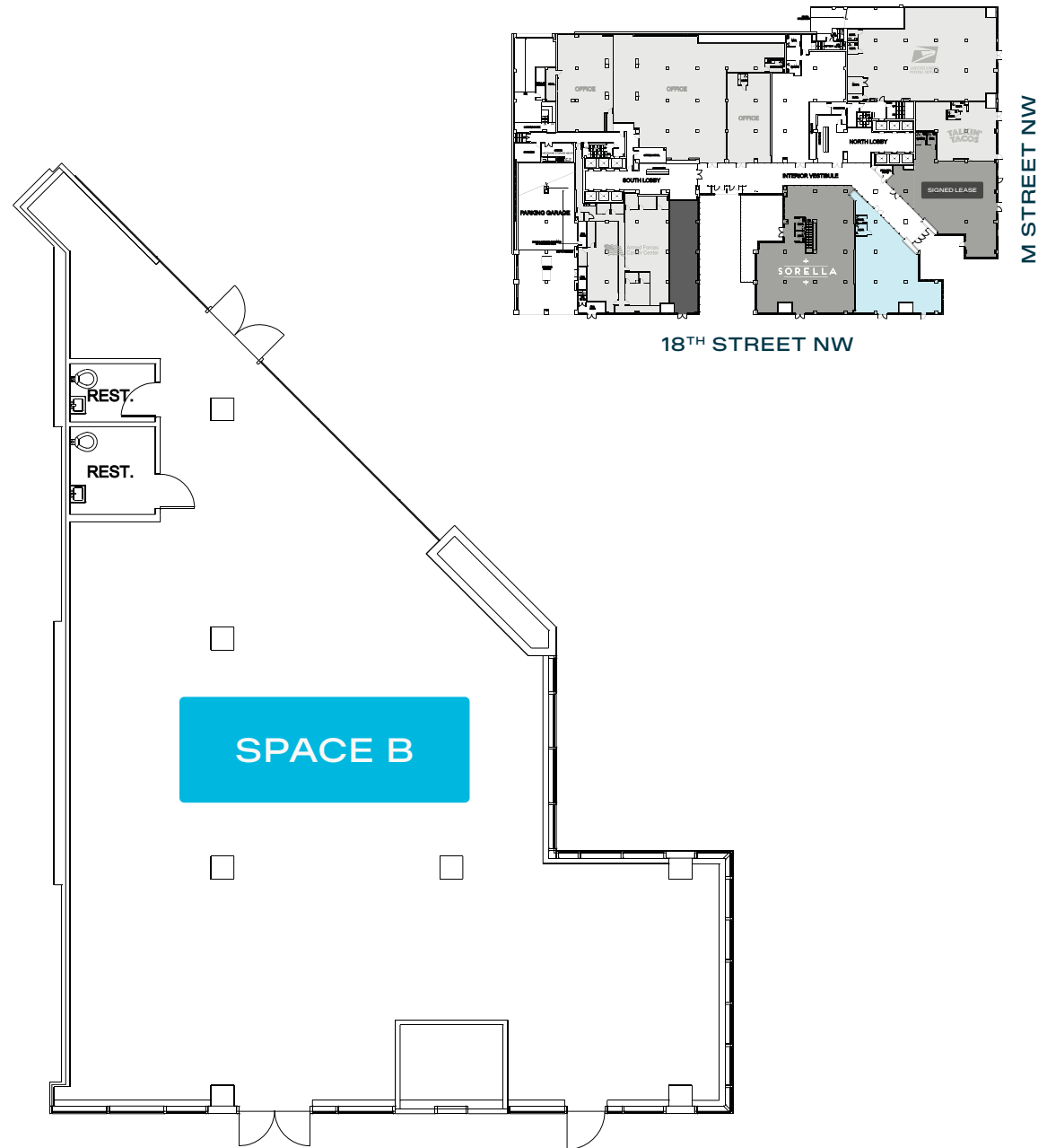
# Available Spaces



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\***

	<b>.25 MILES</b>	<b>.5 MILES</b>	<b>1 MILE</b>
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*

# 1800M<sup>ST</sup>

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