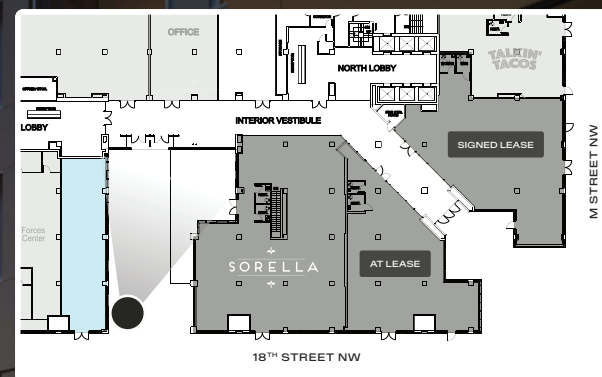


1800

CENTRAL BUSINESS DISTRICT

± 1,759 SF

AVAILABLE SPACES



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 restaurant** fronting **18TH Street NW**
- **Strong placement within the CBD** with accessibility to **West End** and **DuPont residential**

NEARBY TENANTS



SQUARE FOOTAGE	± 1,759 SF
CEILING HEIGHTS	12' 8" to underside of slab
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

WEST END

Trendy retail & high-end residential

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

FOGGY BOTTOM

GW University and State Department

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

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%

DUPONT
CIRCLE

M STREET NW



CENTRAL BUSINESS DISTRICT

Private sector office hub

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

14TH STREET

Luxury residential and trophy office neighborhood

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

NEIGHBORHOOD MAP

Nearby Retail Co-Tenancy

THE ST. GREGORY HOTEL

1750

CHANG CHANG

J.P.S. A. BANK



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.

15,487 ADT



MedStar Health

P.F. CHANG'S

Crepeaway

ROW HOUSE



EGG HOLLIC

Gursha
Ethiopian Cuisine

UMAI
JAPANESE RESTAURANT

plazaart

Donburi



AC
HOTELS
MARRIOTT



tend

19TH STREET NW
11,257 ADT

FedEx



7
ELEVEN



Wawa

M&T Bank

DC PIZZA



L STREET NW
15,307 ADT



LittleSesame

rack

GRABIE GRABIE



FedEx

K STREET NW



DONISIMA



Bank of America



JAMÓN



TINY JEWEL BOX



TRUIST

corepower
YOGA



SUBWAY

FERRO



The Maryflower
EST. 1993

ROLEX

OMEGA

EDGAR

LE DESALES

H&M



GREGORY'S
COFFEE

LA FITNESS

CONNECTICUT AVE NW
13,674 ADT

PNC



MORTON'S
THE STEAKHOUSE

CHARLES
TYRWHITT



SEPHORA

citi

Polestar

Sandy Spring Bank



SMOOTHIE
KING

SIMA SUSHI



CHASE

MOI MOI

SUBWAY

FARRAGUT
SQUARE

Available Spaces



FLOORPLAN

Space A ± 1,759 SF

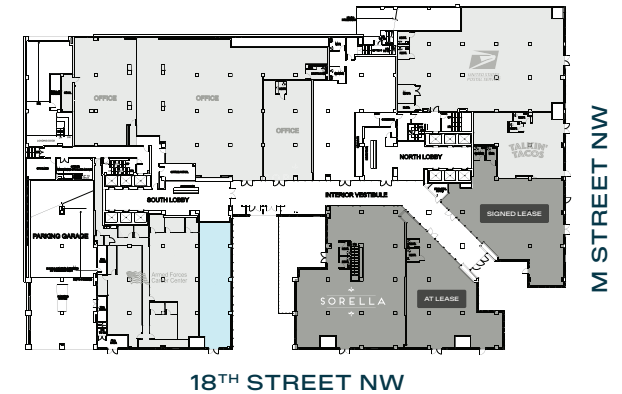
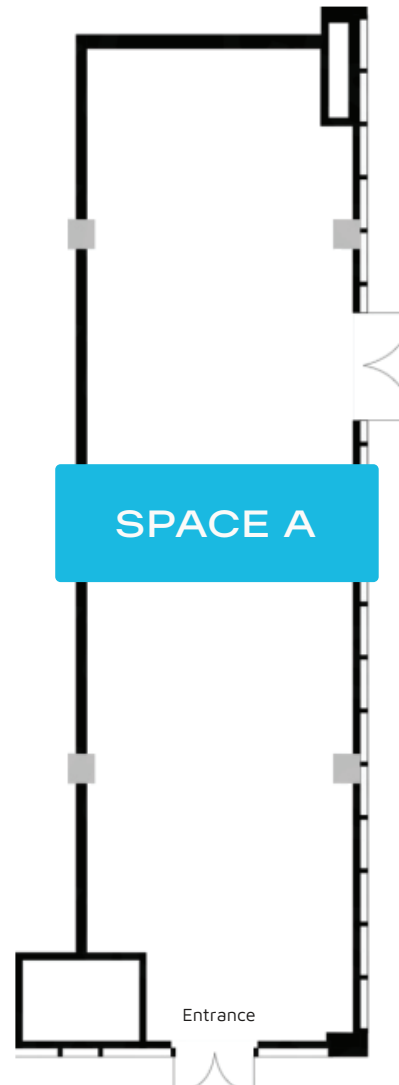


SPECS

Space A

SQUARE FOOTAGE ± 1,759 SF

CEILING HEIGHTS 12' 8" to underside of slab





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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