250 M STREET SE
WASHINGTON, DC

- New construction delivering Q1-2021 in growing office and residential neighborhood surrounded by new development and dense daytime demographics
- Flexible demising option up to 7,076 SF of prime retail space
- Blocks from Nationals Park, which sees over 2.4 million visitors annually
- Located adjacent to Canal Park, which hosts dozens of community events throughout the year including a fountain in the summer and skating rink in the winter
- Two blocks East from Navy Yard Metro Station
- Retail space below 216,000 SF office building to be occupied by DDOT with 19' ceiling clears

**DEMOGRAPHICS 2019**

<table>
<thead>
<tr>
<th>.5 MILE</th>
<th>.75 MILE</th>
<th>1 MILE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>POPULATION</strong></td>
<td>13,351</td>
<td>23,385</td>
</tr>
<tr>
<td><strong>DAYTIME POPULATION</strong></td>
<td>11,972</td>
<td>25,075</td>
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<tr>
<td><strong>HOUSEHOLD INCOME</strong></td>
<td>$94,512</td>
<td>$110,497</td>
</tr>
<tr>
<td><strong>TRAFFIC COUNTS</strong></td>
<td>19,000 on M Street SE</td>
<td></td>
</tr>
</tbody>
</table>

**AREA RETAILERS**

[Images of Orange Theory, Whole Foods, Starbucks]
250 M STREET SE
WASHINGTON, DC

GARFIELD PARK
sport&health

2001 STREET SE
390,000 SF OFFICE BUILDING
1,400 EMPLOYEES

250 M STREET SE
19,000 VPD

CANAL PARK
28,000+ VISITORS PER YEAR
SEASONAL ICE-SKATING RINK AND FOUNTAIN

FIVE GUYS
CVS pharmacy

HATOBA
Willie’s

400 M STREET
APARTMENTS
138 UNITS

NATIONALS PARK
2.4M VISITORS PER YEAR

DOCK 79

THE BULLPEN

THE YARDS
2,800 RESIDENTIAL UNITS
1.8M SF OFFICE
400,000 SF RETAIL

DISTRICT WINERY

WASHINGON NAVY YARD
17,275 EMPLOYEES
NAVY MUSEUM
150,000 ANNUAL VISITORS

SOUTHEAST FREWAY 92,000 VPD

BARRACKS ROW

695