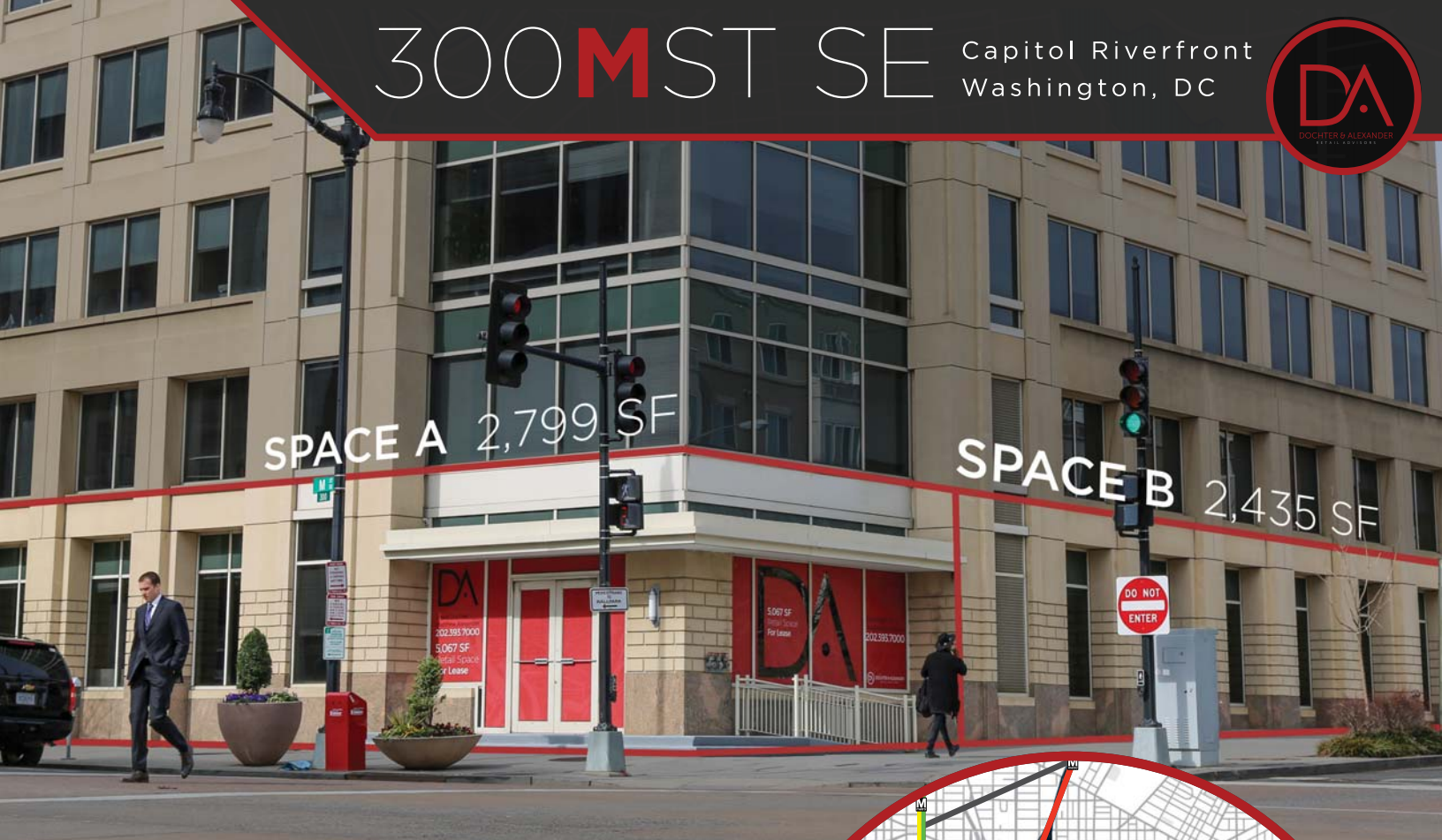


300 M ST SE

Capitol Riverfront
Washington, DC



▶ Retail Space Available

- **Square Footage:** 5,234 SF (divisible)
Space A: 2,799 SF
Space B: 2,435 SF
- **Timing:** Immediate
- **Rent/Nets:** \$40-50 PSF NNN, \$16 N's
- **Frontage:** 149'
- **Ceiling Height:** 13' 7"

▶ Highlights

- Vented corner **restaurant space**
- Located in DC's rapidly growing **Capitol Riverfront** neighborhood
- Across from **Twelve12** (Harris Teeter & VIDA Fitness), **US Department of Transportation HQ** and **Navy Yard Complex**
- 2 Blocks from **Navy Yard Metro** (11,143 AWP)

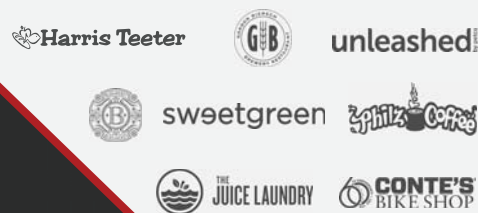


Site Demographics

.25 Mile Radius .5 Mile Radius 1 Mile Radius

	.25 Mile Radius	.5 Mile Radius	1 Mile Radius
Population	2,130	7,891	31,057
Median Household Income	\$62,628	\$94,689	\$89,229
Households	1,396	4,339	16,536
Employees	7,708	11,854	44,480
Businesses	226	543	2,220

Nearby Tenants



Contact

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Neighborhood Information

The Capitol Riverfront is DC's new neighborhood on the river, located just five blocks south of the US Capitol Building. 'The Front' is leading the way in green innovation and the best of city living, with the extraordinary advantages of riverfront living; distinct industrial heritage; and access to what matters including unique parks and trails, sports and entertainment, exceptional value, and proximity to Capitol Hill.

Nearby Tenants



The White House

CVS pharmacy

US Capitol

14th St Bridge

Baseball Park

300 M St

Residential

Office

Retail

Under Construction

WHOLE FOODS
765 units

322 units

171 units

Capital Quarter
323 Townhomes

295 units

147 units

213,000 SF

300 M

195 units

487,780 SF

324 units

Capital One
FIVE GUYS
SUBWAY
CVS pharmacy

Navy Yard
11,143 AWPB

Future Development

Boilermaker Shops

Willie's
Nando's
unleashed
100 MONTADITOS

6,750 Employees

TWELVE
Harris Teeter
Takorean
sweetgreen
VIDA

335 units

CONTE'S BIKE SHOP
THE JUICE LAUNDRY

MORINI

Navy Yard
16,000 Employees
2.2M SF

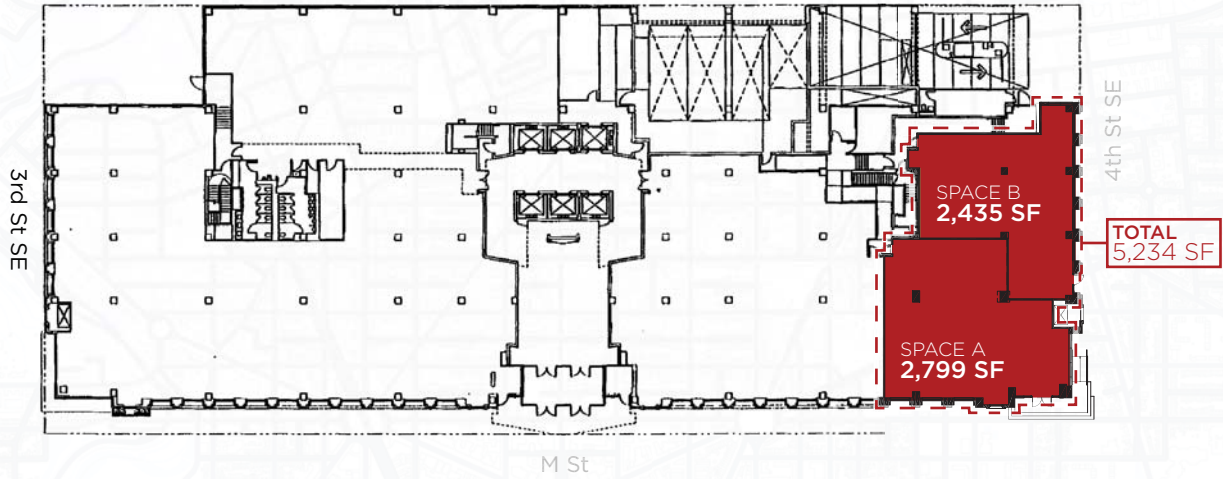
WASHINGTON NATIONALS
2.7 M Visitors annually

Capitol Riverfront Stats

Daytime Population	32,000+
Residential Population	5,000 est
Median Household Income	\$89,181
Hotel Keys Under Construction	533
Residential Units Under Construction	3,636
Retail Under Construction	272,000 SF
Existing Office Space	7.23 M SF
Planned Office Space	7.25 M SF



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1



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