



THE OPPORTUNITY

6,323 SF - 10,814 SF

80M INCREDIBLE DAYCARE OPPORTUNITY

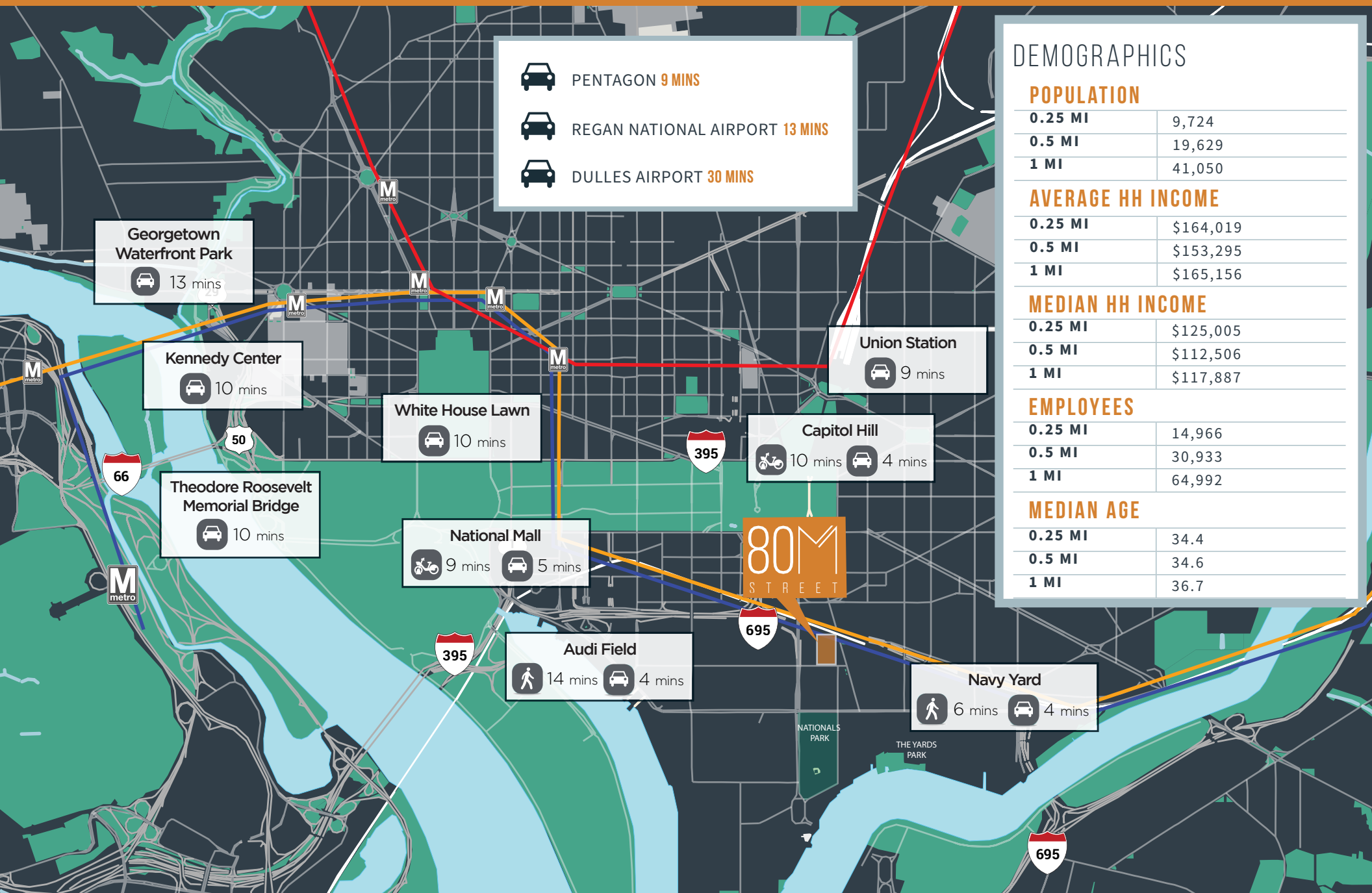
80 M ST SE, WASHINGTON, DC 20003

KEY HIGHLIGHTS

- 6,323 SF - 10,814 SF at grade space on L St and Cushing Pl SE
- Corner space with incredible window line
- 2 blocks from Washington Canal Park and 5 blocks from The Yards Park
- Located at the foot of 392,000 SF office building with state of the art renovations recently completed. Fitwell and LEED Gold certified
- Key Office Tenants include: American Trucking Association, BP America, WalMart and WeWork
- In the heart of the fastest growing and most dynamic trade area of DC
- 11,966 Existing residential units / 14,246 under construction
- 6,629,200 Existing SF of office / 6,914,200 under construction
- Fantastic co-tenancy in trade area with Tenants such as Whole Foods, Cava, Bluejacket, Starbucks, Lululemon, CHOPT, CIRCA at Navy Yard and many more



REGIONAL ACCESS



DEMOGRAPHICS

POPULATION

0.25 MI	9,724
0.5 MI	19,629
1 MI	41,050

AVERAGE HH INCOME

0.25 MI	\$164,019
0.5 MI	\$153,295
1 MI	\$165,156

MEDIAN HH INCOME

0.25 MI	\$125,005
0.5 MI	\$112,506
1 MI	\$117,887

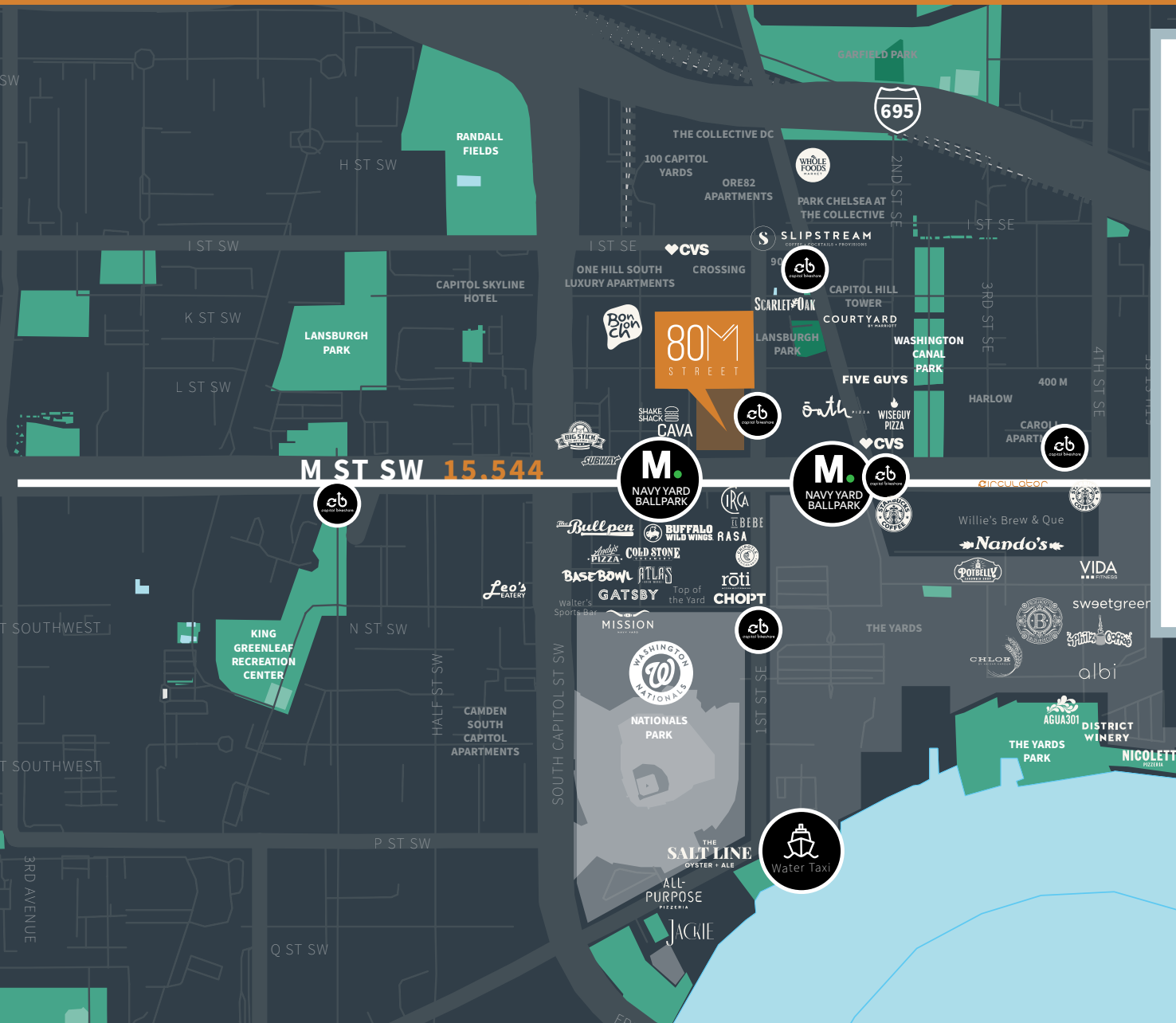
EMPLOYEES

0.25 MI	14,966
0.5 MI	30,933
1 MI	64,992

MEDIAN AGE

0.25 MI	34.4
0.5 MI	34.6
1 MI	36.7

SURROUNDING AREA RETAIL & PROXIMITY TO PARKS



CAP RIVERFRONT STATS

TODAY

RESIDENTIAL	11,966 UNITS
OFFICE	6,629,200 SF
HOTEL	994 KEYS
RETAIL	736,700 SF

DEVLIVERED + UNDER CONSTRUCTION

RESIDENTIAL	14,246 UNITS
OFFICE	6,914,200 SF
HOTEL	1,194 KEYS
RETAIL	827,300 SF

2030 BUILDOUT

RESIDENTIAL	21,930 UNITS
OFFICE	9,783,900 SF
HOTEL	2,064 KEYS
RETAIL	1,298,954 SF



FASTEST GROWING NEIGHBORHOOD IN DC BALLPARK — NAVY YARD

1. 850 South Capitol Street

WC Smith
Residential: 520 units
Target Delivery: 3Q 2024

2. Illume Phase II*

Greystar
Residential: 542 units
Target Delivery: 2Q 2022

3. AC Hotel*

Greystar
Hotel: 225 keys
Retail: 3,000 SF
Target Delivery: 1Q 2022

4. Square 739

DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD

5. Square 767

DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD

6. 1000 South Capitol*

Lerner Residential
Residential: 244 units
Retail: 3,000 SF
Target Delivery: 2Q 2022

7. Meridian Phase II*

Paradigm Development
Residential: 272 units
Target Delivery: Q3 2023

8. Square 768

DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD

9. Square 698

Ruben Co
Office: TBD
Retail: TBD
Target Delivery: TBD

10. Coda on Half*

MRP
Residential: 161 units
Retail: 3,500 SF
Target Delivery: Q1 2022

11. 1100 Half St

Lerner
Office: 240,000 SF
Retail: 16,000 SF
Target Delivery: Q1 2025

12. Square 822

DC Housing Authority
Residential: TBD
Retail: TBD
Target Delivery: TBD

13. Humane Rescue Alliance HQ

Humane Rescue Alliance
Community/Office : 80,000 SF
Target Delivery: 2025

14. 25 M

Brandywine
Office: 250,000 SF
Retail: 20,000 SF
Target Delivery: 2025

15. Yards Parcels A and F

Office: 1,120,000 SF
Retail: 90,000 SF
Target Delivery: (phased)
2024-2027

16. Building 170

JBG Cos.
Retail/Commercial: 21,000 SF
Target Delivery: TBD

17. 1333 M St SE

Felice Development Group
Residential: 900 units
Retail: 40,000 SF
Target Delivery: 2025

18. Nationals Park Pavilion

Washington Nationals
Retail/Entertain: 35,000 SF
Target Delivery: TBD

19. Yards Phase II Residential

Brookfield Properties
Residential: 900 units
Retail: 50,000 SF
Target Delivery: 2024-2027

20. Yards Parcel I*

Brookfield Development
Residential: 379 units
Retail: 16,300 SF
Target Delivery: 4Q 2023

21. Yards Parcel L

Brookfield Development
Commercial:
Target Delivery: TBD

22. Yards Parcel Q

Brookfield Development
Office: 180,000 SF
Target Delivery: TBD

23. Square 658

Toll Brothers
Residential: 500 units
Retail: 35,000 SF
Target Delivery: 2024

24. 45 Q St

DB Lee Development
Hotel: 190
Residential: 60
Retail: 9,400
Target Delivery: 4Q 2023

25. Square 708/16

Florida Rock Dev/MRP
300,000 SF
Use TBD
Target Delivery: TBD

26. DC United Parcel B

Hoffman and Associates
Retail/Entertain: 50,000 SF
Residential: 455 units
Office: 41,000 SF
Target Delivery: 2Q 2024

27. Verge*

MRP
Residential: 344 units
Retail: 8,500 SF
Target Delivery: 4Q 2022

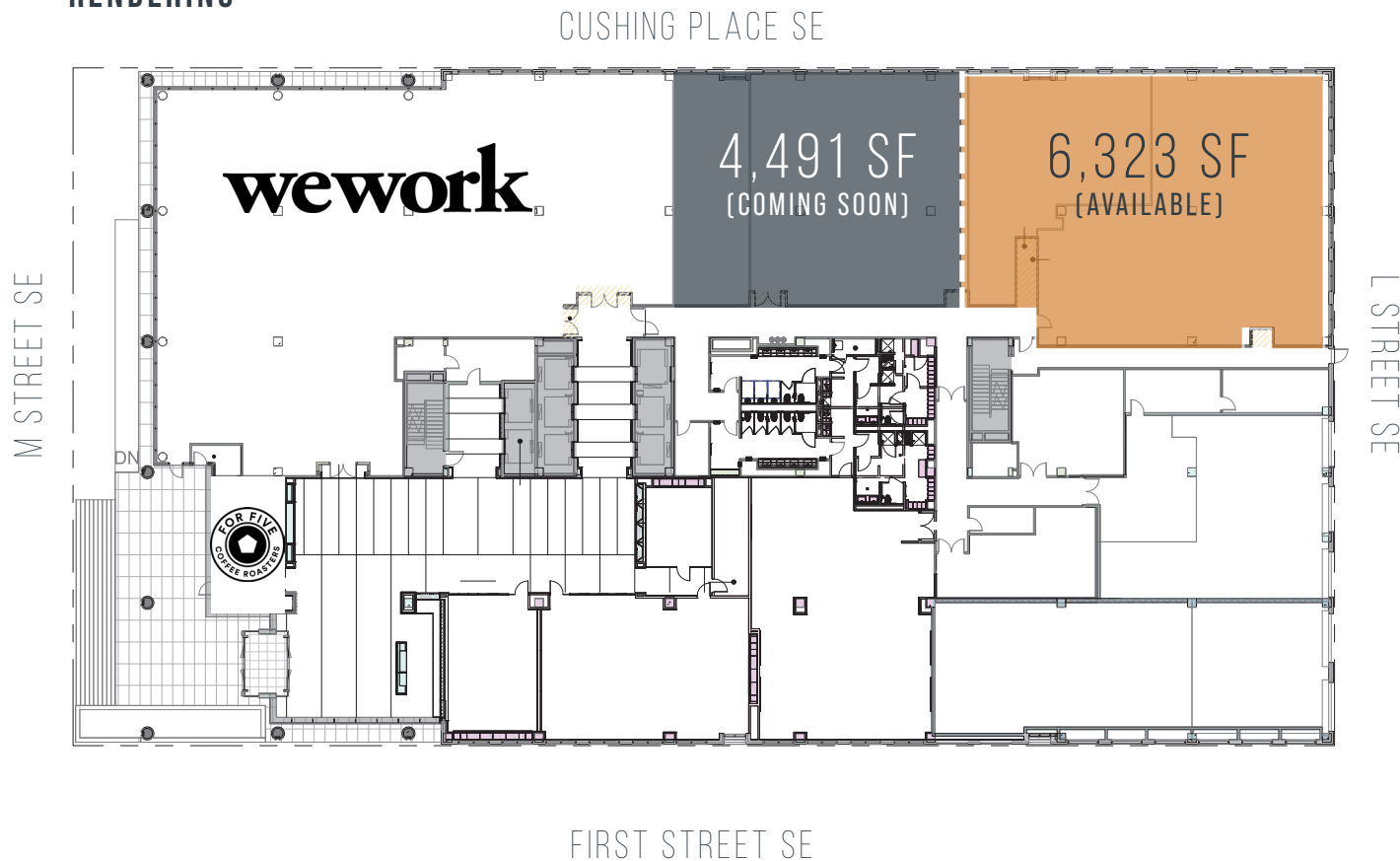
28. The Stacks

Akridge
Residential: 2,000 units
Retail: 80,000SF
Office: 250,000 SF
Hotel: 300 keys
Target Delivery: (phased)
2024-2027



SPACE FOR LEASE

RENDERING

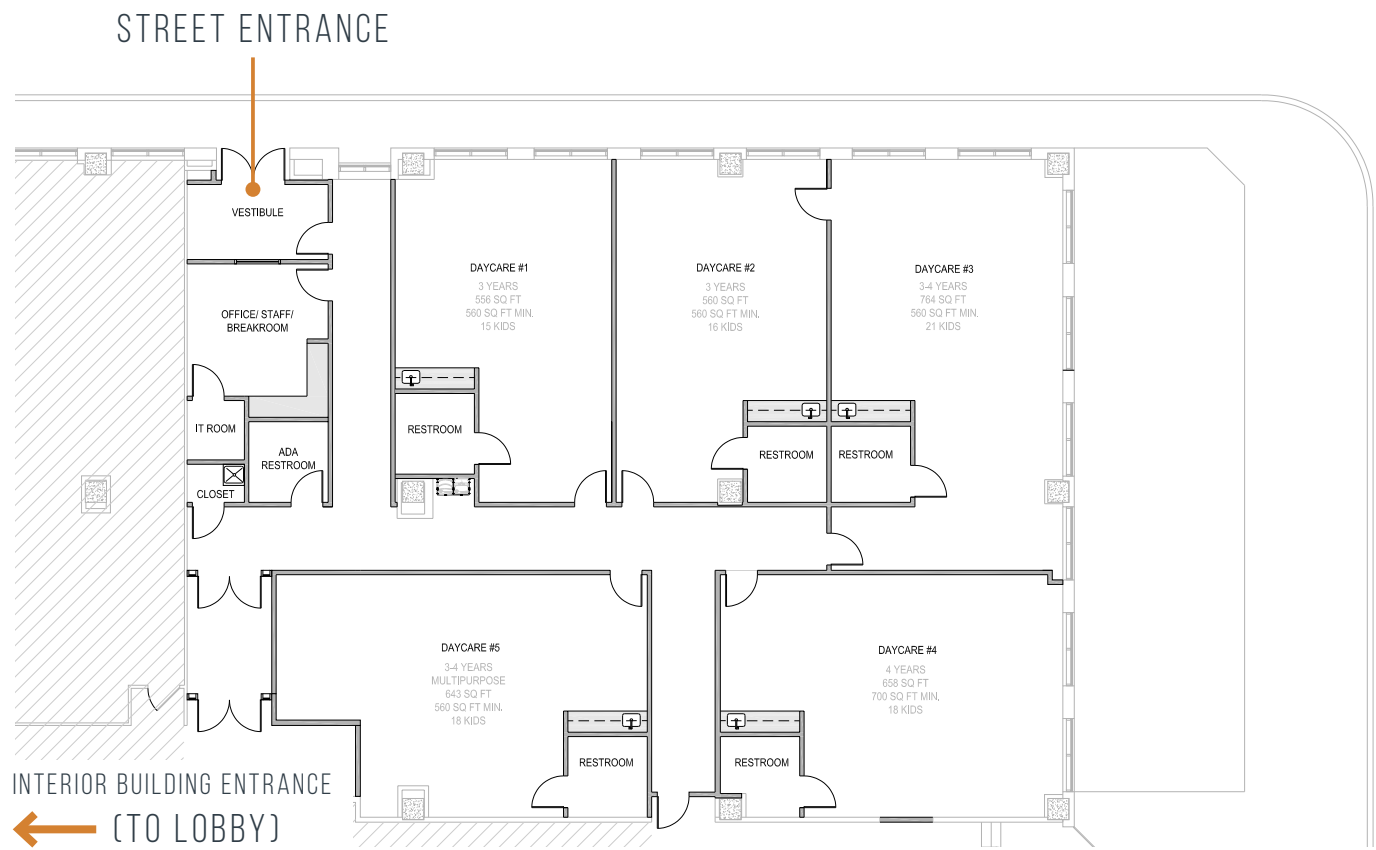


*POTENTIAL TO COMBINE SPACES FOR UP TO 10,814 SF



POTENTIAL LAYOUTS

6,323 SF

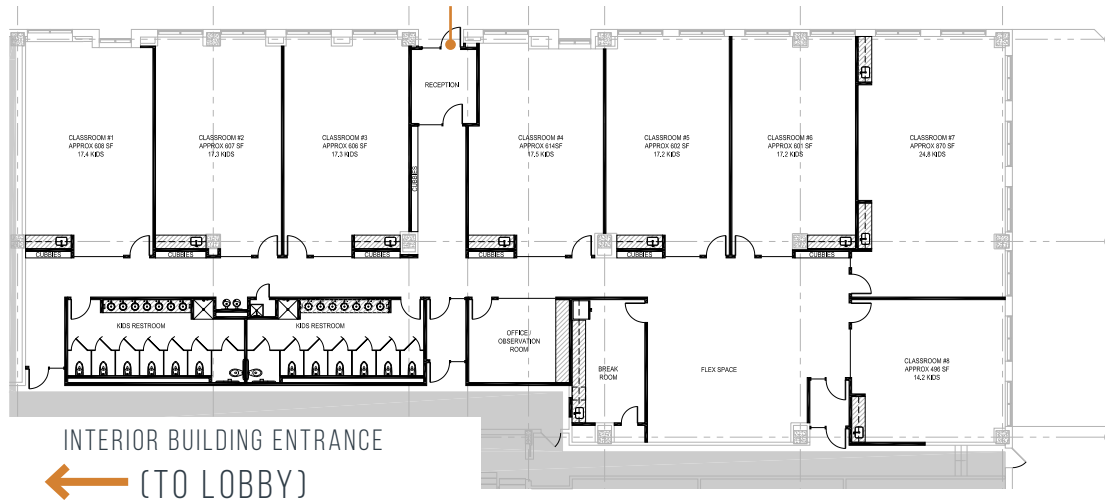


10,814 SF

AT GRADE EXTERIOR ENTRANCE (STOREFRONT)



AT GRADE ENTRANCE (EXTERIOR)



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Columbia
Property Trust