

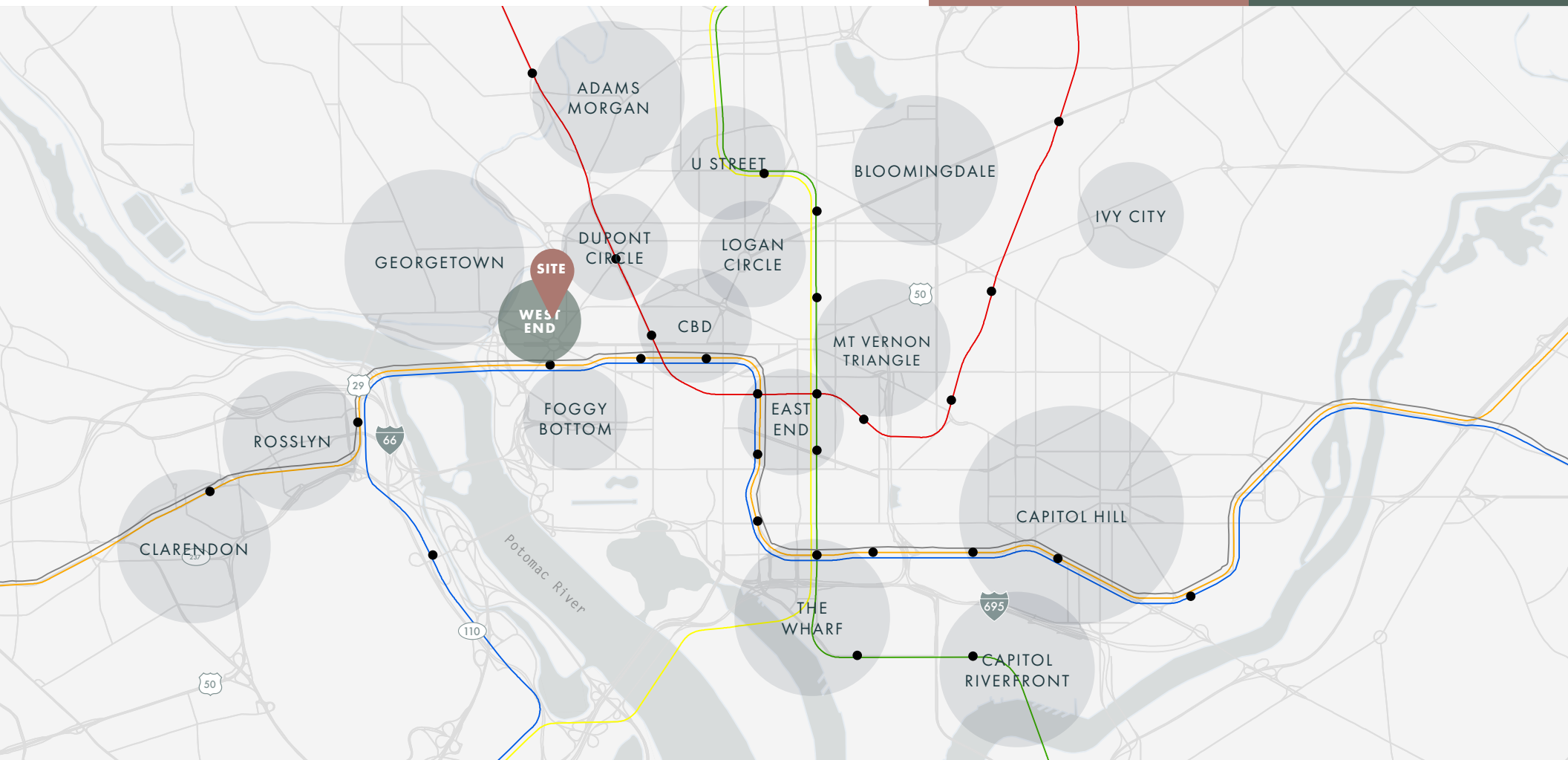
2350 M ST NW, WASHINGTON, DC 20037

Second-generation gem with a world-class courtyard

At

THE CORNER OF 24TH & M

CBRE



Demographics

0.25 | 0.5 | 1 Mile Radius

Population

6,730 | 19,917 | 51,126

Daytime Population

20,186 | 85,246 | 253,532

Median Age

31.9 | 32 | 33.1

Education Degree+

93.3% | 91.1% | 91.4%

Average HH Income

\$171,391 | \$171,781 | \$174,541

Employees

18,301 | 67,683 | 214,209





Easily Accessible

98

Walker's Paradise



94

Rider's Paradise



94

Biker's Paradise



The Space

Fairmont

PARK HYATT®

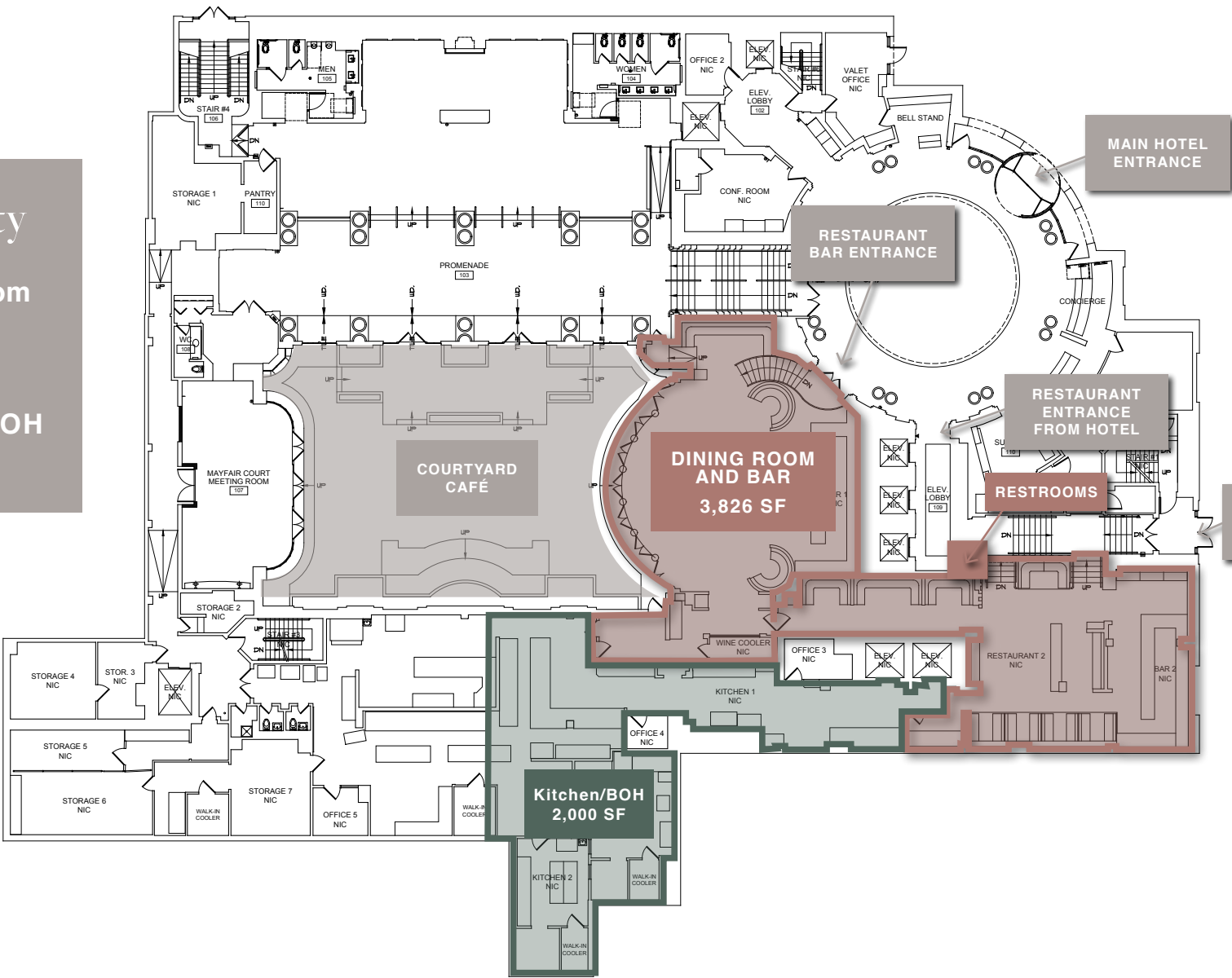
24TH STREET NW

M STREET NW

Availability

Dining Room
and Bar
3,826 SF

Kitchen/BOH
2,000 SF



Meet Your Customer

Laptops & Lattes



26%

TRADE AREA
0.5 MILES



HOUSEHOLD: Singles



HOUSING: High Density Apartments



MEDIAN AGE: 37.4



MEDIAN HOUSEHOLD INCOME: 112K

- Support Environmental Groups
- Saved for Retirement
- Stay connected via laptop, iPad, mobile phone
- Listen to classic rock, jazz, blues
- Take public transportation: walk, bike

Metro Renters



58%

TRADE AREA
0.5 MILES



HOUSEHOLD: Singles



HOUSING: Unit Rentals



MEDIAN AGE: 32.5



MEDIAN HOUSEHOLD INCOME: \$67K

- Prefer environmentally friendly products
- Live alone or with a roommate
- Late 20s and 30s
- Spend on rent, clothes, and technology
- Live close to work

Golden Years



12%

TRADE AREA
0.5 MILES



HOUSEHOLD: Married



HOUSING: Single-Family Homes



MEDIAN AGE: 52



MEDIAN HOUSEHOLD INCOME: 72K

- Internet access is used for everything from shopping to paying bills
- End of their careers or already in retirement
- Supporters of charitable organizations
- Actively pursuing of leisure interests

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Retail Leasing

Adam Williamowsky

Vice President

301.980.2468

adam.williamowsky@cbre.com

CBRE

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