

1100 NEW
WASHINGTON, DE
0 - 3,253 SF AVAILABLE

RAPPAPORT







1100 NEW WASHINGTON, DE

The Federal Gateway is one of the first Class A office buildings in the Capitol Riverfront neighborhood. It is conveniently located across the street from the Navy Yard Metro Station an adjacent to Canal Park. There are three levels of underground parking, 18,000, SF of retail with 280,000 SF of office space. Strong retailers such as CVS, Five Guys, Subway and Chevy Chase Bank are on the ground floor.

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DEMOGRAPHICS 2024

	.5 MILE	.75 MILE	1 MILE
 POPULATION	13,351	23,385	28,090
 DAYTIME POPULATION	11,972	25,075	41,501
 HOUSEHOLD INCOME	\$94,512	\$110,497	\$119,101
 TRAFFIC COUNTS	19,000 on M Street SE		

AREA RETAILERS



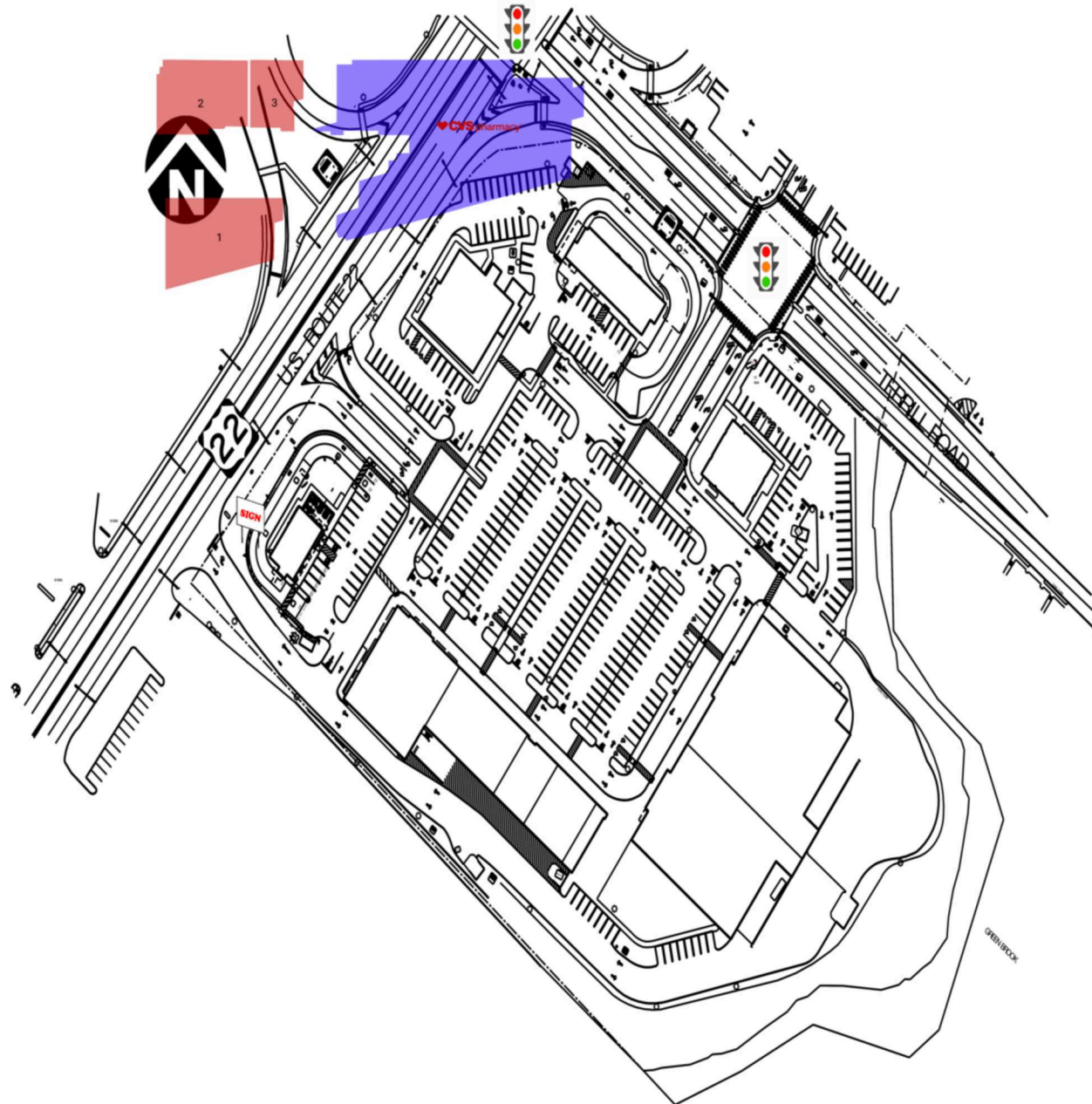
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SITE PLAN

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