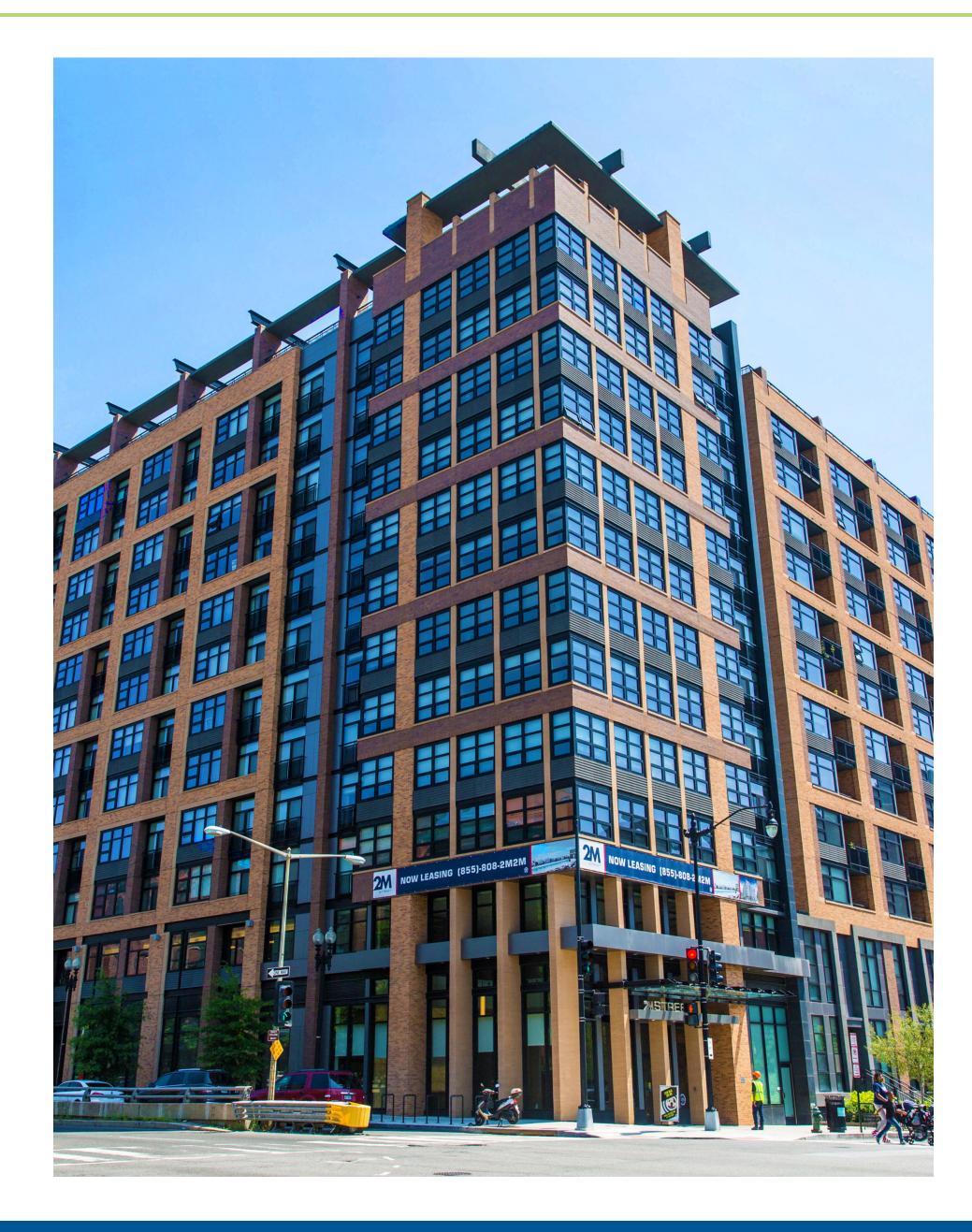


Washington, DC

Positioned in the thriving NoMA neighborhood, this 4,100-squarefoot retail opportunity offers easy metro access and impeccable visibility to the tourists, residents and professionals of this D.C. submarket. With a dense daytime population and high pedestrian traffic passing by, the 2M Street project comprises 389,000 square feet within a 12-story super structure and 314 residential units towering above.



2 M Street NE

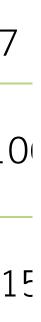
2025 Demographics

	1 mi.	3 mi .	5 mi.
Population	67,885	376,287	789,157
Daytime Population	146,306	894,465	1,333,10
Household Income	\$124,124	\$123,787	\$115,81
Traffic Counts	55,300 on	New York /	Avenue

Co-Tenants









Site Plan 4,100 SF available

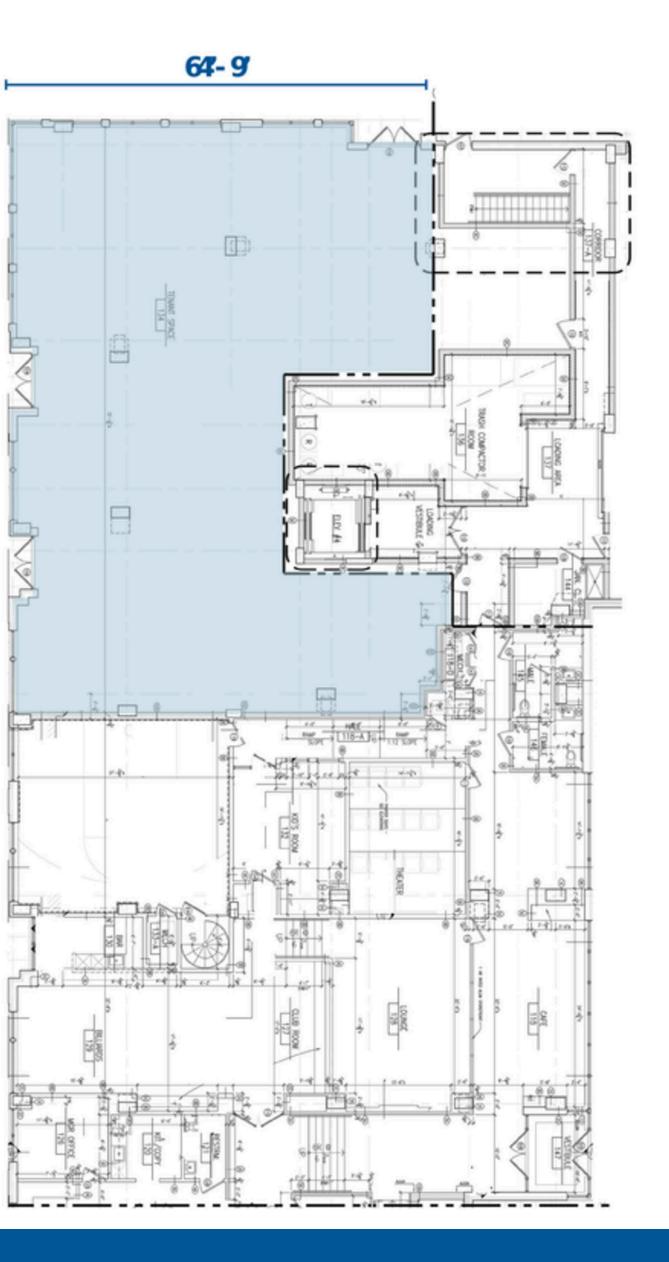
Space Available

NORTH CAPITOL STREET NE 55300 PD

5

2 M Street NE

PATTERSON STREET NE



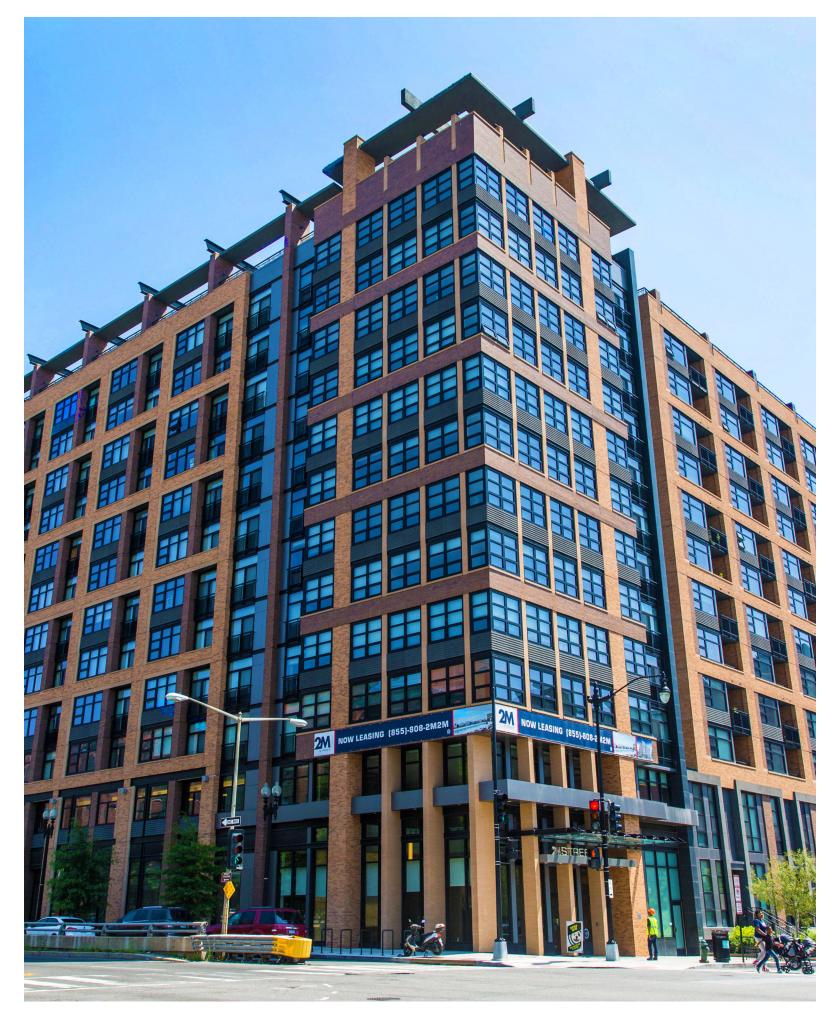
M STREET NE

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The Property





2 M Street NE







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