

770 M STREET

Washington, DC



Property Location:

770 M Street, SE
Washington, DC 20003

Property Information:

Property Type: Urban/Specialty
GLA/SF: 100,000
Owner: Madison Marquette
Acquisition Date: January 2008

Leasing Contact:

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The approximately 100,000 square foot building, designated as a historic structure, was originally built in the late 1800's as a car barn for the trolley line. Known locally as "The Blue Castle", the property is located only a few blocks from the DC's newest stadium, built for the Major League baseball team, the Washington Nationals.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	29,472	222,568	639,960
Estimated Households	12,793	91,815	272,324
HH Income	\$86,388	\$62,475	\$76,760
Median Age	34.0	34.4	34.4
Education Level (Some college+)	66.0%	53.7%	60.3%
Number of Businesses	1,640	16,716	41,215
Number of Employees	20,940	353,997	724,502

Source: SitesUSA 2009 Estimates



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THE PROJECT

Built in the late 1800's, 770 M Street originally served as a Trolley Barn for the repair and maintenance of Washington, DC's trolley car system. Taken out of service for many years, the property was converted by a local business to an inexpensive office space, offering value oriented office space in a desirable location. That value proposition is even greater in today's market and the property continues to produce stable current income at below market rents with modest downside. The property's location in a densely populated, supply constrained neighborhood suggests a number of potential retail uses. For larger users wishing to serve this rapidly growing market, 770 M Street may provide one of the only location opportunities.



SITE PLAN

