



2001

M STREET NW DC

7,336 SF OF
SECOND-GENERATION FITNESS SPACE
AVAILABLE FOR LEASE

\$55.00 NNN

AVAILABLE SPACE:

7,336 SF of second-generation fitness space available for lease

THE SITE:

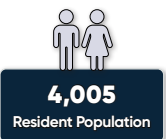
- Retail opportunity at the base of **2001 M Street NW**, a **Class A office building of approximately 285,000 square feet** in the heart of Washington's Golden Triangle / CBD. The property is well positioned along the M Street corridor, between Dupont Circle, Foggy Bottom, and the West End.

- The building offers excellent commuter access and is **approximately a five-minute walk to four Metro lines: Red, Orange, Blue, and Silver**, making it highly convenient for both Downtown employees and Maryland/Virginia commuters. It is also surrounded by a dense amenity base that supports fitness, wellness, and service-oriented retail uses.

NEARBY RETAIL AND HOSPITALITY:



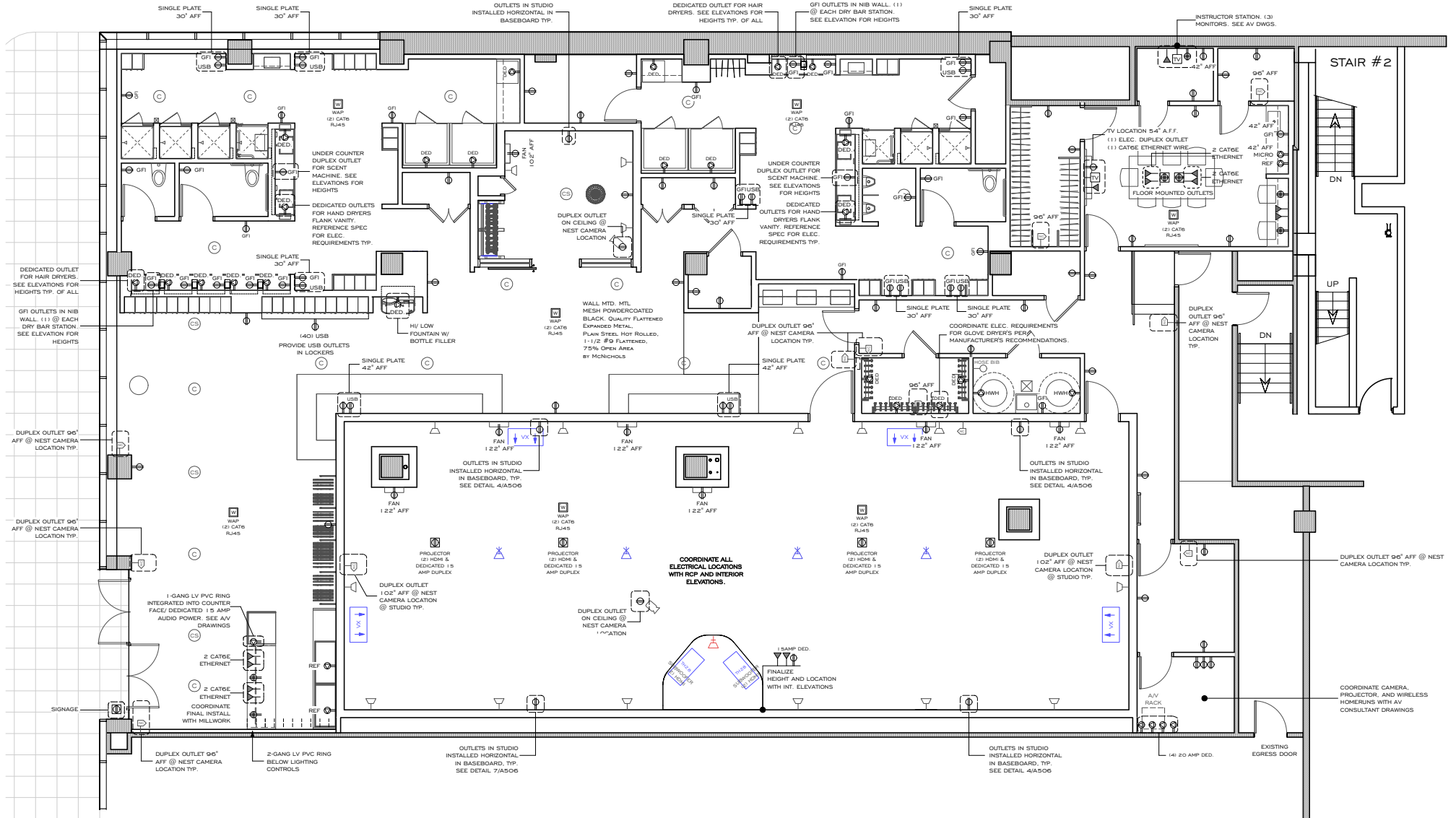
DEMOGRAPHICS:



*Demographics based on a 10-minute walk radius.(2025)







RETAIL MAP



DEMOGRAPHICS

WALK TIME	5 MIN WALK	10 MIN WALK	15 MIN WALK
2020 Daytime Population	34,443	104,040	179,839
2020 Resident Population	4,005	16,729	40,475
2020 Average Household Income	\$171,520	\$160,925	\$165,173

