

cantata

MOUNT VERNON TRIANGLE

801 3rd St NW, Washington, DC 20001



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Overview

- 9,666 SF (divisible) of ground level retail available at Cantata: 275 unit building with luxury studio, 1 & 2 bedroom apartments in Mount Vernon Triangle neighborhood.
- In close proximity to Massachusetts Ave NW (24,300 ADT), New York Ave NW (30,100 ADT) and H St NW (30,227 ADT).
- Average household income of \$173,530 within 1-mile radius.
- Ideal for healthcare, pet care, childcare, educational, nonprofit, and other community uses.
- Full view window line and high ceilings allow for an open and light-filled interior design.
- Opportunity to be part of the bustling Mount Vernon Triangle neighborhood with over 5,400 residential units, 2,000,000+ SF of office and 350,000+ SF of retail including a vast array of established fitness concepts, restaurants, coffee shops, and more.



Site Plan

OPTION A



Square Footage	9,666 SF
Frontage	102'
Ceiling Heights	12' 10"
Timing	Immediate
NNNs	~\$15 PSF



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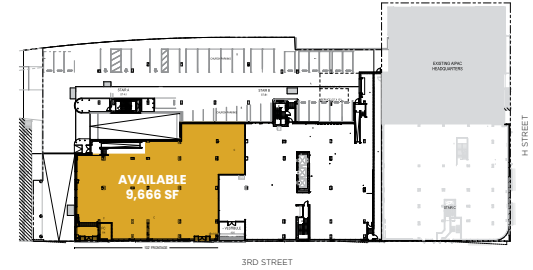
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Conceptual Test Fit

(For Marketing Purposes Only)

OPTION A

9,666 SF
STREET LEVEL



SPACE TYPE LEGEND

- SUPPORT SPACE
- OFFICE
- WORKSTATION
- FOCUS SPACE
- FORMAL MEETING
- INFORMAL MEETING
- PANTRY - CAFE

PROGRAM SUMMARY	PROVIDED
OFFICE	8
WORKSTATION	50
TOTAL SEATS: 58	
COATS	2
CONFERENCE	2
FOCUS	3
JAN	1
MENS RESTROOM	1
OPEN HUDDLE	6
PANTRY	1
RECEPTION	1
SERVER	1
STORAGE	2
WELLNESS	1
WOMEN'S RESTROOM	1

CLICK FOR TEST-FIT

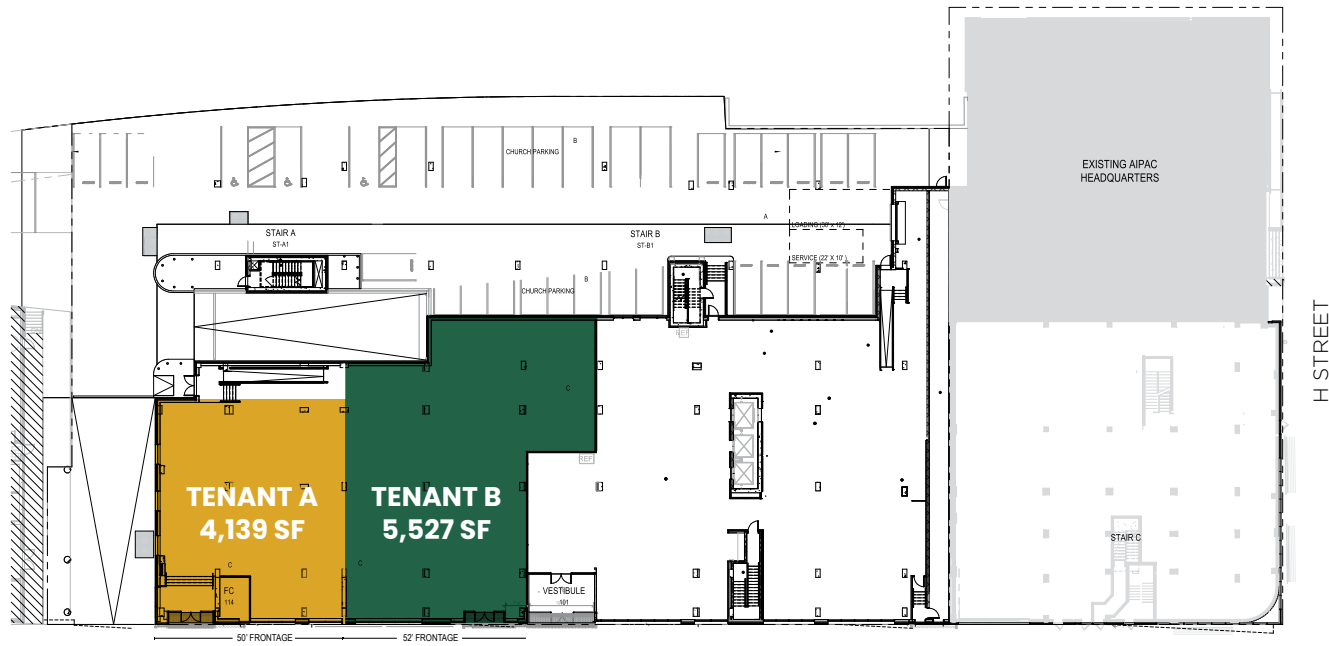


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Site Plan

OPTION B



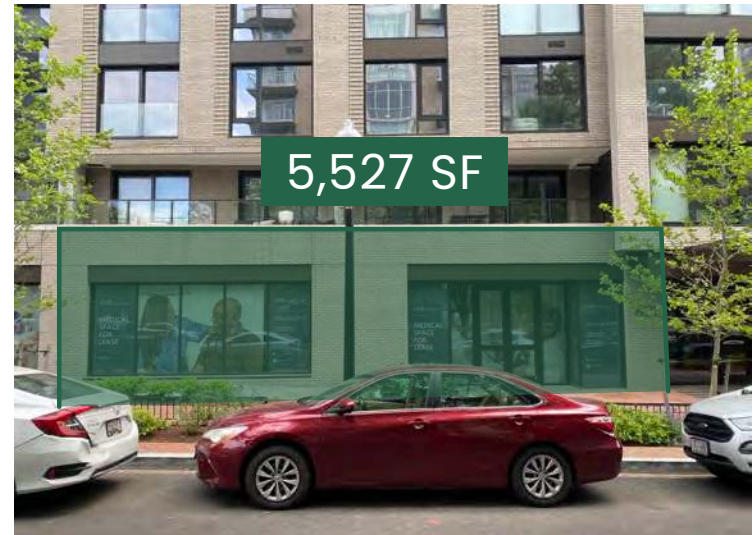
TENANT A:

Square Footage	4,139 SF
Frontage	50'
Ceiling Heights	12' 10"
Timing	Immediate
NNNs	~\$15 PSF

TENANT B:

Square Footage	5,527 SF
Frontage	52'
Ceiling Heights	12' 10"
Timing	Immediate
NNNs	~\$15 PSF

3RD STREET



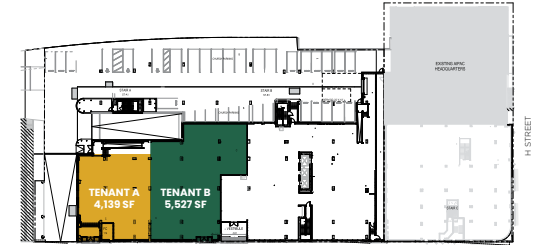
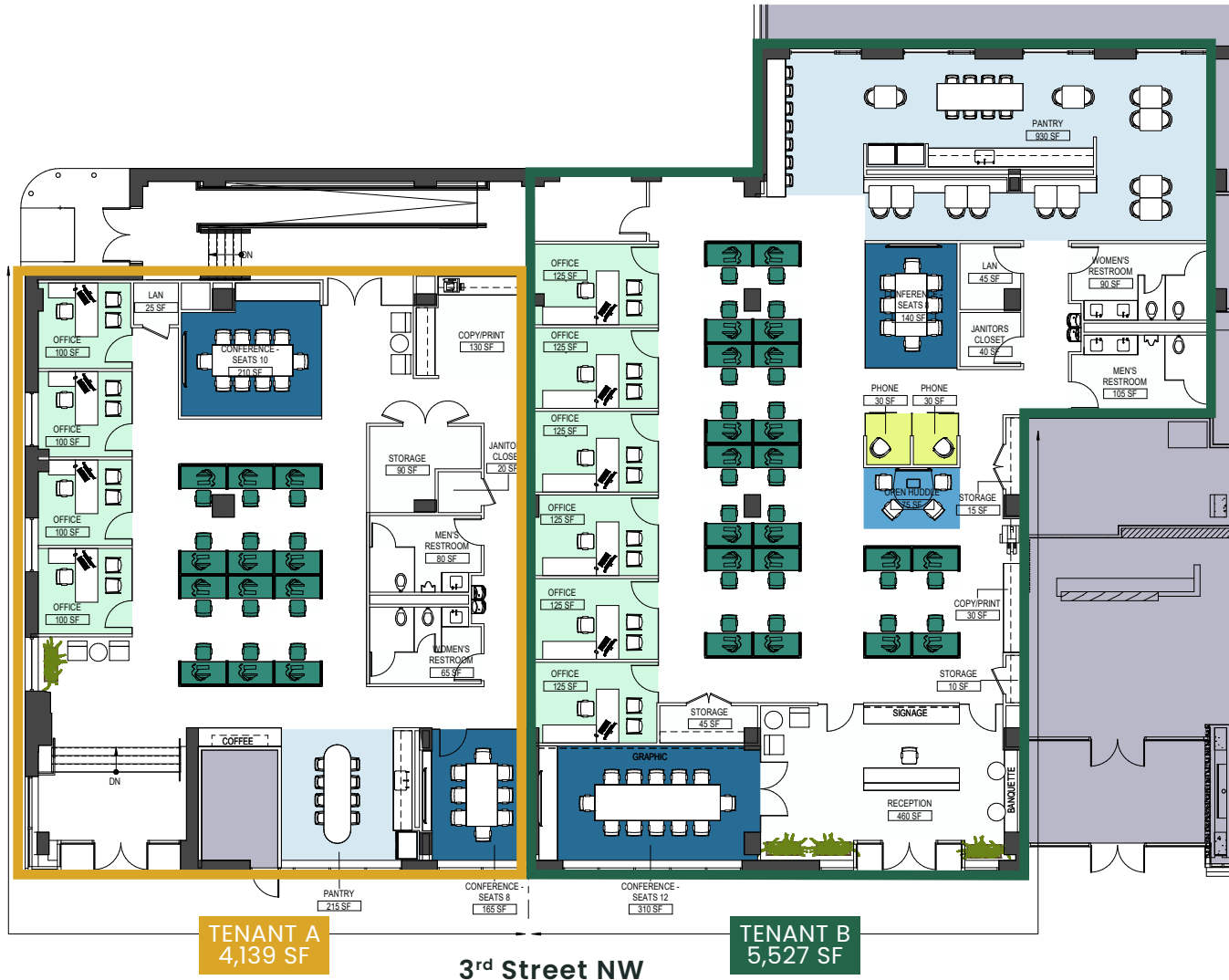
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Conceptual Test Fit

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OPTION B



SPACE TYPE LEGEND

SUPPORT SPACE	[Light Green Box]
OFFICE	[Light Blue Box]
WORKSTATION	[Dark Green Box]
FOCUS SPACE	[Light Yellow Box]
FORMAL MEETING	[Dark Blue Box]
INFORMAL MEETING	[Medium Blue Box]
PANTRY - CAFE	[Light Blue Box]

PROGRAM SUMMARY

	PROVIDED	REQUESTED
WORKSTATION	12	
SUITE A OFFICE	4	
SUITE B OFFICE	6	
SUITE B WORKSTATION	20	
TOTAL SEATS: 42		

SUITE A

CONFERENCE - SEATS 8	1	
CONFERENCE - SEATS 10	1	
COPY/PRINT	1	
JANITORS CLOSET	1	
LAN	1	
MEN'S RESTROOM	1	
PANTRY	1	
STORAGE	1	
WOMEN'S RESTROOM	1	

SUITE B

CONFERENCE - SEATS 8	1	
CONFERENCE - SEATS 12	1	
COPY/PRINT	1	
JANITORS CLOSET	1	
LAN	1	
MEN'S RESTROOM	1	
OPEN HUDDLE	1	
PANTRY	1	
PHONE	2	
RECEPTION	1	
STORAGE	3	
WOMEN'S RESTROOM	1	

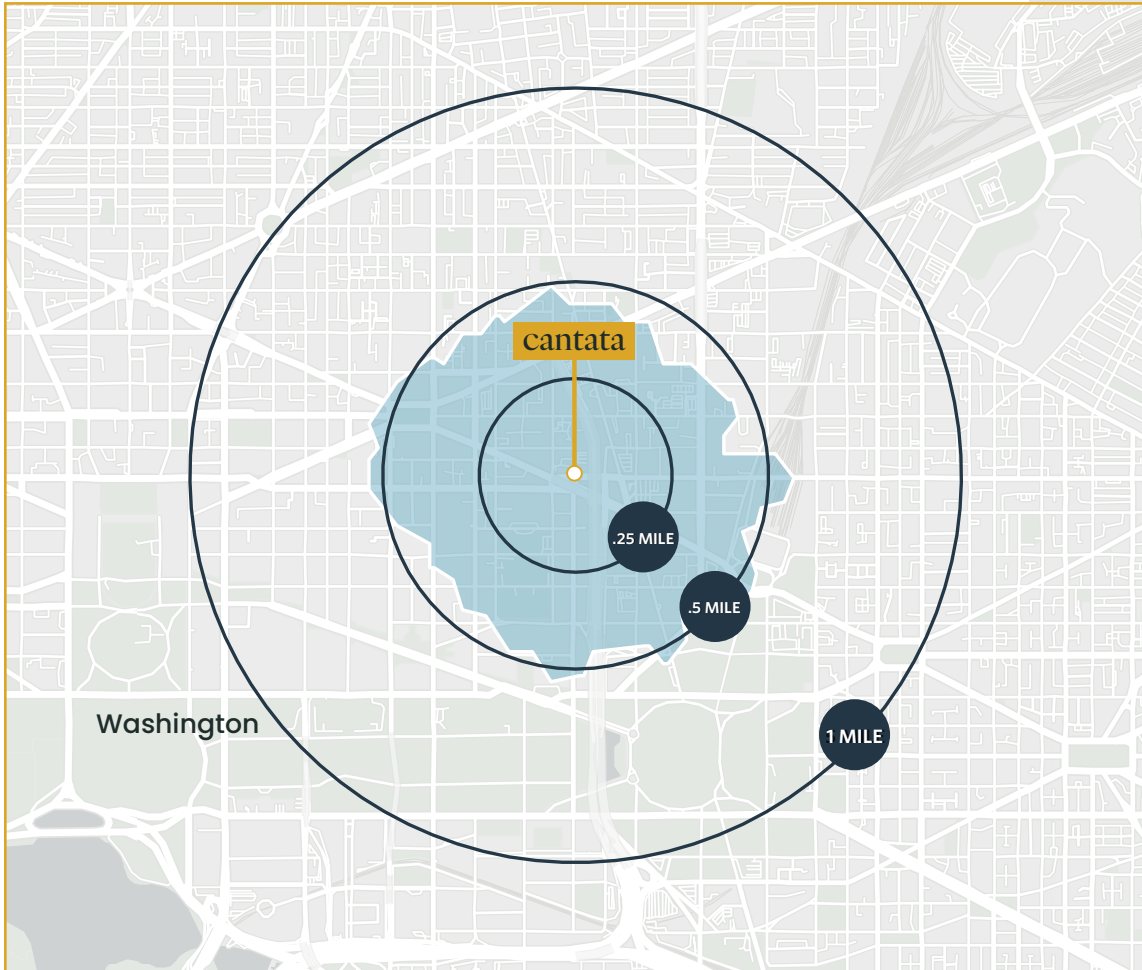
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Location & Demographics



Demographics | 2024:

Walk Time	.25-Mile	.5-Mile	1-Mile
10-Min			
Population			
14,130	6,684	17,521	62,762
Daytime Population			
69,017	13,908	72,508	211,059
Households			
8,464	4,397	10,410	35,096
Average HH Income			
\$149,545	\$144,985	\$147,834	\$173,646

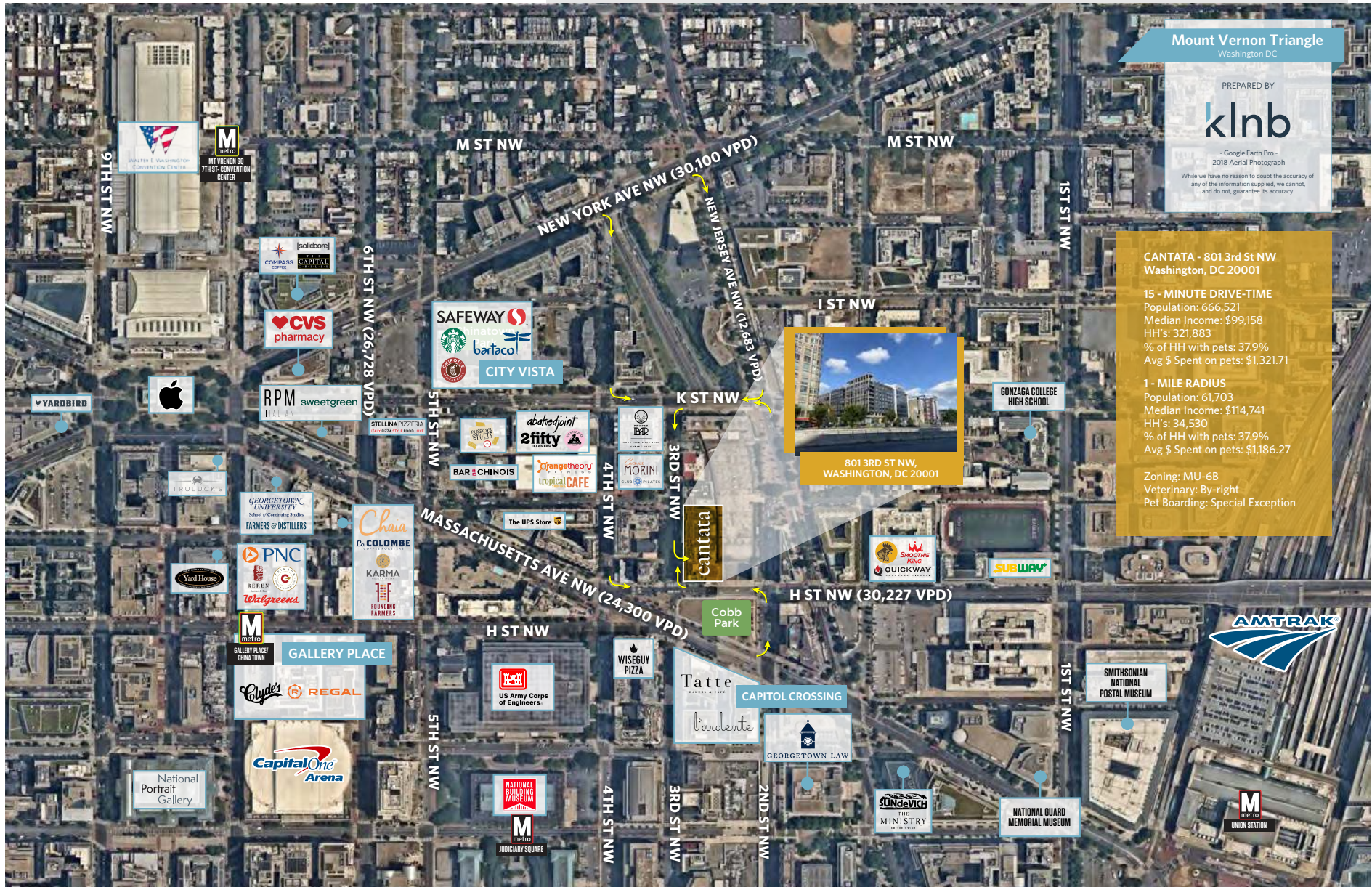
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Traffic Counts | 2023:

Massachusetts Ave NW	31,390 ADT
H St NW	23,324 ADT

[CLICK FOR DEMOS](#)

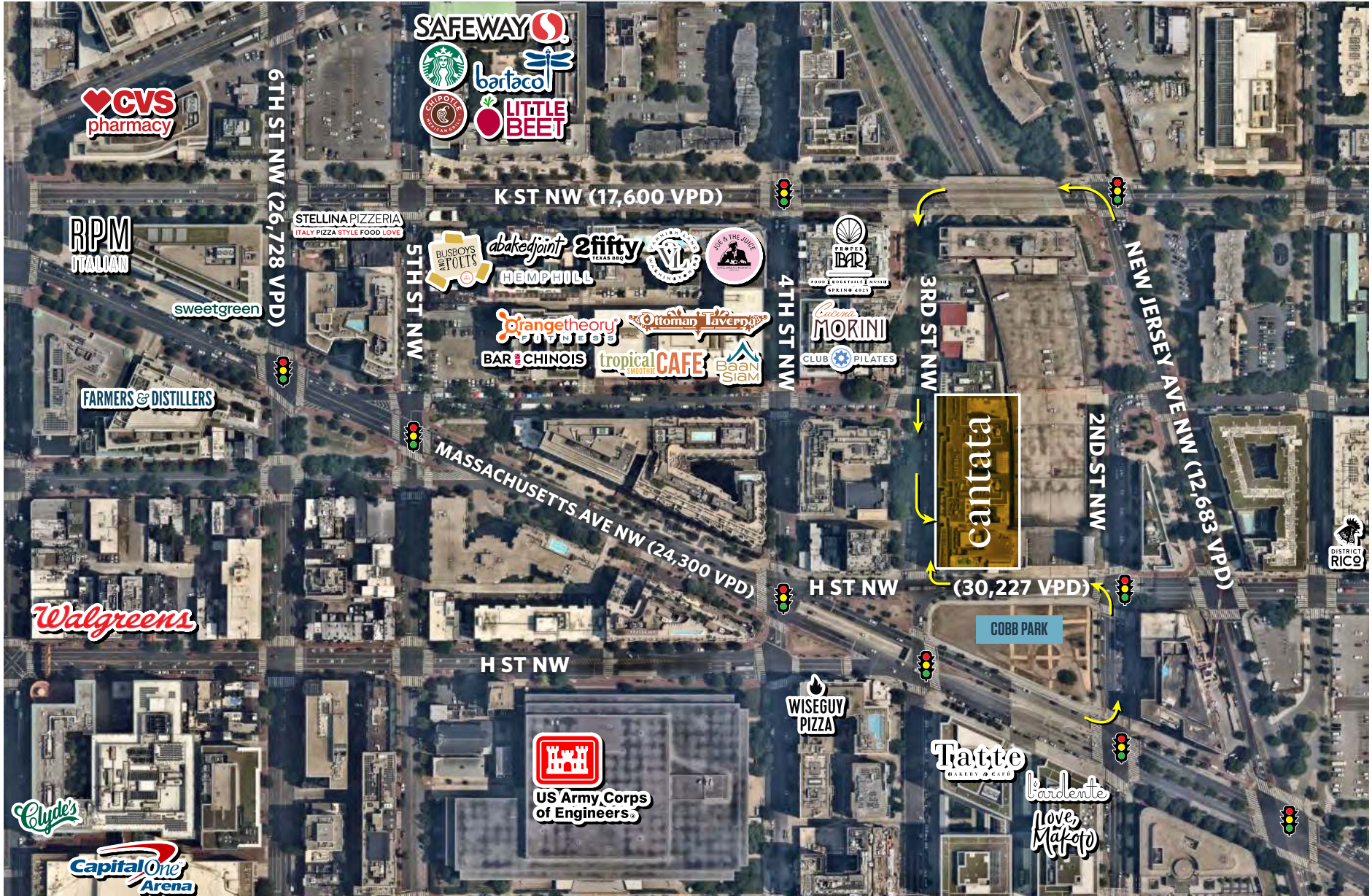
Market Aerial



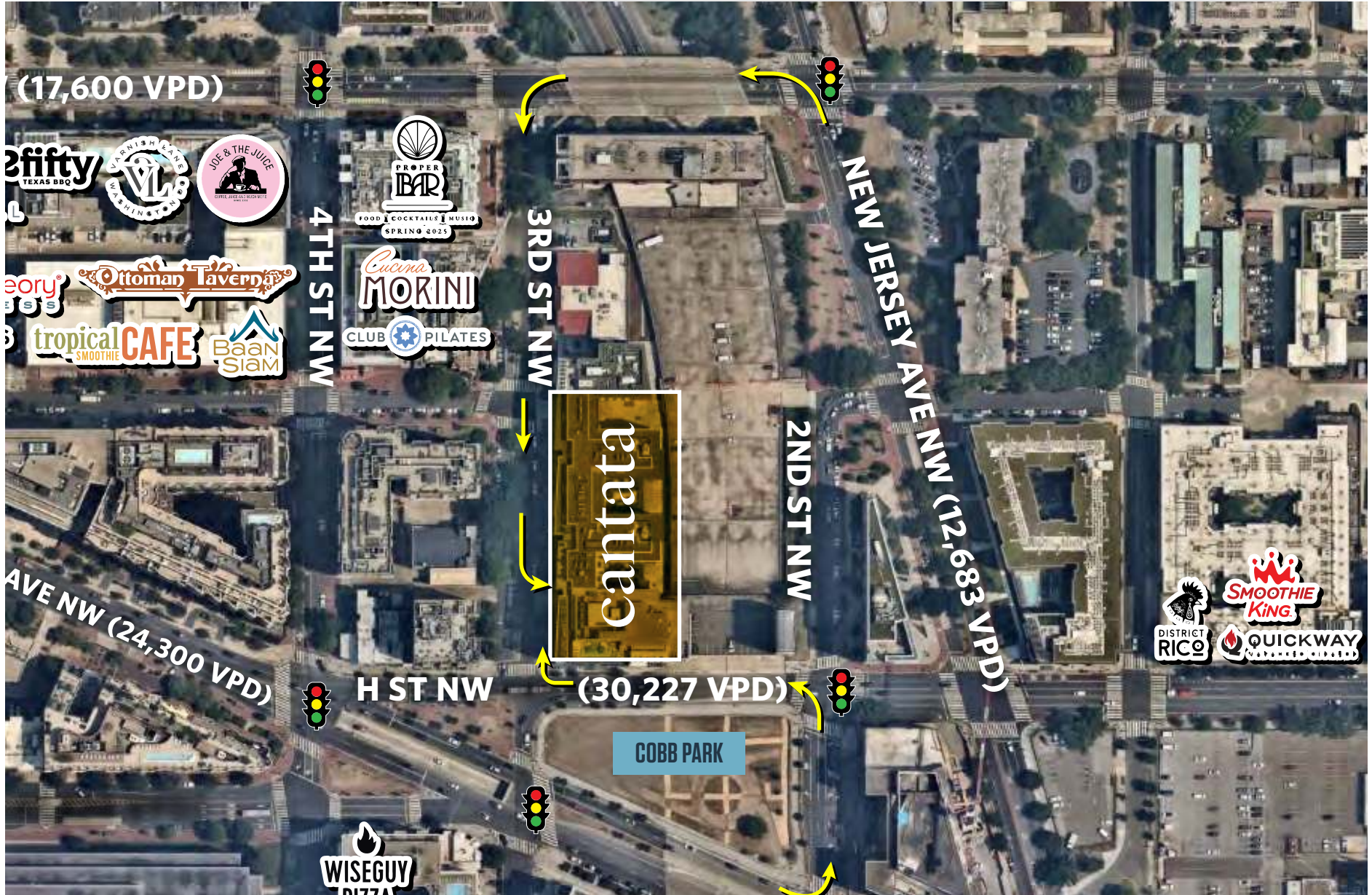
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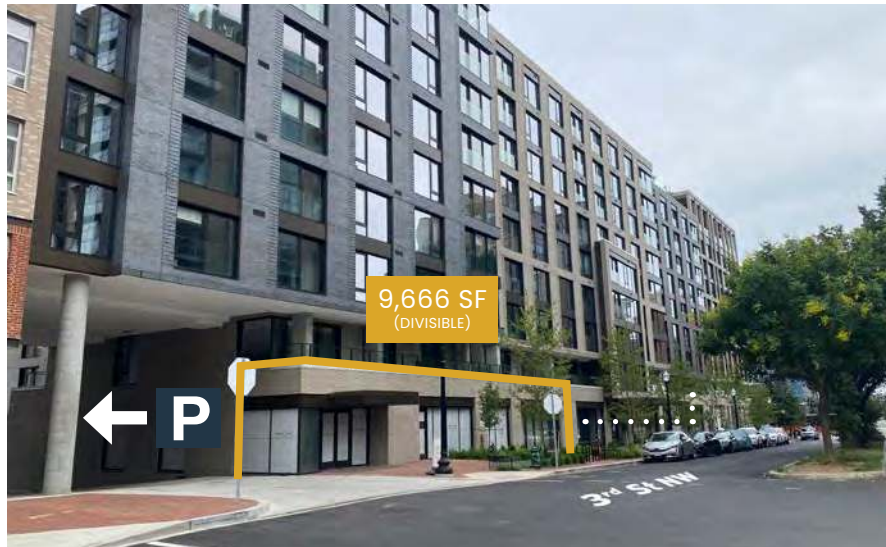
Close-Up Aerial



Close-Up Aerial



Renderings & Photos



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