

SIGNAL HOUSE

IN THE HEART  
OF THE UNION  
MARKET DISTRICT



**THE MARKET  
EXPERIENCE  
CITY-TO-CITY**

Fulton  
Market,  
Chicago



Meat-  
packing  
District,  
NYC



Union  
Market,  
DC





AT FULL BUILD THE  
UNION MARKET  
DISTRICT WILL  
HAVE OVER  
1 MILLION SF  
OF RETAIL





COTTON & REED  
COCKTAILS & SHOTS

- REDBEARD  
- RUM, CAMPARI, GINGER, LEMON
- SPICE BOY  
- SPICED RUM OLD FASHIONED
- LIQUID NOSTALGIA  
- ORANDEWELLIAN SODA, RUM, BONAL
- CUBA LIBERACE  
- BLACK COLA, RUM, LIME
- RUM 'D&T'  
- 'DIN TONIC', RUM

SPICED RUM  
1 OZ SHOT

WHITE  
\$30

SPICED  
\$35



HARD LIQUOR  
HARD BODIES

SHIRT  
\$15

BREWERIES & DISTILLERIES

- Cotton & Reed (Pictured)
- The Bruery
- Atlas Brew Works
- One Eight Distilling
- Red Bear Brewing Co
- Republic Restoratives
- Other Half Brewing Company



## RESTAURANTS + FOOD VENDORS

La Cosecha (Latin Market)  
Masseria  
Union Kitchen  
O-Ku Sushi  
A Litteri, Inc.  
Pluma  
Buffalo & Bergen

Bidwell Restaurant  
Red Apron Butcher  
Rappahannock Oyster Co.  
Union Market  
St. Anselm (Pictured)



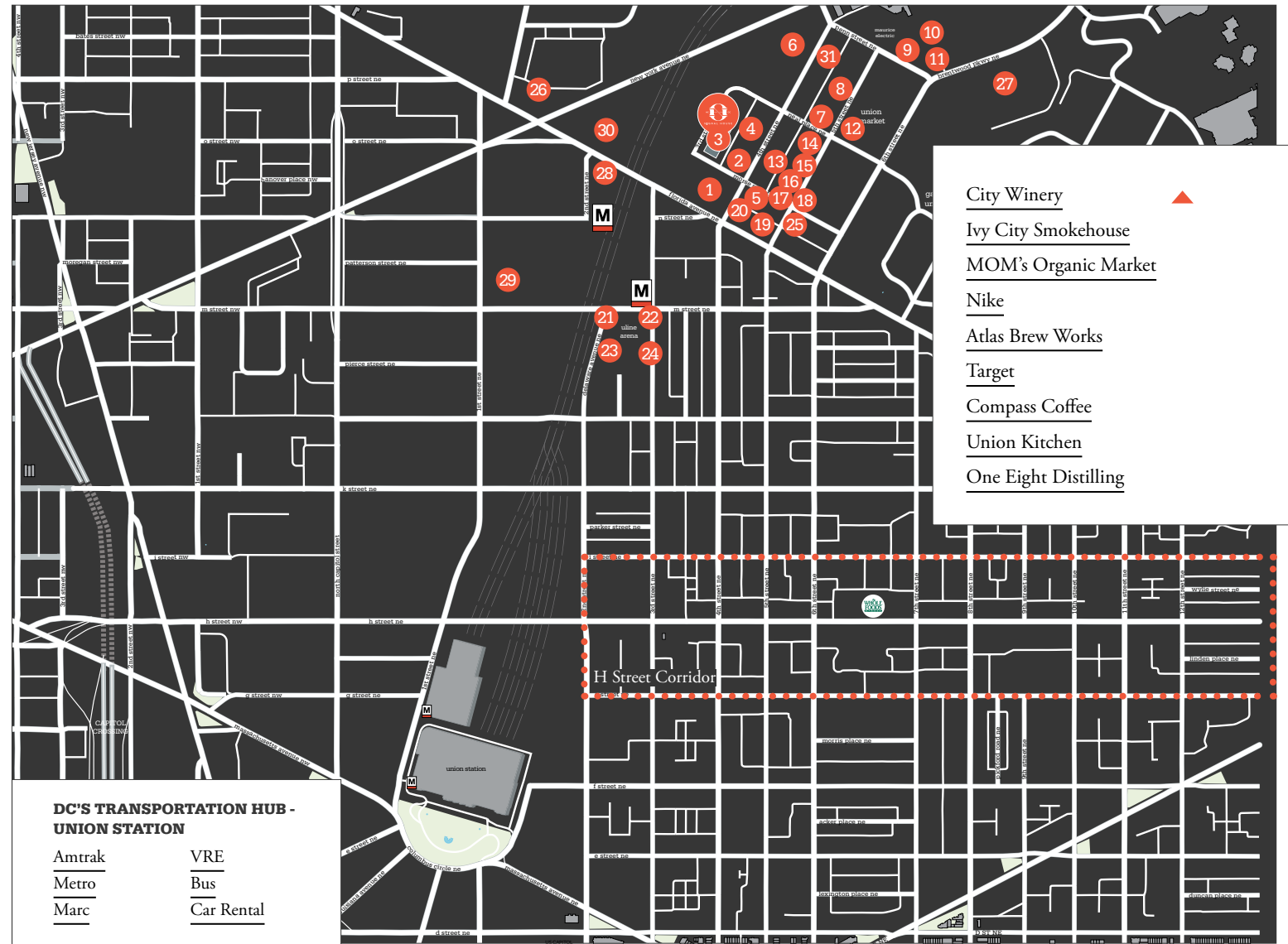
LA COSECHA: LATIN AMERICAN MARKET

Ali Pacha  
Amparo Fondita  
Elcielo  
Grand Cata

Nova Bossa  
Peruvian Brothers  
White Envelope Arepa + Ceviche Bar

# THE NEIGHBORHOOD

- 1 The Edison | Trader Joe's | Pluma | Shouk | Stellina Pizzeria | Georgetown Valet
- 2 Blue Bottle Coffee
- 3 Signal House
- 4 **Latin Market:** Ali Pacha | Amparo | Cafe Unido | La Casita Pupuseria  
NOVA BOSSA | El Cielo | FILOS Bakery | Grand Cata | Mosaico  
Peruvian Brothers | Serenata | ZonaE | Zumo
- 5 Best Kitchen Supply
- 6 Masseria
- 7 Emerson Collective
- 8 Cotton & Reed
- 9 Coconut Club
- 10 Dolcezza
- 11 Angelika Pop Up
- 12 **Union Market:** Craft Kombucha | Salt & Sundry | Buffalo & Bergen  
Peregrine Espresso | Tako Rean Korean Taco Grill | Rappahannock  
Oyster Co. | Bidwell Restaurant | Red Apron Butcher
- 13 Politics & Prose
- 14 O-Ku Sushi
- 15 Ian McCabe Studio
- 16 The Village Coffee
- 17 St. Anselm
- 18 Shelter (between St. Anselm + Ian McCabe)
- 19 A. Litteri, Inc. - Home of Italian Products
- 20 The Bruery
- 21 REI
- 22 La Colombe - Coffee Roasters
- 23 Red Bear Brewing Co
- 24 Cyclebar
- 25 Union Oyster Bar & Lounge
- 26 Brooklyn Boulder
- 27 Kipp DC
- 28 Courtyard by Marriott
- 29 Harris Teeter
- 30 The Eleanor
- 31 African Fashion House





THE UNION  
MARKET+NOMA  
NEIGHBORHOODS  
HAVE THE CITY'S  
HIGHEST POPULATION  
DENSITY AND LARGEST  
MILLENNIAL GROWTH



# RESIDENTIAL & HOTEL DEVELOPMENT

- 1 Market Terminal - Construction Begins 2019, *Kettler*
- 2 The Highline - Delivered 2019, *Level 2 Development*
- 3 The Edison - Delivered 2018, *LCOR*
- 4 Mob Hotel - Under Construction, *Ranger Properties*
- 5 JBG/Gallaudet - Construction Begins 2020, *JBG Smith*
- 6 The Batley - Delivered 2019, *Edens/Trammell Crow Residential*
- 7 1300 4th Street - Under Construction, *Edens/Great Gulf*
- 8 Elevation at Washington Gateway - Delivered, *MRP/Bozzuto*
- 9 508 Morse Street - Under Construction, *LCOR*



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4



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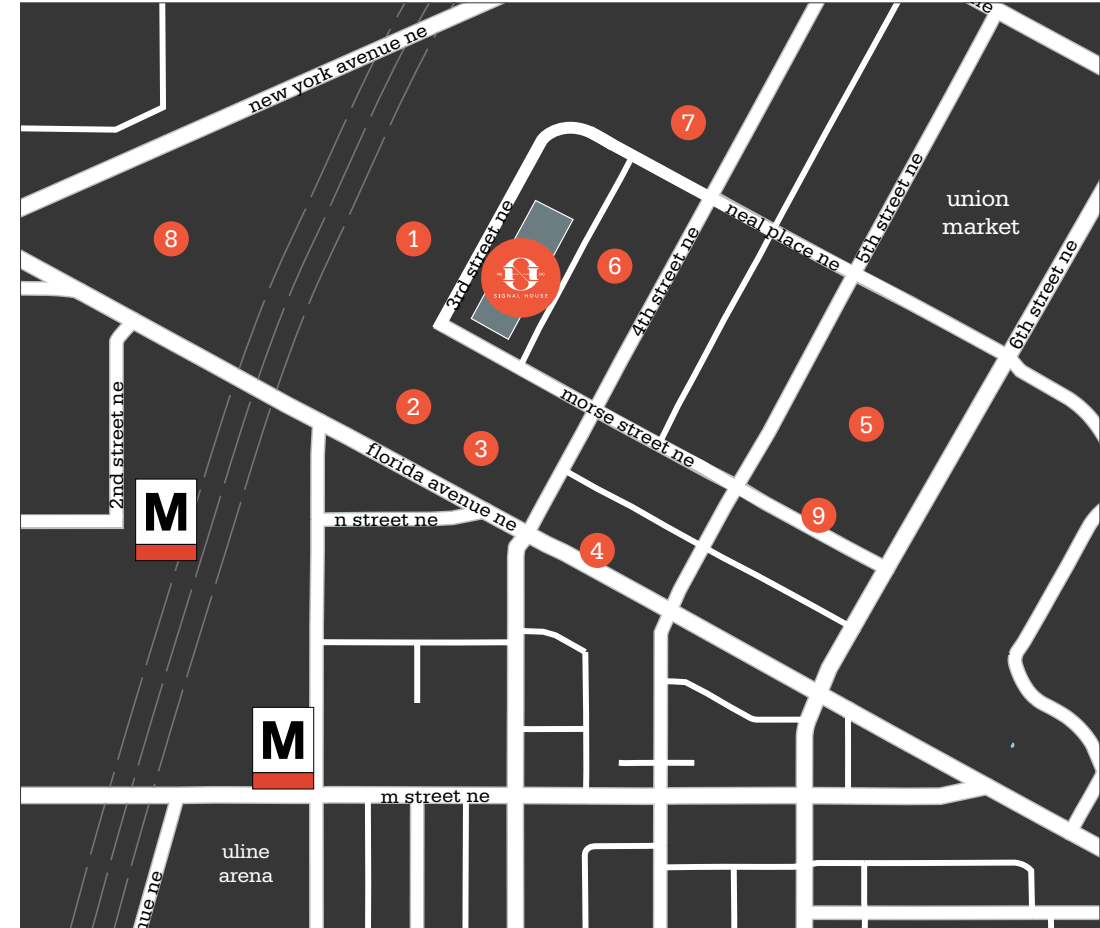


7



8

4,700 Units  
Delivering 2019 – 2021

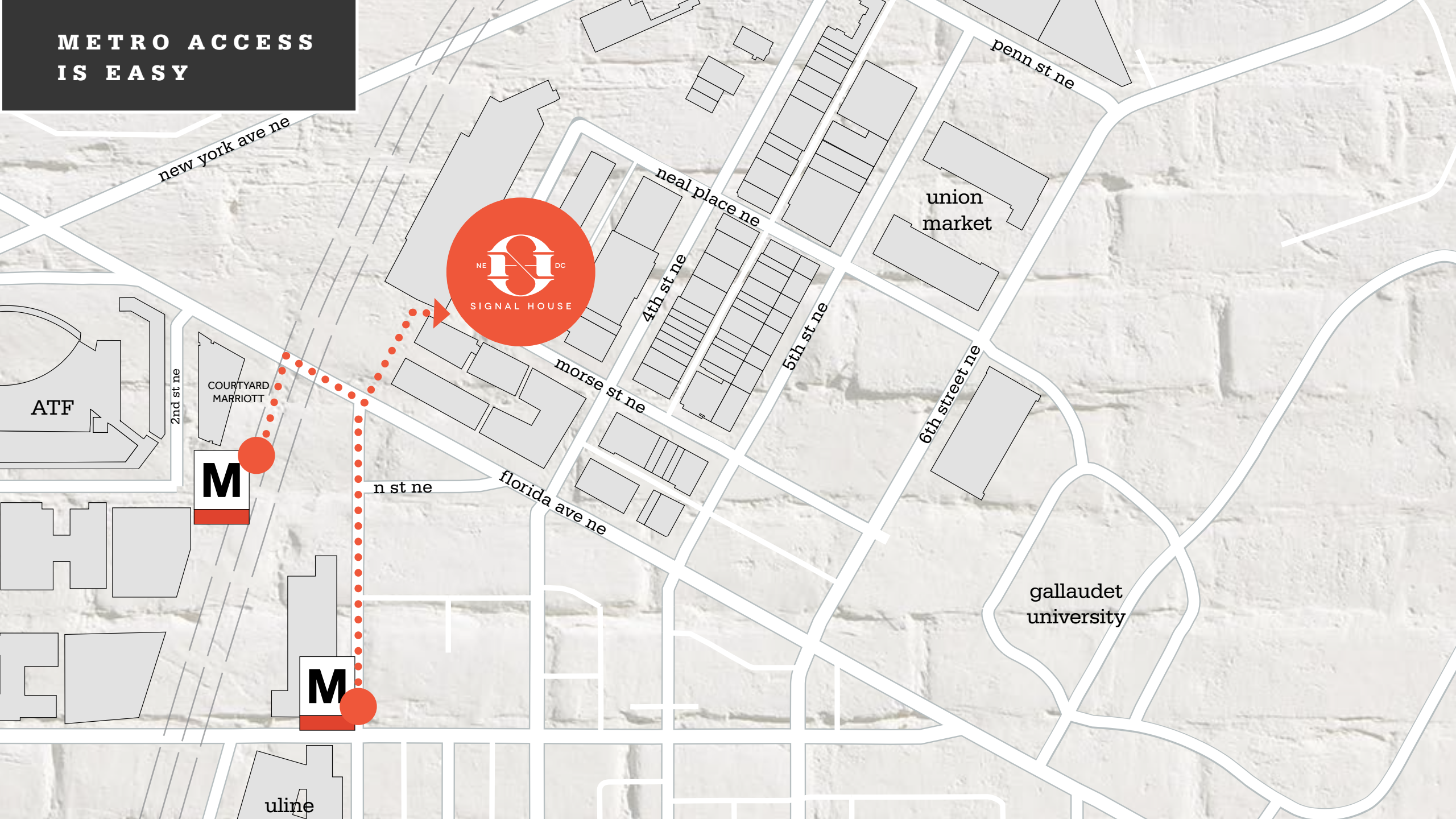




A SHORT 5  
MINUTE WALK  
FROM NOMA/  
GALLAUDET  
RED LINE  
METRO STATION

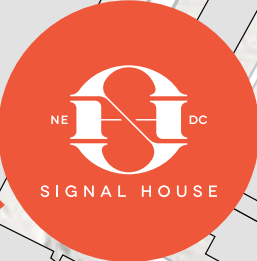


**METRO ACCESS  
IS EASY**



new york ave ne

penn st ne



union market

neal place ne

4th st ne

5th st ne

ATF

2nd st ne

COURTYARD MARRIOTT

M

n st ne

morse st ne

florida ave ne

6th street ne

gallaudet university

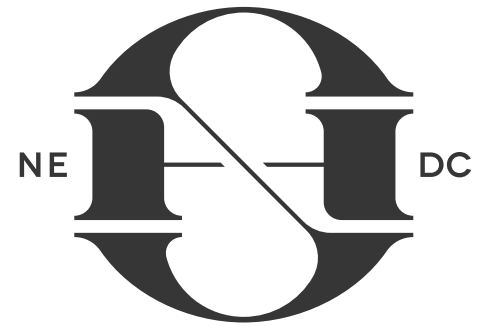
M

uline



SIGNAL HOUSE

Aerial View



NE

DC

SIGNAL HOUSE

SIGNAL HOUSE

Southwest Corner



SIGNAL HOUSE  
Elevated South



SIGNAL HOUSE  
Retail A - Southwest Corner



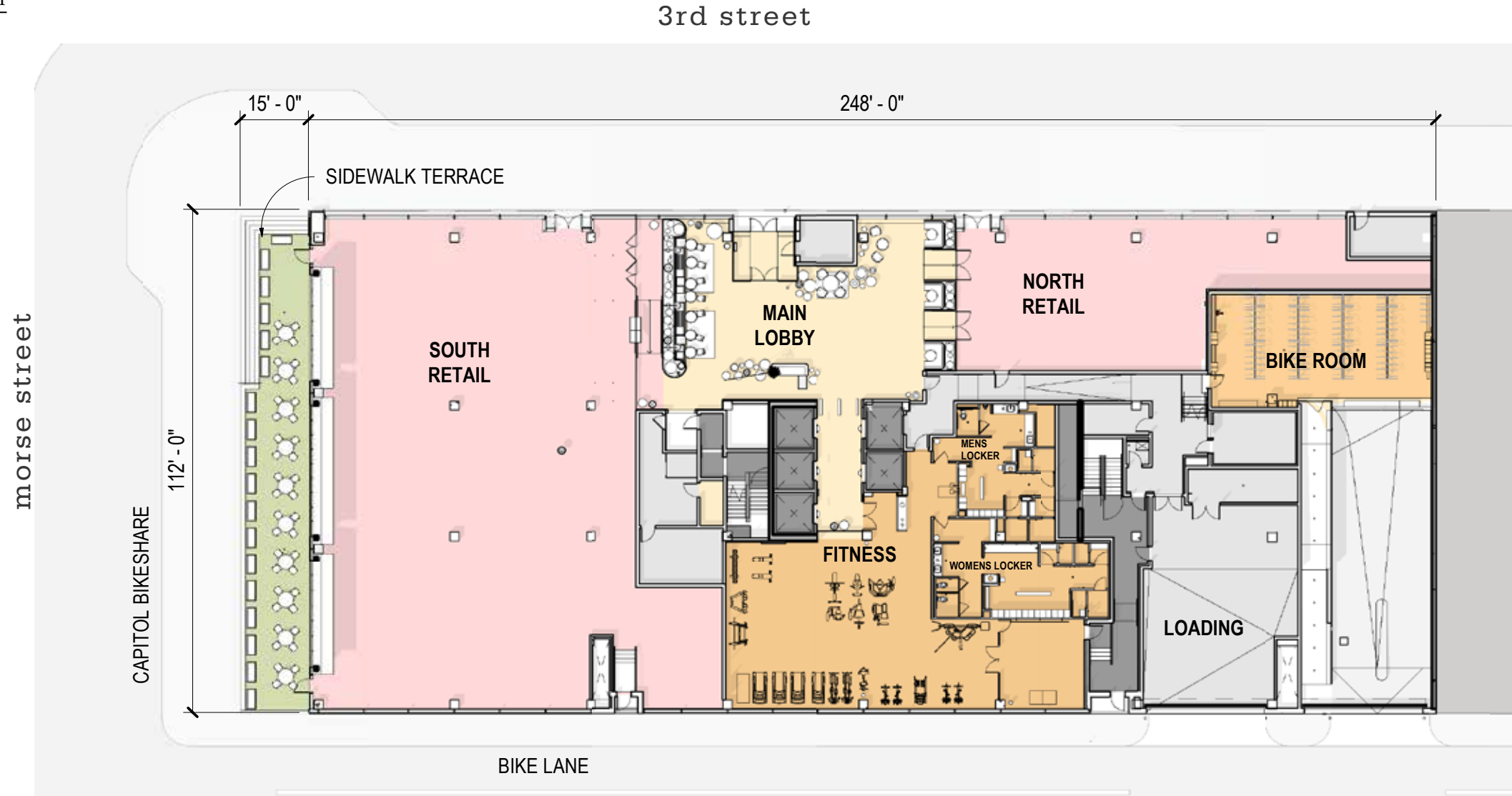


SIGNAL HOUSE  
Level 2 Terrace

# GROUND FLOOR PLAN

12,340 SF of Leasable Retail Space

4,135 SF Fitness Center





SIGNAL HOUSE  
Lobby - Concierge



SIGNAL HOUSE  
Lobby - South Seating



SIGNAL HOUSE  
Fitness Studio



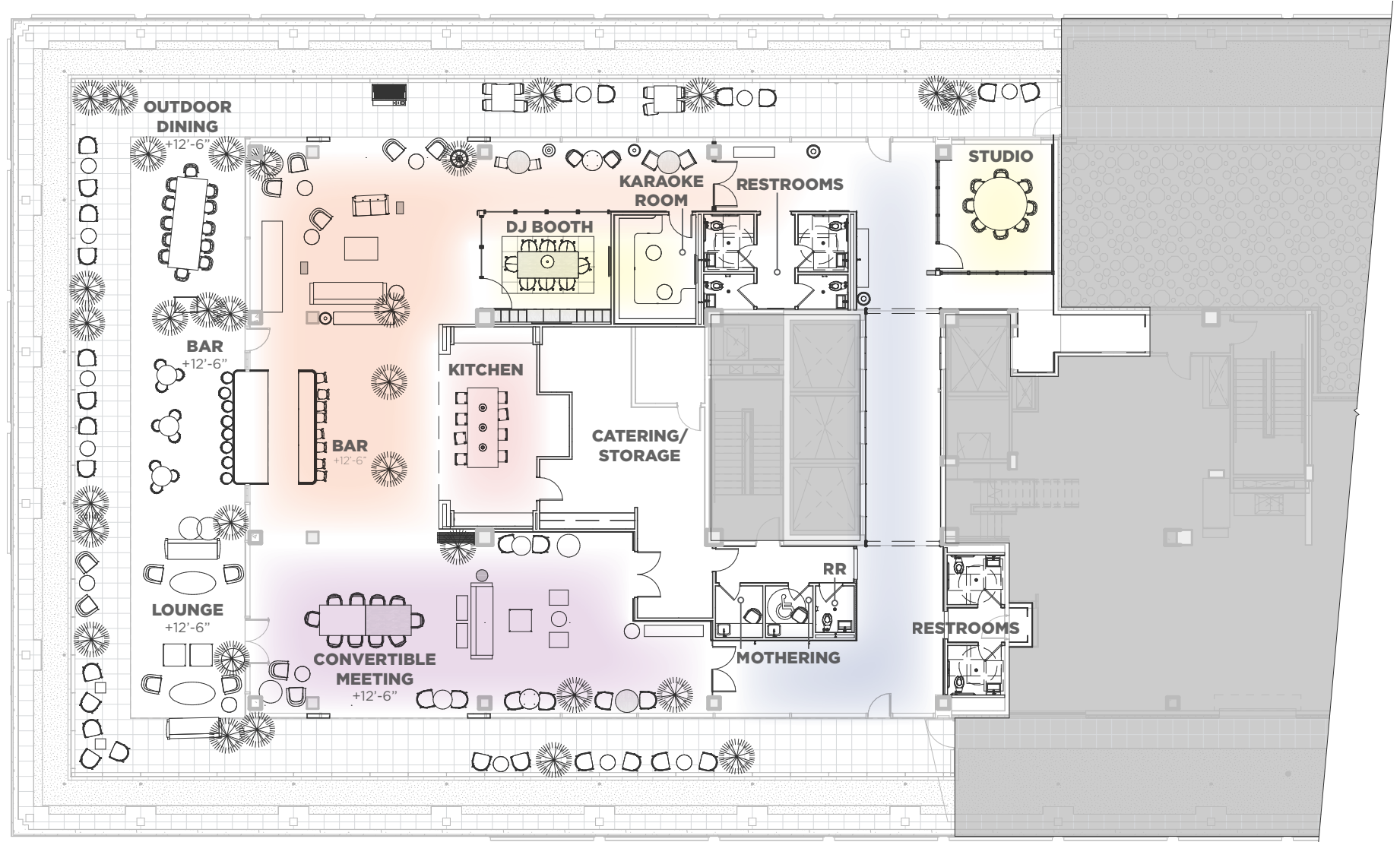
SIGNAL HOUSE  
Bike Room

# PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space

3rd Street

Morse Street





SIGNAL HOUSE

Penthouse Lounge & Meeting Space





SIGNAL HOUSE

Penthouse Kitchen & Rooftop Terrace



SIGNAL HOUSE

Penthouse Kitchen & Rooftop Terrace

**PRIVATE  
TERRACES  
AT A GLANCE**



**2ND  
FLOOR**

23,399 RSF

Private 5,287 SF Terrace



# 3RD & 7TH FLOORS

23,730 RSF

Private 888 SF Wrapped Terrace

With 3rd Street Views



**4TH & 8TH  
FLOORS**

23,747 RSF



# 5TH & 9TH FLOORS

24,038 RSF

Private 682 SF Wrapped Terrace

With Morse Street & US Capitol Views

3rd Street



**6TH & 10TH  
FLOORS**

24,036 RSF

3rd Street

Morse Street



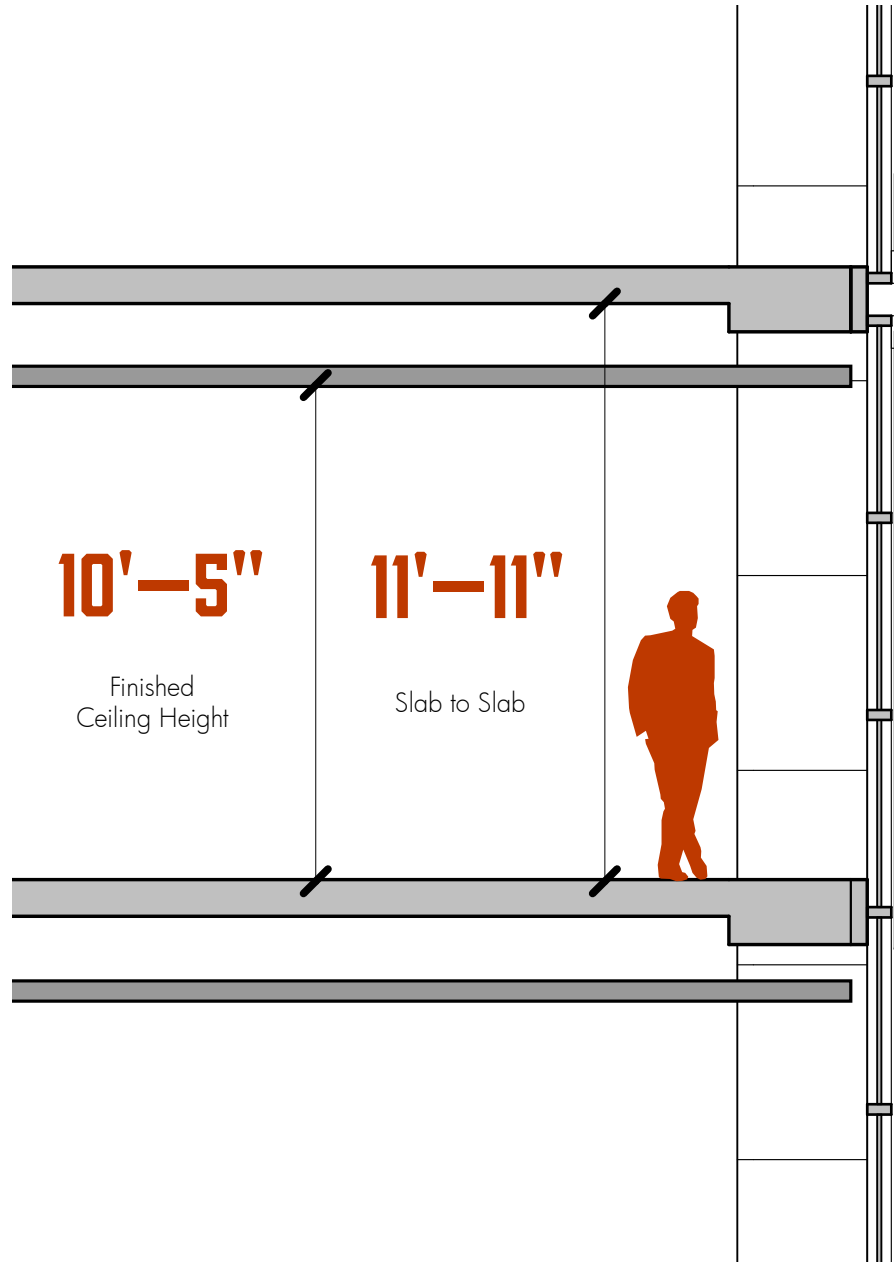


9th FLOOR

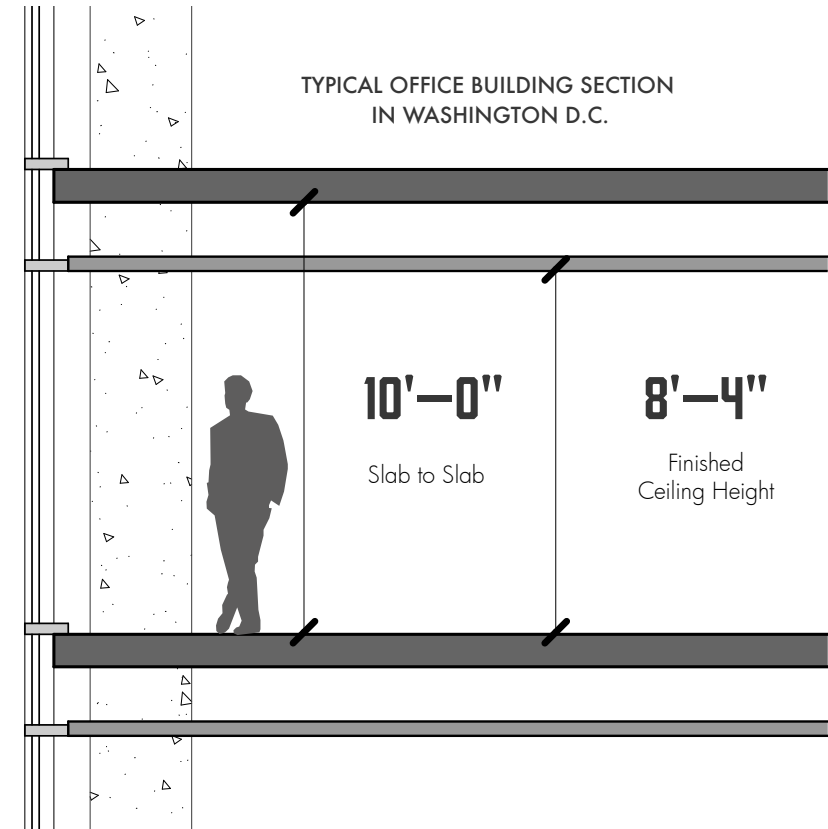
Interior



# ACHIEVING NEW HEIGHTS



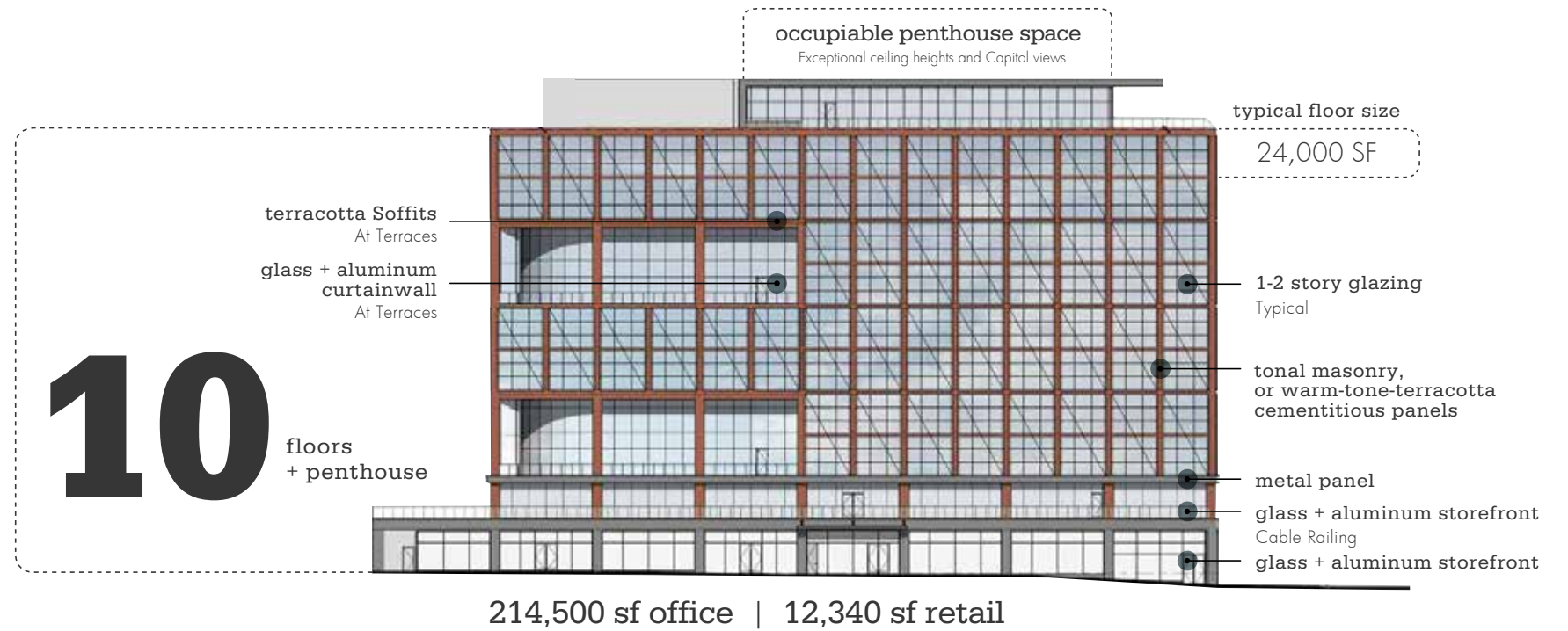
**VS.**



# BUILDING SPECIFICATIONS

## AMENITIES

- Free Standing
- Exceptional Capitol Views
- Private Terraces
- Shared Rooftop with Catering Kitchen and Roll-Up Bar
- Windowed State-of-the-Art Fitness Center
- Windowed Conference Center
- Bicycle Room Off of Bike Path
- DOAS System
- Column Spacing: 30' x 38' Typical
- Ceiling Heights: 11' 11" Slab to Slab/10' 5" Finished
- Parking, 1/1,550 SF
- 24/7 Vibrancy of Union Market Neighborhood



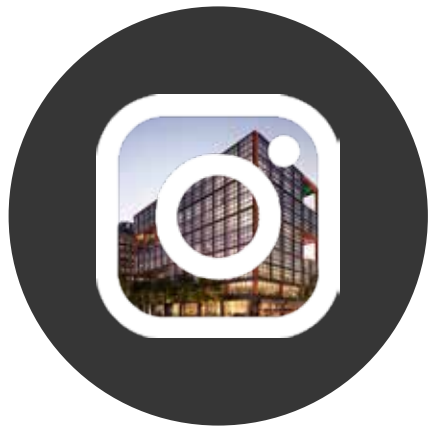


Discover

**@SignalHouseDC**

on Instagram to Fully

**#ExperienceSignalHouse**



LEARN MORE ABOUT  
SIGNAL HOUSE

**PARTICIPATE  
IN EXCLUSIVE  
GIVEAWAYS**

**STAY UP-TO-DATE  
ON THE LATEST  
HAPPENINGS IN  
THE UNION MARKET  
NEIGHBORHOOD**

# AN EXPERIENCED DEVELOPMENT PARTNER



- 1 Midtown Center - Fannie Mae
- 2 1700 New York Avenue - Sullivan & Cromwell
- 3 The Wilson, Bethesda - Fox 5
- 4 One Congress - State Street Bank
- 5 2311 Wilson Boulevard - Opower
- 6 901 K Street - Microsoft

**16** **Operating Properties**  
**3.7 million RSF**

**5** **Development Projects**  
**2.4 million RSF**

**43%** AlonyHetz

**33%** JP Morgan

**13%** CLAL Insurance

**11%** Carr/Clark Investors,  
Management Team



1



2



3



4



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# APPENDIX

# GARAGE



LEVEL P1



LEVEL P2



# RETAIL FIT OUT

