

PRESENTING STOREY PARK

NOMA // WASHINGTON D.C.



Leasing by

HR
RETAIL

MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Developed by  PERSEUS • TDC

FOUR  POINTS

NOMA is one of the fastest growing neighborhoods in D.C.

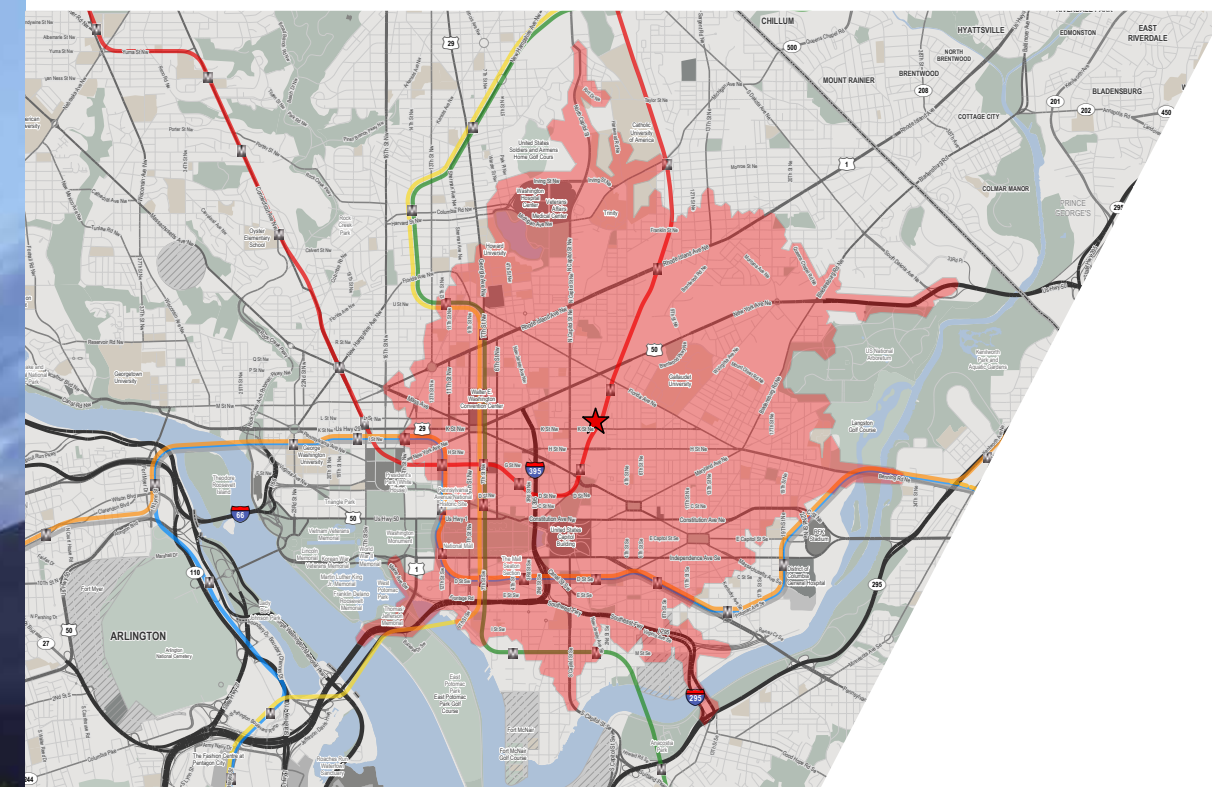
OFFICE	existing 13,677,628 sf // under construction 571,000 sf // planned 6,525,897 sf
RETAIL	existing 685,158 sf // under construction 113,400 sf // planned 474,149 sf
RESIDENTS	existing 6,398 units // under construction 1,378 units // planned 8,000 units
HOTEL	existing 8 hotels, 622 rooms // under construction 175 rooms // planned 1,486 rooms
METRO STOPS	2 = NoMa-Gallaudet U 9,226 awp // Union Station 31,186 awp // #1 ridership in the Metro System



54,000 TOTAL OFFICE EMPLOYEES IN NOMA



10-minute **UBER** ride



157,624
POPULATION people

72,733
NUMBER OF HOUSEHOLDS households

\$133,288
STRONG INCOME average household income





MARRIOTT
HOTEL
235 KEYS

STOREY PARK
NOMA // WASHINGTON, D.C.

RESIDENTIAL
500 UNITS

RETAIL
40,000 SF

THE PROJECT

Mixed-use development located on the southeast corner of First Street and L Street, NE one block from the entrance to the NoMa-Galluadet U metro station and 2 blocks from Union Station.

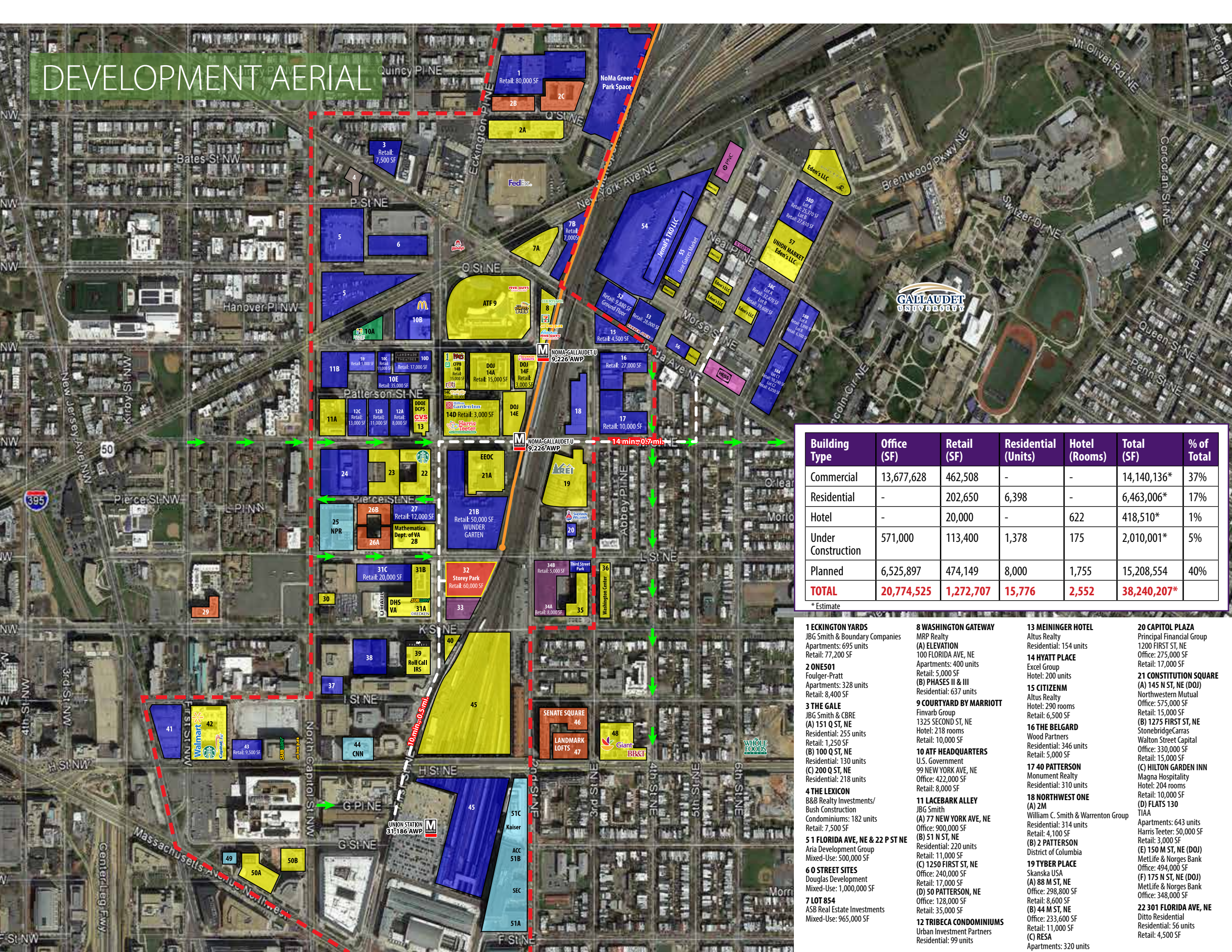
TIMING



DEVELOPMENT AERIAL

STOREY PARK

NOMA // WASHINGTON D.C.



Building Type	Office (SF)	Retail (SF)	Residential (Units)	Hotel (Rooms)	Total (SF)	% of Total
Commercial	13,677,628	462,508	-	-	14,140,136*	37%
Residential	-	202,650	6,398	-	6,463,006*	17%
Hotel	-	20,000	-	622	418,510*	1%
Under Construction	571,000	113,400	1,378	175	2,010,001*	5%
Planned	6,525,897	474,149	8,000	1,755	15,208,554	40%
TOTAL	20,774,525	1,272,707	15,776	2,552	38,240,207*	

* Estimate

- 1 ECKINGTON YARDS**
JBG Smith & Boundary Companies
Apartments: 695 units
Retail: 77,200 SF
- 2 ONES01**
Foulger-Pratt
Apartments: 328 units
Retail: 8,400 SF
- 3 THE GALE**
JBG Smith & CBRE
(A) 151 Q ST, NE
Residential: 255 units
Retail: 1,250 SF
(B) 100 Q ST, NE
Residential: 130 units
(C) 200 Q ST, NE
Residential: 218 units
- 4 THE LEXICON**
B&B Realty Investments/
Bush Construction
Condominiums: 182 units
Retail: 7,500 SF
- 5 1 FLORIDA AVE, NE & 22 P ST NE**
Aria Development Group
Mixed-Use: 500,000 SF
- 6 O STREET SITES**
Douglas Development
Mixed-Use: 1,000,000 SF
- 7 LOT 854**
ASB Real Estate Investments
Mixed-Use: 965,000 SF
- 8 WASHINGTON GATEWAY**
MRP Realty
Altus Realty
100 FLORIDA AVE, NE
Apartments: 400 units
Retail: 5,000 SF
(A) ELEVATION
100 FLORIDA AVE, NE
Apartments: 400 units
Retail: 5,000 SF
(B) PHASES II & III
Residential: 637 units
- 9 COURTYARD BY MARRIOTT**
Finvarb Group
1325 SECOND ST, NE
Hotel: 218 rooms
Retail: 10,000 SF
- 10 ATF HEADQUARTERS**
U.S. Government
99 NEW YORK AVE, NE
Office: 422,000 SF
Retail: 8,000 SF
- 11 LACEBARK ALLEY**
JBG Smith
(A) 77 NEW YORK AVE, NE
Office: 900,000 SF
Retail: 4,100 SF
(B) 51 N ST, NE
Residential: 220 units
Retail: 11,000 SF
(C) 1250 FIRST ST, NE
Office: 240,000 SF
Retail: 17,000 SF
(D) 50 PATTERSON, NE
Office: 128,000 SF
Retail: 35,000 SF
- 12 TRIBECA CONDOMINIUMS**
Urban Investment Partners
Residential: 99 units
- 13 MEININGER HOTEL**
Altus Realty
Residential: 154 units
- 14 HYATT PLACE**
Excel Group
Hotel: 200 units
- 15 CITIZENM**
Altus Realty
Hotel: 290 rooms
Retail: 6,500 SF
- 16 THE BELGARD**
Wood Partners
Residential: 346 units
Retail: 5,000 SF
- 17 40 PATTERSON**
Monument Realty
Residential: 310 units
- 18 NORTHWEST ONE**
(A) 2M
William C. Smith & Warrenton Group
Residential: 314 units
Retail: 4,100 SF
(B) 2 PATTERSON
District of Columbia
- 19 TYBER PLACE**
Skanska USA
(A) 88 M ST, NE
Office: 298,800 SF
Retail: 8,600 SF
(B) 44 M ST, NE
Office: 233,600 SF
Retail: 11,000 SF
(C) RESA
Apartments: 320 units
Retail: 13,000 SF
- 20 CAPITOL PLAZA**
Principal Financial Group
1200 FIRST ST, NE
Office: 275,000 SF
Retail: 17,000 SF
- 21 CONSTITUTION SQUARE**
(A) 145 N ST, NE (DOJ)
Northwestern Mutual
Office: 575,000 SF
Retail: 15,000 SF
(B) 1275 FIRST ST, NE
StonebridgeCarras
Walton Street Capital
Office: 330,000 SF
Retail: 15,000 SF
(C) HILTON GARDEN INN
Magna Hospitality
Hotel: 204 rooms
Retail: 10,000 SF
(D) FLATS 130
TIAA
Apartments: 643 units
Harris Teeter: 50,000 SF
Retail: 3,000 SF
(E) 150 M ST, NE (DOJ)
MetLife & Norges Bank
Office: 494,000 SF
(F) 175 N ST, NE (DOJ)
MetLife & Norges Bank
Office: 348,000 SF
- 22 301 FLORIDA AVE, NE**
Ditto Residential
Residential: 56 units
Retail: 4,500 SF
- 23 ARMATURE WORKS**
Trammell Crow Company/
Central Armature Works
Hotel: 200 rooms
Residential: 650 units
Retail: 27,000 SF
- 24 PRESS HOUSE AT UNION DISTRICT**
Foulger-Pratt
Office: 26,000 SF
Hotel: 175 rooms
Apartments: 356 units
Retail: 27,000 SF
- 25 300 M ST, NE**
The Wilkes Company
Apartments: 425 units
Retail: 10,000 SF
- 26 ULINE ARENA**
Douglas Development
1140 THIRD ST, NE
Office: 171,000 SF
Retail: 76,000 SF
- 27 1109 CONGRESS ST, NE**
J Street Development Co.
Residential: 64 units
Retail: 3,700 SF
- 28 NOMA STATION**
Bristol Group
(A) 131 M ST, NE
Office: 408,000 SF
Retail: 5,000 SF
(B) PHASES II-IV
Office: 700,000 SF
Residential: 700 units
Retail: 50,000 SF
- 29 FIRST + M**
AvalonBay
1160 FIRST ST, NE
Apartments: 469 units
Retail: 2,930 SF
- 30 AVA NOMA**
AvalonBay
55 M ST, NE
Apartments: 438 units
Retail: 6,000 SF
- 31 DC HOUSING AUTHORITY**
MRP Realty
1133 N. CAPITOL ST, NE
Mixed-Use: 1,057,000 SF
- 32 NPR HEADQUARTERS**
Akridge
Mixed-Use: 3,000,000 SF
Office: 330,000 SF
- 33 CAMDEN NOMA**
Camden Property Trust
Residential: 721 units
- 34 1150 FIRST ST, NE**
Carmel Partners
350,000 SF
- 35 1100 FIRST ST, NE**
UNIZO Group
Office: 345,000 SF
Retail: 5,000 SF
- 36 JOHN & JILL KER CONWAY RESIDENCE**
Community Solutions/
McCormack Baron Salazar
1005 N. CAPITOL ST, NE
Apartments: 124 units
Retail: 2,200 SF
- 37 SENTINEL SQUARE**
(A) 90 K ST, NE
Utah State Retirement
Investment Fund
Office: 402,223 SF
Retail: 10,438 SF
(B) 1050 FIRST ST, NE
Hana Asset Management Co.
Office: 279,425 SF
Retail: 1,575 SF
(C) 45 L ST, NE
MetLife
Office: 545,000 SF
- 38 STOREY PARK**
Perseus Realty & Four Points LLC
1005 FIRST ST, NE
Residential: 460 units
Hotel: 225 rooms
Retail: 27,000 SF
- 39 100 K ST, NE**
Equity Residential
Residential: 222 units
- 40 UNION PLACE**
200 K ST, NE
Residential: 187 units
Retail: 28,000 SF
Trader Joe's
- 41 LOREE GRAND**
TIAA
Residential: 212
Retail: 3,600 SF
- 42 THE WASHINGTON CENTER FOR INTERNSHIPS & ACADEMIC SEMINARS**
1005 THIRD ST, NE
Intern Residences: 95 units
Retail: 51,000 SF
- 43 UNION SQUARE III**
Akridge/CIM Group
901 N. CAPITOL ST, NE
Office: 250,000 SF
- 44 77 K ST, NE**
Brookfield Office Properties
Office: 320,000 SF
Retail: 6,000 SF
- 45 111 K ST, NE**
Rubenstein Partners
Office: 97,635 SF
Retail: 1,145 SF
- 46 801 NEW JERSEY AVE, NW**
JBG Smith
Office: 400,000 SF
- 47 77H**
Clarion Partners
77-99 H ST, NW
Walmart: 75,000 SF
Residential: 303 units
Retail: 10,000 SF
- 48 55 H STREET, NE**
Gonzaga College High School
- 49 BURNHAM PLACE AT UNION STATION**
Akridge
Mixed-Use: 3,000,000 SF
Office: 330,000 SF
- 50 SENATE SQUARE**
LaSalle Investment Mgmt.
201 EYE ST, NE
Residential: 432 units
- 51 LANDMARK LOFTS**
Abdo Development
800 THIRD ST, NE
Condominiums: 44 units
- 52 CENTRAL UNION MISSION**
65 MASSACHUSETTS AVE, NW
Homeless Shelter & Services
33,400 SF
- 53 REPUBLIC SQUARE**
(A) 25 MASSACHUSETTS AVE, NW
TIAA
Office: 380,000 SF
(B) 660 N. CAPITOL ST, NW
Republic Properties
Office: 195,000 SF
Retail: 5,000 SF
- 54 360° H**
Stewart Investment Company/
Albermarle Group
360 H ST, NE
Mixed-Use: Apartments: 215 units
Giant Food
BB&T Bank
- 55 THE HIGHLINE AT UNION MARKET**
Clark/Level 2 Development
Planned PUD
PROPOSED DELIVERY 2018
Residential: 317 units
Retail: 9,880 SF Ground Floor
- 56 THE EDISON**
LCOR/Eden's LLC
Under Construction
PROPOSED DELIVERY 2017
Residential: 28,000 SF
Retail: 28,000 SF
Trader Joe's
- 57 MARKET TERMINAL**
Kettler, Inc.
Phase I
Office: 217,588 SF
Retail: 10,563 SF
Residential: 558 units
Phase II
Retail: 15,000 SF
Residential: 545 units
Hotel: 120 keys
- 58 SHAPIRO RESIDENCES**
Eden's LLC + Level 2
Preliminary Approval
Residential: 465 units
Retail: 29,042 SF
(Proposed 20,000 SF
Latin Market Grocer)
Underground Parking
- 59 400 FLORIDA AVE, NE**
Ranger Properties
Apartments: 110 units
MOB Hotel: 164 rooms
- 60 UNION MARKET**
Eden's, LLC
- 61A GALLAUDET & JBG PARCEL 1 (4 Buildings)**
(Lot A) University: 6,750 SF
(Lot B) University: 35,000 SF
(Lot C.1) Office: 62,630 SF
Retail: 10,240 SF
(Lot C.2) Office: 33,950 SF
Retail: 4,050 SF
- 61B GALLAUDET & JBG PARCEL 2 (2 Buildings)**
(Lot A) Residential: 54,820 SF
University: 2,440 SF
Retail: 3,890 SF
(Lot B) Residential: 46,190 SF
University: 6,830 SF
Retail: 6,300 SF
- 61C GALLAUDET & JBG PARCEL 3 (2 Buildings)**
(Lot A) Residential: 273,070 SF
Office: 91,460 SF
Retail: 32,470 SF
(Lot B) Residential: 147,950 SF
Office: 182,920 SF
Retail: 19,600 SF
- 61D GALLAUDET & JBG PARCEL 4 (2 Buildings)**
(Lot A) Residential: 162,720 SF
Office: 95,515 SF
Retail: 25,370 SF
(Lot B) Residential: 159,720 SF
Office: 95,515 SF
Retail: 27,610 SF
- 62 SEVERNA ON K**
Apartments: 133 units

--- NOMA BOUNDARY

■ HOTEL
 ■ RESIDENTIAL
 ■ MIXED-USE
 ■ RETAIL
 ■ OFFICE
 ■ UNDER CONSTRUCTION
 ■ PLANNED

ZOOM IN AERIAL

LEGEND

- MIXED-USE
- OFFICE
- RESIDENTIAL
- RETAIL
- EXISTING
- PLANNED
- UNDER CONSTRUCTION



THE BELGARD
Residential: 346 units
Retail: 5,000 SF
Wood Partners

LACERBARK ALLEY
Residential: 220 apt. units
The JBG Companies/
Brandywine Realty Trust

1250 FIRST
Office: 366,000 SF
Retail: 17,000 SF
The JBG Companies/
Brandywine Realty Trust

1275 FIRST ST, NE
Peace Corps: 173,000 SF
Office: 330,000 SF
Retail: 15,000 SF
StonebridgeCarras/
Walton Street Capital

DEPARTMENT OF JUSTICE
Office: 1.4M SF

ARMATURE WORKS
Residential: 50 apt. units
200 condo units
Retail: 50,000 SF
THE JAMES
Hotel: 200 keys
Trammell Crow Company

301 FLORIDA AVENUE
Residential: 56 apt. units
Retail: 10,000 SF
Ditto Residential

PRESS HOUSE AT UNION DISTRICT
Residential: 350 apt. units
Retail: 27,000 SF
Office: 25,000 SF
Hotel: 175 keys
Foulger-Pratt

300 M STREET
Residential: 425 apt. units
Retail: 10,000 SF
The Wilkes Company

NORTHWEST ONE
Phase II

NORTHWEST ONE
Residential: 314 apt. units

RESA
Apartments: 320 units
Retail: 7,400 SF
Skanska USA

44 M STREET
Terrace: 3,400 SF
Retail: 10,821 SF
Skanska USA

DISTRICT HOUSING AUTHORITY
1133 N. CAPITOL STREET
Residential: 1000 units
MRP Realty

CAMDEN NOMA (B)
Residential: 405 apt. units

1111 N. CAPITOL ST, NE
Office: 330,000 SF
NPR Headquarters

CAMDEN NOMA (A)
Residential: 321 apt. units

SEVERNA ON K
Residential: 133 apt. units

15 & 25 K ST, NE
Office: 512,599 SF
Euro Capital Properties

NEIGHBOR WORKS

901 N CAPITOL STREET
Office: 270,000 SF
Akridge/CIM Group

899 N CAPITOL STREET
Office: 609,540 SF
Akridge/CIM Group

77H
Residential: 303 apt. units

820 FIRST ST, NE
Office: 279,000 SF
CNN

51 N ST, NE
Residential: 220 units

50 PATTERSON
Office: 134,000 SF
Retail: 35,000 SF

88 M STREET
Terrace: 4,100 SF
Retail: 14,350 SF
Skanska USA

AVA NOMA
Residential: 438 apt. units

1150 FIRST ST, NE
Residential
Carmel Partners

1100 FIRST ST, NE
Office: 345,000 SF
Federal Energy Regulation
Department of Veteran Affairs
Mathematica

SENTINEL SQUARE (C)
Office: 570,000 SF
FCC

100 K ST, NE
Residential: 222 apt. units

SENTINEL SQUARE (A-B)
Office: 100,000 SF
Federal Election Commission
Office: 168,000 SF
District of Columbia

111 K ST, NE
Office: 98,000 SF
Retail: 1,100 SF
New Boston Fund

77 K ST, NE
Office: 310,000 SF
Retail: 16,000 SF
Brookfield Office Properties

SENATE SQUARE
Residential: 432 apt. units

LANDMARK LOFTS
Residential: 44 condo units

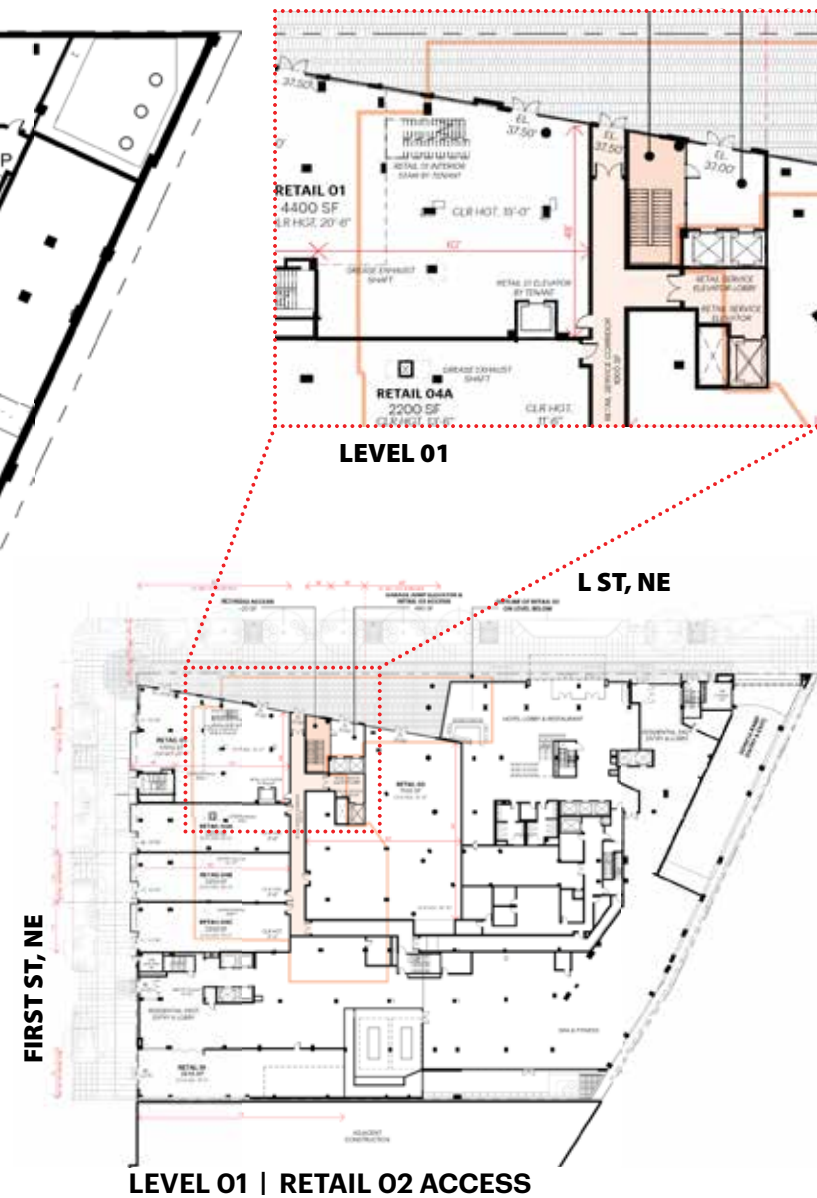
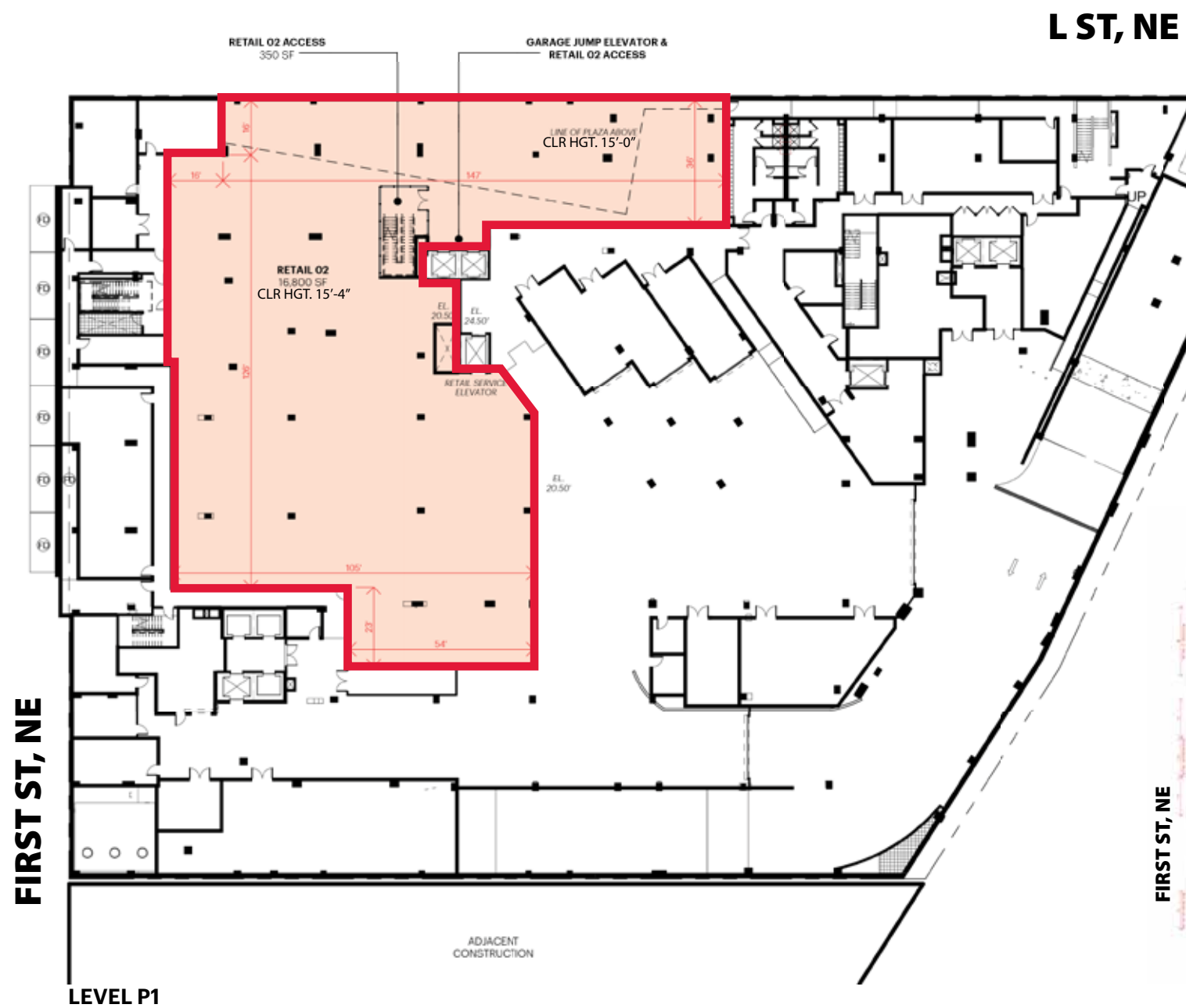
360° H
Residential: 215 apt. units

STOREY PARK
Hotel: 235 rooms
Residential: 500 apt. units
Retail: 42,000 SF

STOREY PARK

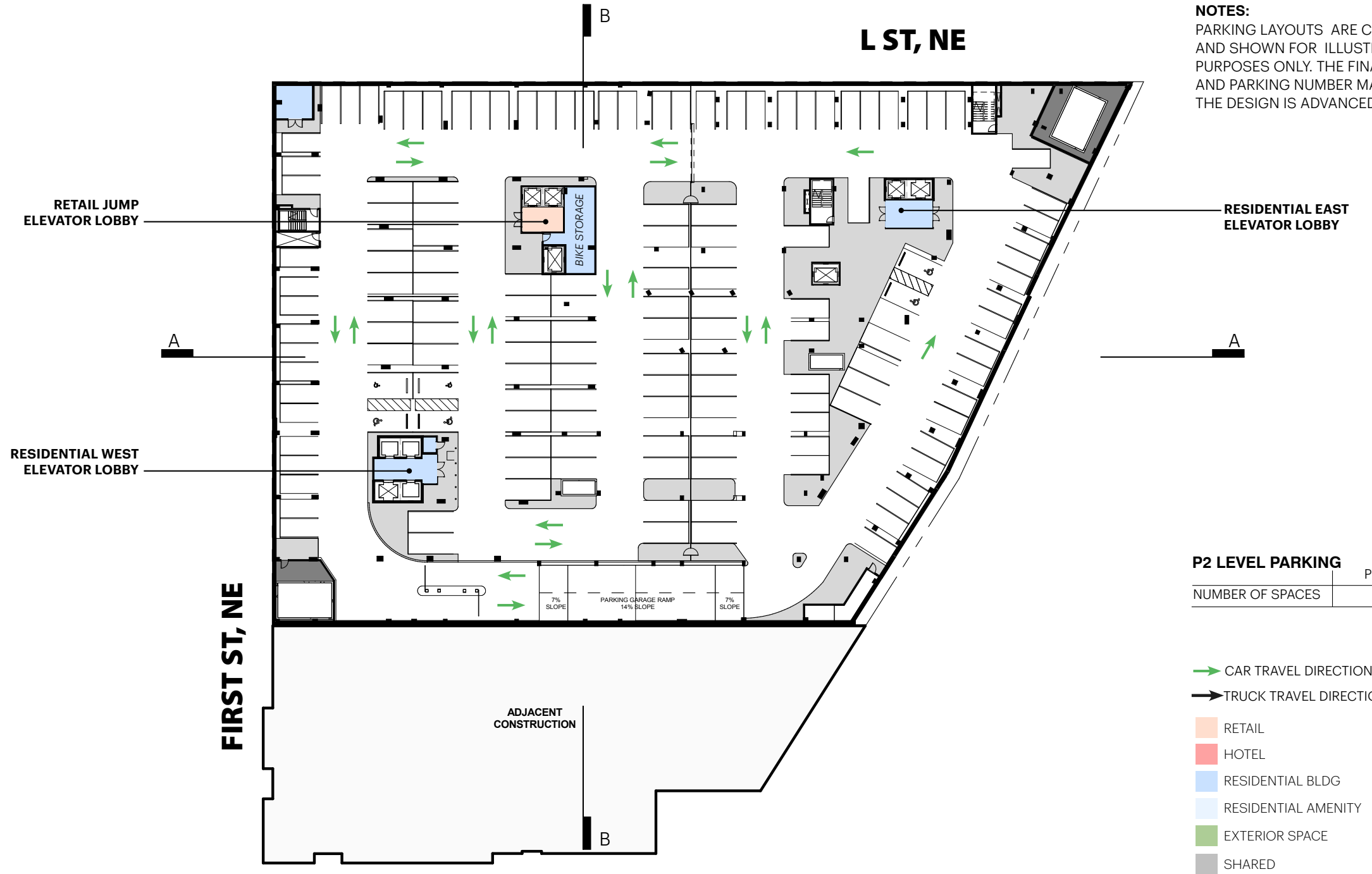
NOMA // WASHINGTON, D.C.

LEVEL P1



 PROPOSED

LEVEL P2



NOTES:
 PARKING LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN AND PARKING NUMBER MAY VARY AS THE DESIGN IS ADVANCED.

P2 LEVEL PARKING	
NUMBER OF SPACES	PROVIDED
	143

- CAR TRAVEL DIRECTION
- TRUCK TRAVEL DIRECTION
- RETAIL
- HOTEL
- RESIDENTIAL BLDG
- RESIDENTIAL AMENITY
- EXTERIOR SPACE
- SHARED

LEVEL
3



RESIDENTIAL WEST
23,906 SF



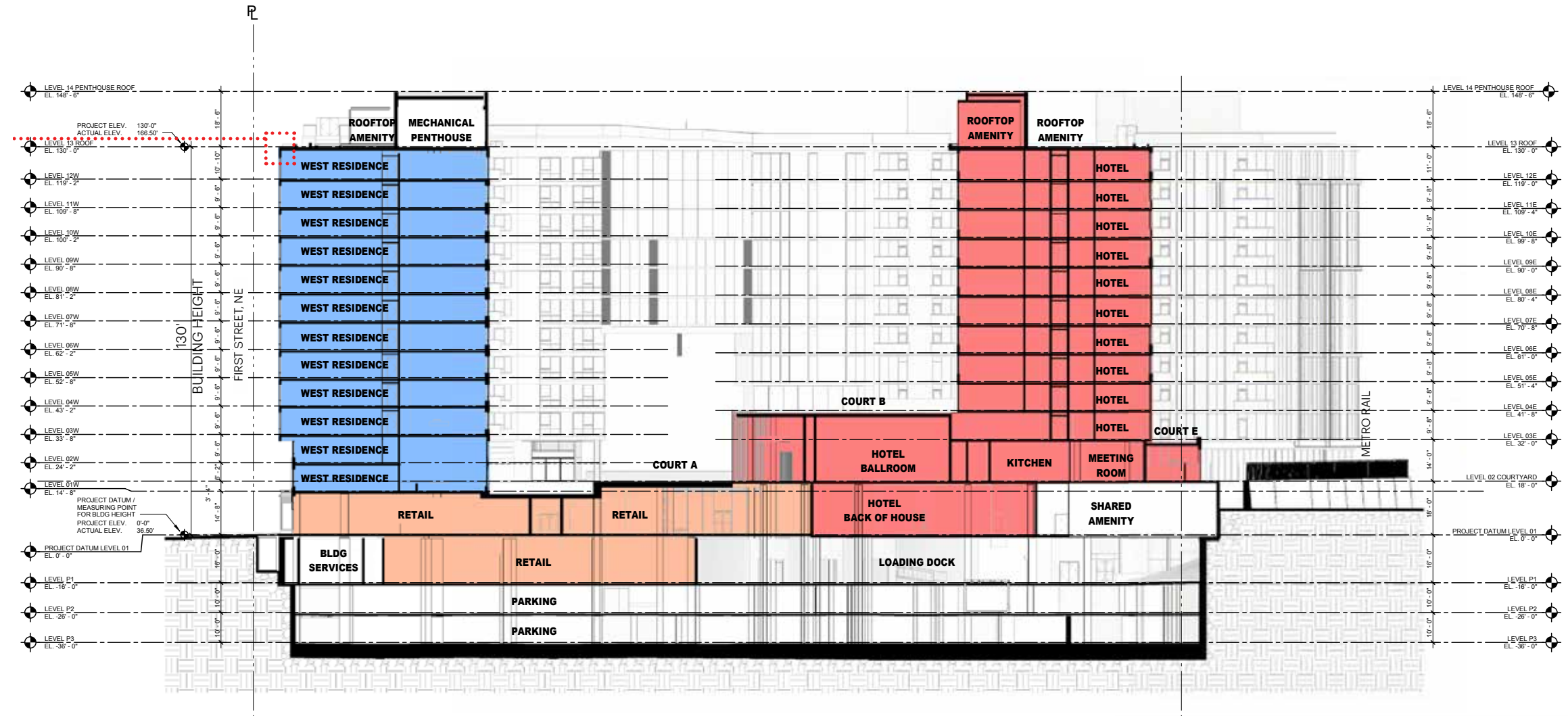
NOTE:
THE INTERIOR LAYOUTS ARE CONCEPTUAL AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE FINAL DESIGN MAY VARY AS THE DESIGN IS ADVANCED.

RESIDENTIAL EAST
11,215 SF

HOTEL
12,442 SF

- RETAIL
- HOTEL
- RESIDENTIAL BLDG
- RESIDENTIAL AMENITY
- EXTERIOR SPACE
- SHARED

SECTION
STACKING PLAN



RENDERING



RENDERING



RENDERING



RENDERING



RENDERING

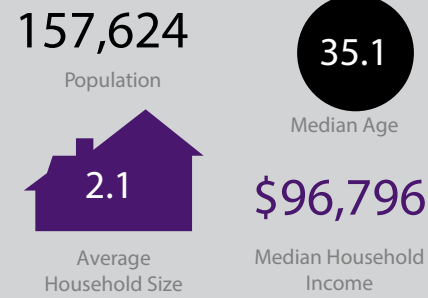


40K
RETAIL

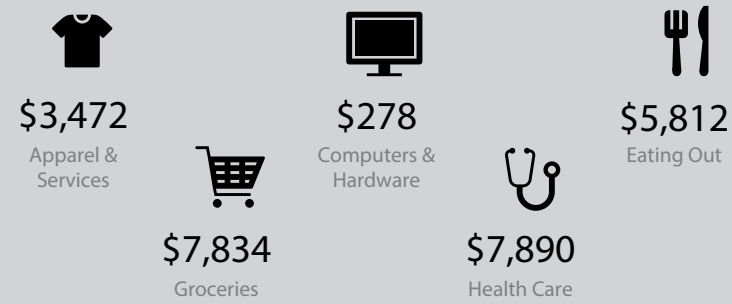


10-minute UBER RIDE

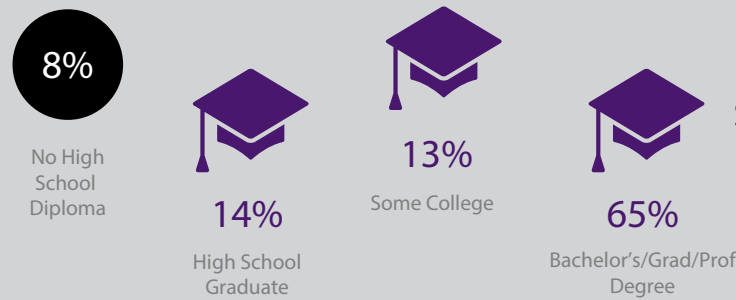
KEY FACTS



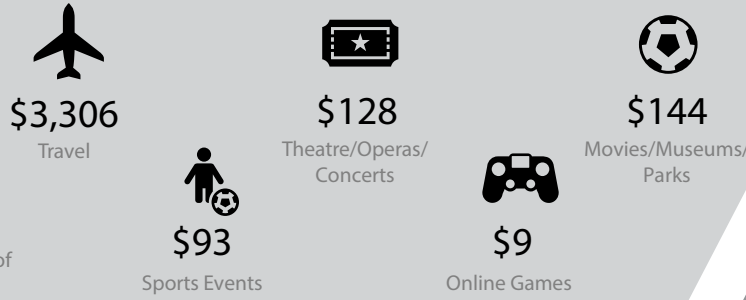
ANNUAL HOUSEHOLD SPENDING



EDUCATION



ANNUAL LIFESTYLE SPENDING



AGE PYRAMID



The largest group:
2019 Females Age 25-29

The smallest group:
2019 Males Age 80-84

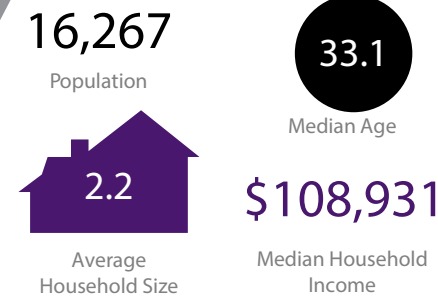
Dots show comparison to District of Columbia

TAPESTRY SEGMENTS

	3A Laptops and Lattes 23,568 households	32% of Households
	3B Metro Renters 18,650 households	26% of Households
	3C Trendsetters 10,208 households	14% of Households

10-minute WALK TIME

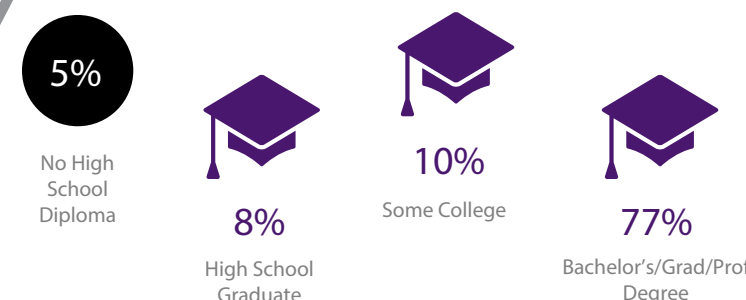
KEY FACTS



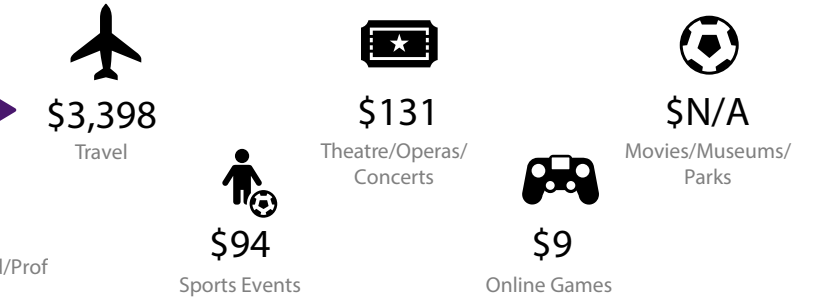
ANNUAL HOUSEHOLD SPENDING



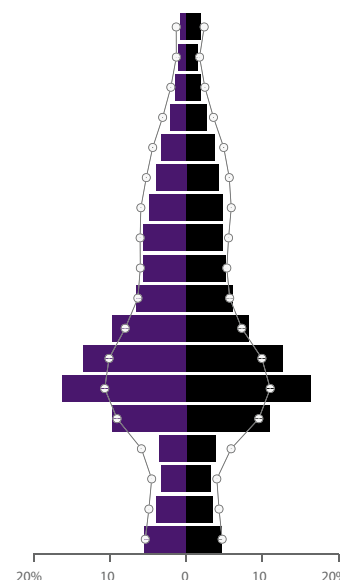
EDUCATION



ANNUAL LIFESTYLE SPENDING



AGE PYRAMID



The largest group:
2019 Females Age 25-29

The smallest group:
2019 Males Age 85+

Dots show comparison to District of Columbia

TAPESTRY SEGMENTS

	3B Metro Renters 5,207 households	73% of Households
	3A Laptops and Lattes 585 households	8% of Households
	13E High Rise Renters 461 households	6% of Households

STOREY PARK

NOMA // WASHINGTON D.C.

RETAIL AVAILABILITY

42,000 Square Feet of
Total Retail & Restaurant Space

PLEASE CONTACT:

Ray R. Schupp

240.482.3611

rschupp@hrretail.com

David A. Ward

240.482.3617

dward@hrretail.com

Bradley A. Buslik

240.482.3609

bbuslik@hrretail.com

Geoffrey L. Mackler

240.482.3616

gmackler@hrretail.com

www.hrretail.com

H&R RETAIL, INC. ■ WASHINGTON, DC

3 Bethesda Metro Center

Suite 620

Bethesda, MD 20814

Telephone: 301.656.3030

H&R
RETAIL

Leasing by

A MEMBER OF
CHAINLINKS

RETAIL ADVISORS

Developed by  **PERSEUS • TDC**

FOUR POINTS