



DOCHTER & ALEXANDER
RETAIL ADVISORS

RETAIL AND/OR
CREATIVE
OFFICE SPACE



301 N STREET NE

WASHINGTON, DC | UNION MARKET DISTRICT

Square Footage | 3,000 - 38,191 SF

Timing | Q4 2020

Rent/Nets | Pricing Upon Request

UNION MARKET DISTRICT PROPERTY

CONTACT

Matthew Alexander

202.971.8788 | matthew@dochalex.com

David Dochter

202.971.8989 | david@dochalex.com

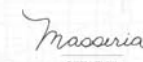
Laura Bellantoni

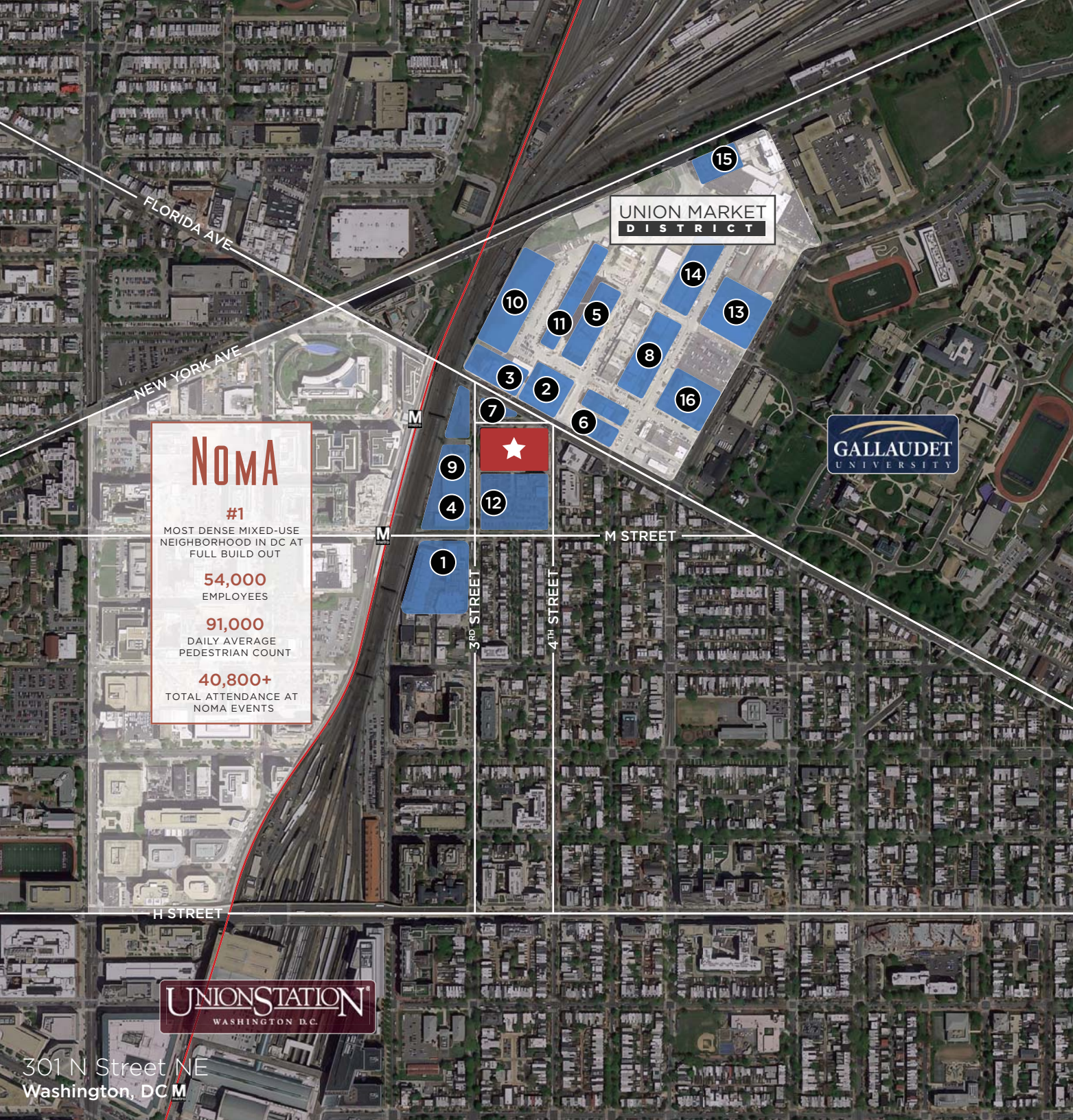
703.899.5348 | laura@dochalex.com

HIGHLIGHTS

- Directly in-between the 23,000 SF **Union Market Collection** and the 51,000 SF **REI flagship** in NoMa
- An emerging **Brooklyn-meets-Chelsea** vibe encompasses the neighborhood
- Huge ceiling heights and lengthy frontage adds to this great **branding opportunity**

NEARBY TENANTS





NOMA

#1
 MOST DENSE MIXED-USE
 NEIGHBORHOOD IN DC AT
 FULL BUILD OUT

54,000
 EMPLOYEES

91,000
 DAILY AVERAGE
 PEDESTRIAN COUNT

40,800+
 TOTAL ATTENDANCE AT
 NOMA EVENTS

**UNION MARKET
 DISTRICT**



UNIONSTATION
 WASHINGTON D.C.

301 N Street NE
 Washington, DC M

NEW PROJECTS

- 1 ULINE ARENA
- 2 THE EDISON
- 3 THE HIGHLINE
- 4 JAMES HOTEL
- 5 THE BATLEY
- 6 MOB HOTEL
- 7 301 FLORIDA
- 8 CREATOR'S ROW
- 9 ARMATURE WORKS
- 10 MARKET TERMINAL
- 11 SIGNAL HOUSE
- 12 300M
- 13 UNION MARKET
- 14 1309 5TH
- 15 VIRGIN HOTEL
- 16 JBG GAULLADET DEVELOPMENT

MARKET DISTRICT 2022+

RESIDENTIAL 6,500 UNITS
OFFICE 660,000 SQUARE FEET
RETAIL 600,000 SQUARE FEET



STREET VIEW

UNION MARKET



ATF HEADQUARTERS

N STREET NE



N STREET NE

MOB HOTEL

St. Anselm

RETAIL
2,145 SF

RETAIL
6,527 SF



ANGELIC PIZZERIA

RETAIL
3,165 SF

RETAIL
1,300 SF

RETAIL
3,537 SF

FLORIDA AVE

301 N STREET

PRESS HOUSE

331 N STREET

TWO RIVERS PUBLIC CHARTER SCHOOL

FLATS 130



RETAIL
4,127 SF

RETAIL
4,253 SF

RETAIL
5,662 SF

RETAIL
4,255 SF

RETAIL
4,000 SF

RETAIL
4,325 SF

RETAIL
4,247 SF

3RD STREET NE

TWO RIVERS PUBLIC CHARTER SCHOOL

4TH STREET NE

5TH STREET NE

RETAIL
2,105 SF

RETAIL
4,593 SF

RETAIL
2,372 SF

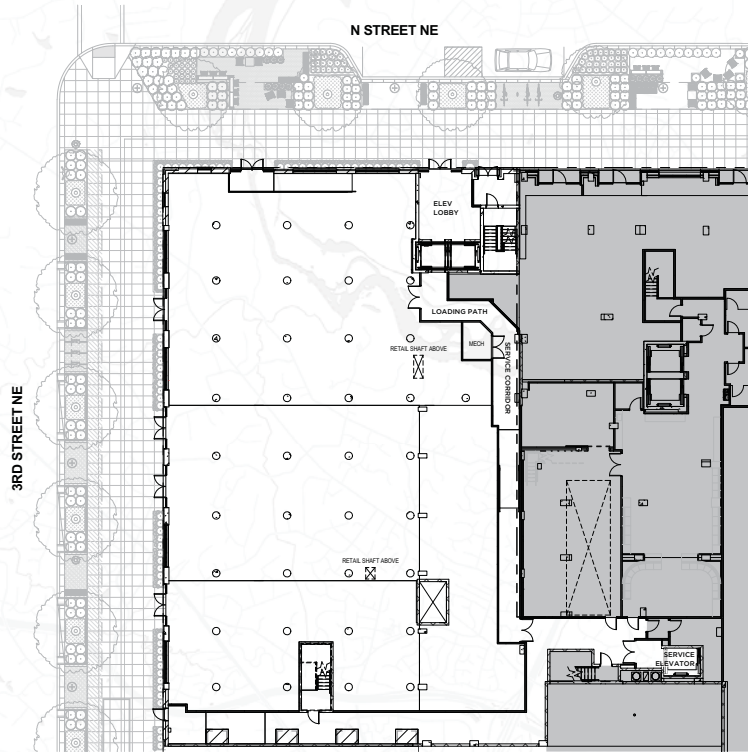
M STREET NE

301 - 331 N Street
Washington, DC



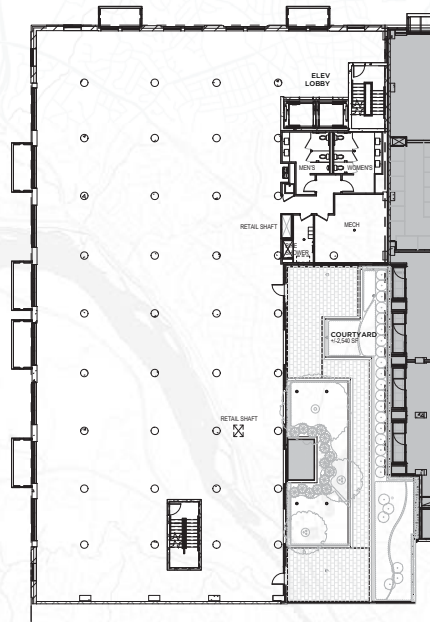
75,000 SF RETAIL





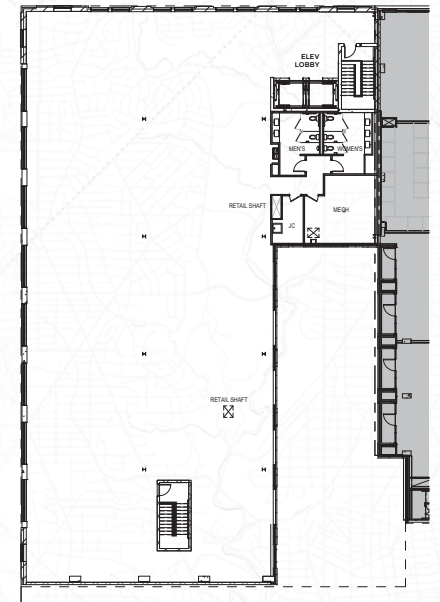
1st Floor

Square Footage | 13,671 SF
Ceiling Height | 13'



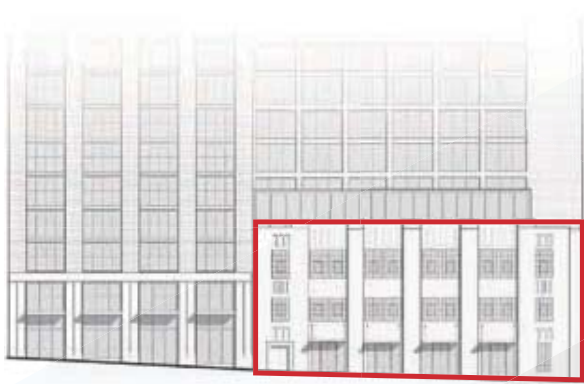
2nd Floor

Square Footage | 12,260 SF
Ceiling Height | 12'



3rd Floor

Square Footage | 12,260 SF
Ceiling Height | 13'6" - 29'



N STREET NE

RETAIL FLOORS

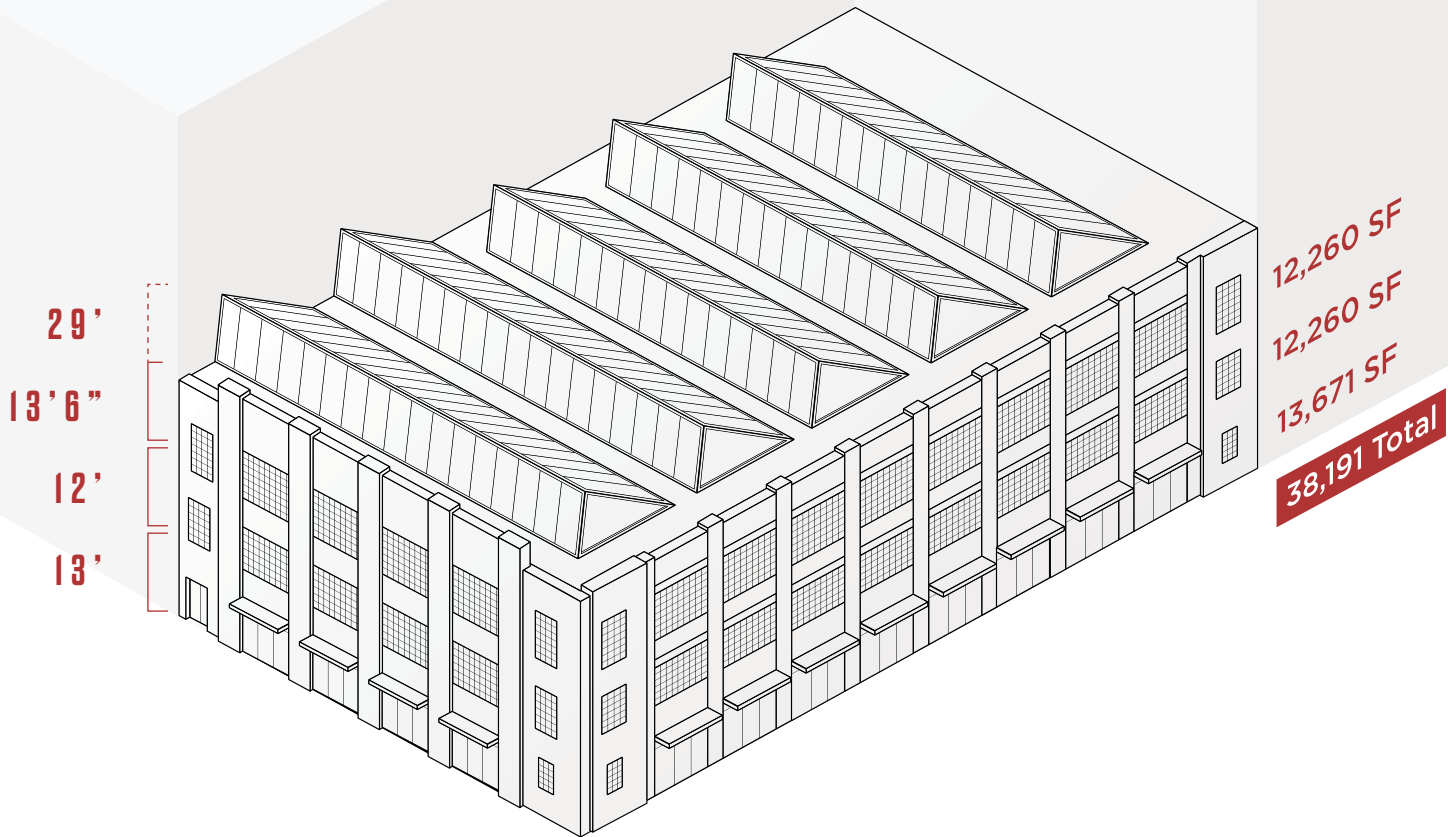
- 3RD
- 2ND
- 1ST

CEILING HEIGHTS

- 29'
- 13'6"
- 12'
- 13'



3RD STREET NE



SPECS

SQUARE FOOTAGE

3,000 - 38,191 SF

RENT

AVAILABLE UPON REQUEST

TIMING

DELIVERING
WINTER 2020

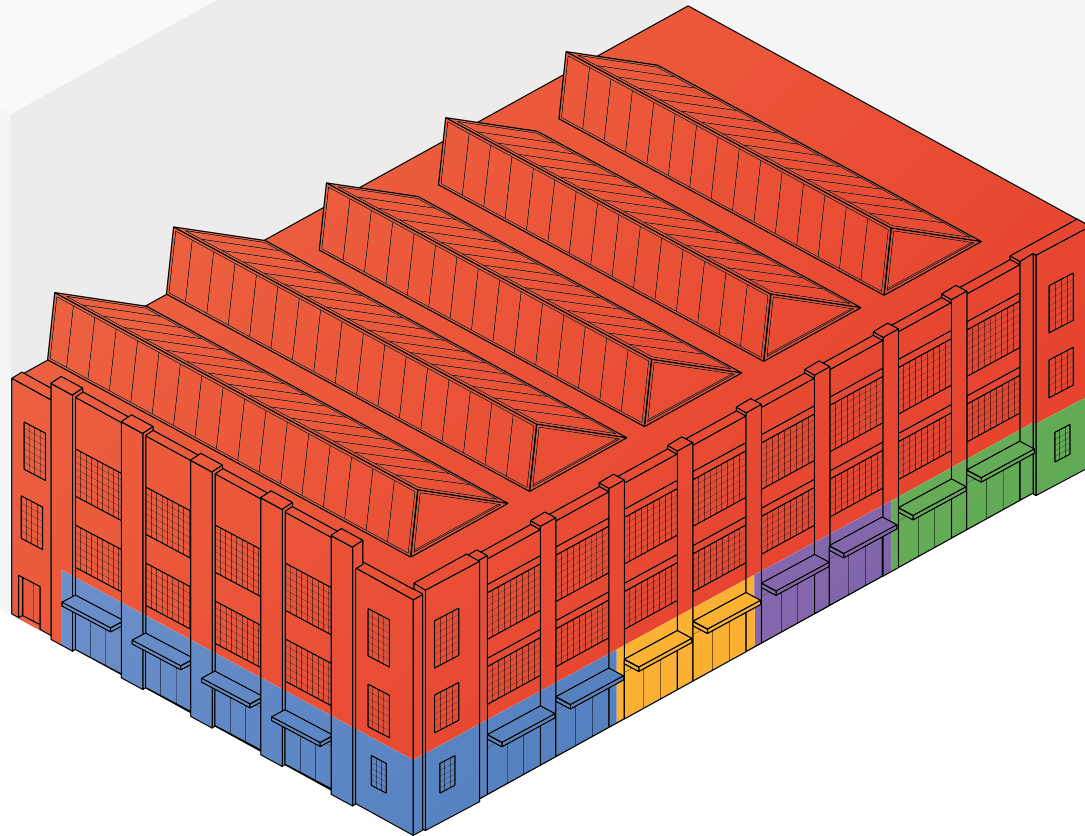
OCCUPANCY
JANUARY 2021

CEILING HEIGHT

FIRST LEVEL: 13'3"

SECOND LEVEL: 12'

THIRD LEVEL: 16'3" - 32'



SAMPLE TENANT LAYOUT

- SPACE 1** SF | 15,000 - 25,000 +/-
- SPACE 2** SF | 5,000 - 6,000 +/-
- SPACE 3** SF | 2,000 - 2,500 +/-
- SPACE 4** SF | 2,500 - 3,000 +/-
- SPACE 5** SF | 2,000 - 2,500 +/-



AVERAGE METRO RIDERS
AT NOMA AND UNION STATION METROS

7,652 NOMA STATION **27,593** UNION STATION

NEARBY TENANTS
WITHIN ONE BLOCK



RETAIL PLANNED
SF WITHIN MARKET DISTRICT

600K SF

NEARBY STUDENT POPULATION
ENROLLED AT GALLAUDET UNIVERSITY

1,129

DEMOGRAPHICS

	.25 Mile	.5 Mile	1 Mile
POPULATION	2,892	16,279	64,331
HOUSEHOLDS	1,300	7,081	28,978
AVERAGE HOUSEHOLD INCOME	\$123,389	\$107,219	\$114,984
EDUCATION: BACHELOR'S+	66%	66%	63%
DAYTIME POPULATION	3,764	13,962	62,091

CONTACT

David Dochter
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202.971.8788
matthew@dochalex.com

Laura Bellantoni
202.763.7213
laura@dochalex.com

DOCHALEX.COM