

PRESENTING **NoMaCnTR**

NOMA // WASHINGTON D.C.



Leasing by



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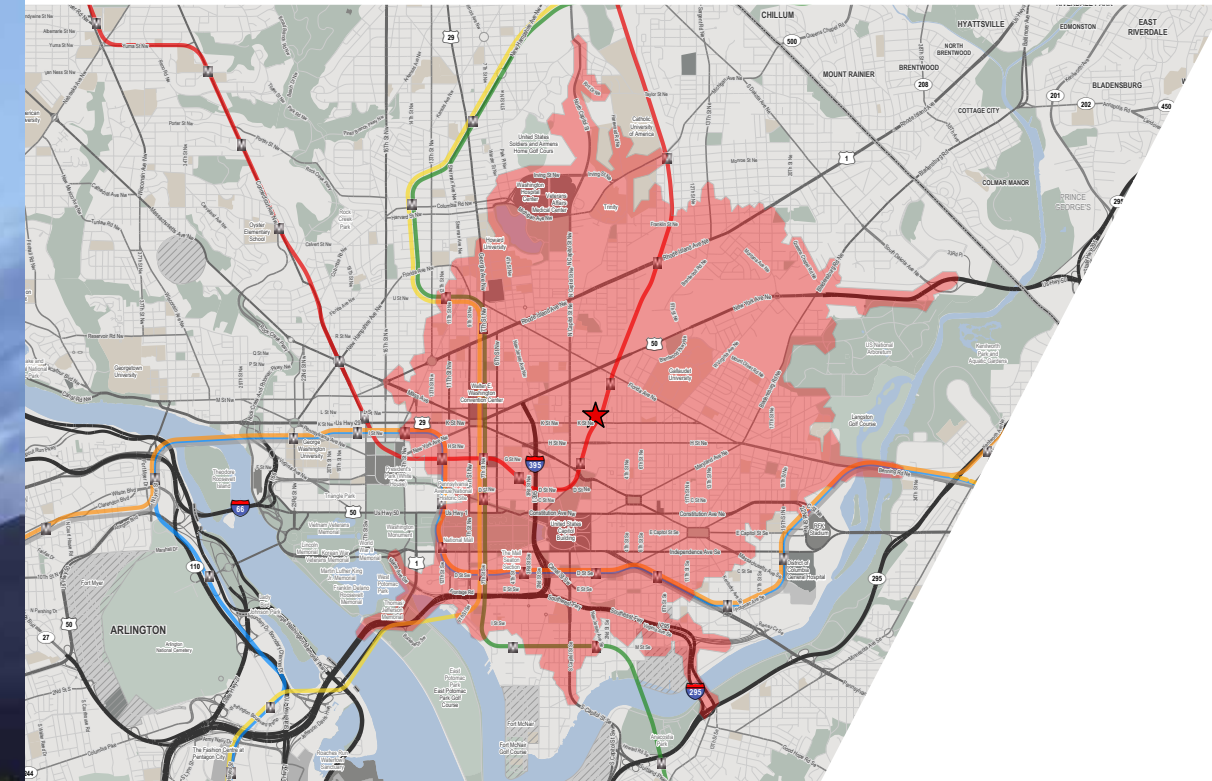


NOMA is one of the fastest growing neighborhoods in D.C.

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 10,179 awp // Union Station 28,634 awp // #1 ridership in the Metro System



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

NoMaCNTR
NOMA // WASHINGTON, D.C.

RESIDENTIAL
500 UNITS

RETAIL
40,000 SF

FIRST STREET, NE

L STREET, NE

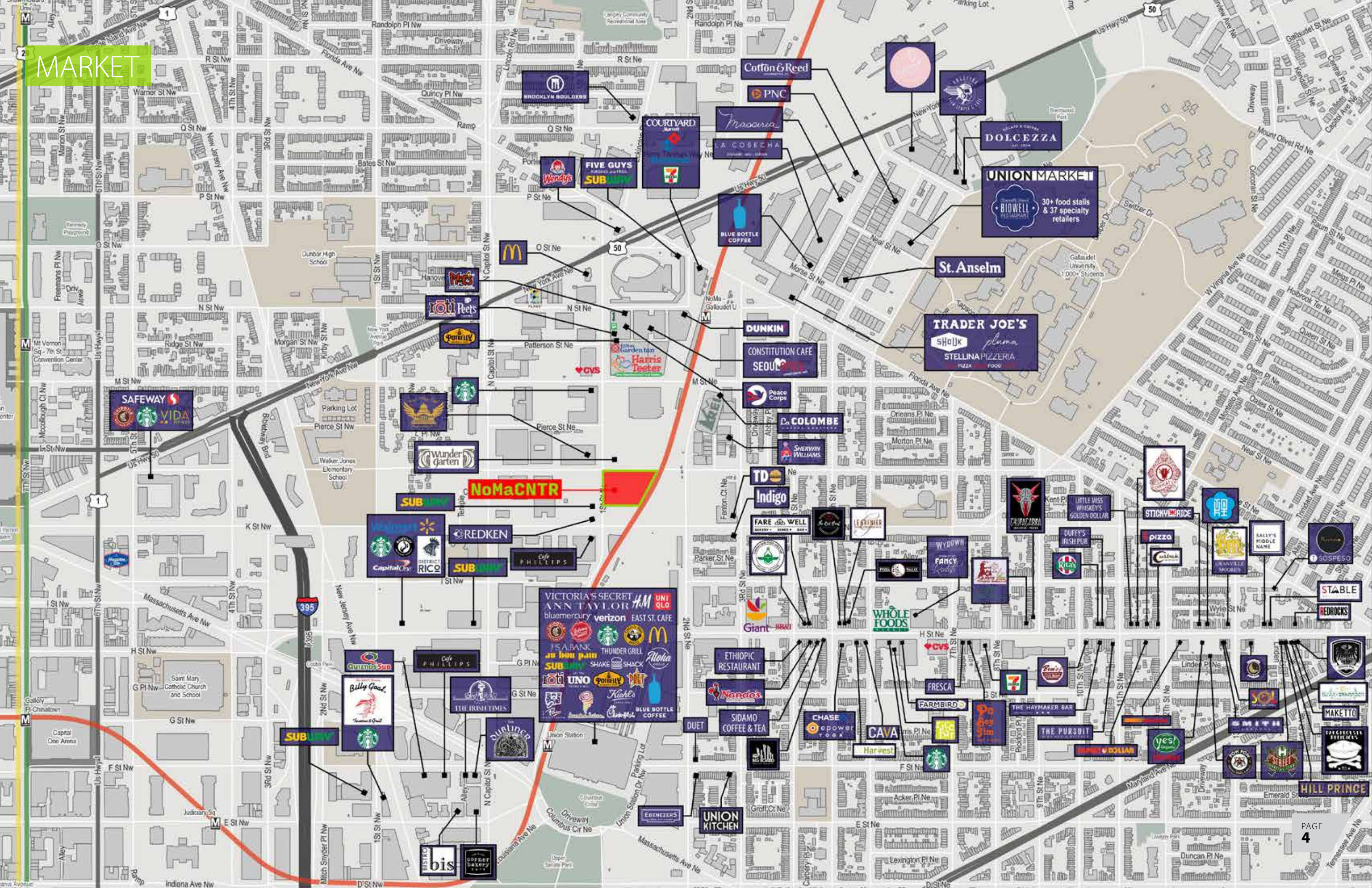
THE PROJECT

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



MARKET



DEVELOPMENT AERIAL

NoMaCNTR

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	190,400	2,587	600	3,503,501*	9%
Planned	6,525,897	397,149	6,791	1,330	13,715,054	36%
TOTAL	20,774,525	1,272,707	15,776	2,552	38,240,207*	

- 1 ECKINGTON YARDS**
The JBG Companies & Boundary Companies
Apartments: 695 units
Retail: 77,000 SF
- 2 ECKINGTON PARK**
Apartments: 400 units
Retail: 12,000 SF
- 3 THE GALE**
The JBG Companies & CBRE
(A) 151 Q ST, NE (CIRQ)
Residential: 255 units
Retail: 1,250 SF
(B) 100 Q ST, NE (LINQ)
Residential: 130 units
(C) 200 Q ST, NE (ESQUE)
Residential: 218 units
- 4 THE LEXICON**
B&B Realty Investments/
Bush Construction
Condominiums: 182 units
Retail: 7,500 SF
- 5 1 FLORIDA AVE, NE**
Ronald D. Paul Companies
Residential: 230 units
Retail: 7,500 SF
- 6 22 P ST, NE**
Aria Development
Residential: 150 units
- 7 0 STREET SITES**
Douglas Development
Mixed-Use: 1,000,000 SF
- 8 LOT 854**
Brookfield Asset Management
Mixed-Use: 965,000 SF
- 9 WASHINGTON GATEWAY**
MRP Realty
100 FLORIDA AVE, NE
Apartments: 400 units
Retail: 5,000 SF
(B) PHASES II & III
Office: 221,000 SF
Residential: 372 units
- 10 COURTYARD BY MARRIOTT**
Finvarb Group
1325 SECOND ST, NE
Hotel: 218 rooms
Retail: 10,000 SF
- 11 ATF HEADQUARTERS**
U.S. Government
99 NEW YORK AVE, NE
Office: 422,000 SF
Retail: 8,000 SF
- 12 LACEBARK ALLEY**
The JBG Companies/
Brandywine Realty Trust
(A) HYATT PLACE
33 NEW YORK AVE, NE
Hotel: 200 rooms
(B) 77 NEW YORK AVE, NE
Office: 900,000 SF
(C) 51 N ST, NE
Residential: 220 units
Retail: 11,000 SF
(D) 1250 FIRST ST, NE
Retail: 17,000 SF
- (E) 50 PATTERSON, NE**
Office: 134,000 SF
Retail: 35,000 SF
- 13 THE BELGARD**
Wood Partners
Residential: 346 units
Retail: 5,000 SF
- 14 NORTHWEST ONE**
(A) 2 M ST, NE
William C. Smith/Warrenton Group
Apartments: 314 units
Retail: 4,100 SF
(B) PHASE II
District of Columbia
- 15 TYBER PLACE**
Skanska USA
(A) 88 M ST, NE
Terrace: 4,100 SF
Retail: 14,350 SF
(B) 44 M ST, NE
Terrace: 3,400 SF
(C) RESA
Apartments: 326 units
Retail: 7,431 SF
- 16 CAPITOL PLAZA**
Principal Financial Group
1200 FIRST ST, NE
Office: 275,000 SF
Retail: 17,000 SF
- 17 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: 5,000 SF
- (C) HILTON GARDEN INN**
Magna Hospitality
Hotel: 204 rooms
Office: 10,000 SF
(D) FLATS 130
TIAA
Apartments: 643 units
Harris Teeter: 50,000 SF
Retail: 3,000 SF
(E) 170 M ST, NE (DOJ)
StonebridgeCarras
Office: 494,000 SF
(F) 175 N ST, NE (DOJ)
StonebridgeCarras
Department of Justice: 345,000 SF
Retail: 3,000 SF
- 18 301 FLORIDA AVE, NE**
Ditto Residential
Residential: 56 units
Retail: 4,500 SF
- 19 ARMATURE WORKS**
Trammell Crow Company/
Central Armature Works
The James Hotel: 204 rooms
Apartments: 465 units
Condominiums: 170 units
Retail: 42,000 SF
- 20 PRESS HOUSE AT UNION DISTRICT**
Foulger-Pratt
Hotel: 175 rooms
Apartments: 350 units
Retail: 27,000 SF
- 21 300 M ST, NE**
The Wilkes Company
Apartments: 425 units
Retail: 10,000 SF
- 22 ULINE ARENA**
Douglas Development
1140 THIRD ST, NE
Office: 171,000 SF
Retail: 76,000 SF
- 23 1109 CONGRESS ST, NE**
J Street Development Co.
Residential: 64 units
Retail: 3,700 SF
- 24 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
- 25 FIRST + M**
AvalonBay
1160 FIRST ST, NE
Apartments: 469 units
Retail: 2,800 SF
- 26 AVA NOMA**
AvalonBay
55 M ST, NE
Apartments: 438 units
Retail: 7,000 SF
- 27 DC HOUSING AUTHORITY**
1133 N. CAPITOL ST, NE
Mixed-Use
Office: 80,000 SF
Residential: 70 units
- 28 NPR HEADQUARTERS**
1111 N. CAPITOL ST, NE
Office: 330,000 SF
- 29 CAMDEN NOMA**
Camden Property Trust
(A) 60 L ST, NE
Apartments: 321 units
(B) 60 PIERCE ST, NE
Apartments: 405 units
- 30 1150 FIRST ST, NE**
Tishman Speyer
Office: 350,000 SF
Retail: 12,000 SF
- 31 1100 FIRST ST, NE**
UNIZO Group
Office: 345,000 SF
Retail: 5,000 SF
- 32 SEVERNA ON K**
Apartments: 133 units
- 33 JOHN & JILL KER CONWAY RESIDENCE**
Community Solutions/
McCormack Baron Salazar
1005 N. CAPITOL ST, NE
Condominiums: 44 units
Apartments: 124 units
Retail: 2,200 SF
- 34 SENTINEL SQUARE**
(A) 90 K ST, NE
Utah State Retirement
Investment Fund
Office: 402,000 SF
Retail: 10,000 SF
(B) 1050 FIRST ST, NE
Trammell Crow Company
Office: 271,000 SF
Retail: 10,000 SF
(C) 45 L ST, NE
Trammell Crow Company
Office: 545,000 SF
- 35 NoMaCNTR**
Perseus Realty/
Four Points LLC
1005 FIRST ST, NE
Hotel: 235 rooms
Retail: 40,000 SF
Apartments: 500 units
- 36 100 K ST, NE**
Equity Residential
13 Stories
Ground Floor Retail
Apartments: 222 units
- 37 TOLL BROTHERS CITY LIVING**
(A) 200 K ST, NE
Apartments: 296 units
Retail: 8,000 SF
(B) PHASE II
Apartments: 229
Retail: 3,600 SF
- 38 LOREE GRAND**
TIAA
250 K ST, NE
Apartments: 212 units
Retail: 3,600 SF
- 39 THE WASHINGTON CENTER FOR INTERNSHIPS & ACADEMIC SEMINARS**
1005 THIRD ST, NE
Intern Residences: 95 units
Office: 270,000 SF
- 40 UNION SQUARE III**
Network Realty Partners
901 N. CAPITOL ST, NE
Office: 270,000 SF
- 41 25 K ST, NE**
Euro-K Street Properties
Mixed-Use: 565,000 SF
- 42 77 K ST, NE**
Brookfield Office Properties
Office: 310,000 SF
Retail: 16,000 SF
- 43 111 K ST, NE**
New Boston Fund
Office: 98,000 SF
Retail: 1,100 SF
- 44 801 NEW JERSEY AVE, NW**
The JBG Companies
Office: 400,000 SF
- 45 77H**
Clarion Partners
77-99 H ST, NW
Walmart: 75,000 SF
Apartments: 303 units
Retail: 10,000 SF
- 46 55 H STREET, NE**
The JBG Companies
Office: 265,000 SF
Retail: 9,500 SF
- 47 CNN**
820 FIRST ST, NE
Office: 279,000 SF
- 48 BURNHAM PLACE AT UNION STATION**
Akridge
Mixed-Use: 3,000,000 SF
Office: 345,000 SF
Retail: 5,000 SF
- 49 SENATE SQUARE**
LaSalle Investment Mgmt.
201 EYE ST, NE
Apartments: 432 units
- 50 LANDMARK LOFTS**
Abdo Development
800 THIRD ST, NE
Condominiums: 44 units
Apartments: 432 units
- 51 360° H**
Stewart Investment Company/
Albemarle Group
360 H ST, NE
Mixed-Use: Apartments: 215 units
Giant Food
BB&T Bank
- 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
Retail: 3,000 SF
(B) 660 N. CAPITOL ST, NW
Republic Properties
Office: 195,000 SF
Retail: 5,000 SF
- 54 STATION PLACE**
Louis Dreyfus Property Dreyfus
(A) 100 F ST, NE
Office: 710,000 SF
(B) 600 SECOND ST, NE
Office: 360,000 SF
(C) 700 SECOND ST, NE
Office: 510,000 SF
- 55 THE HIGHLINE AT UNION MARKET**
Clark/Level 2 Development
Residential: 317 units
Retail: 9,880 SF Ground Floor
- 56 THE EDISON**
LCOR/Eden's LLC
Residential: 187 units
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 THE BATLEY**
Eden's LLC + Level 2
Residential: 465 units
Retail: 29,042 SF
Underground Parking
La Coscha
- 59 400 FLORIDA AVE, NE**
Ranger Properties
Apartments: 110 units
MOB Hotel: 164 rooms
- 60 UNION MARKET**
Edens, 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
(Lot C.2) Office: 33,950 SF
University: 9,500 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

--- NOMA BOUNDARY

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

ZOOM IN AERIAL

- 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
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

NORTHWEST ONE
Phase II
Warrenton Group

LANDMARK THEATRES
PLANNED

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

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

FLATS 130
Residential: 643 apt. units

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
Residential: 314 apt. units
Warrenton Group

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

AVA NOMA
Residential: 438 apt. units

FIRST + M
Residential: 469 apt. units

1150 FIRST ST, NE
Residential
Carmel Partners

NOMA STATION
Office: 1.5M SF
Bristol Group

ULINE ARENA
Office: 174,000 SF
Retail: 70,000 SF
Douglas Development

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

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

NOMA STATION
Phases II-IV
Office: 700,000 SF
Residential: 700 units
Retail: 50,000 SF
Bristol Group

UNION PLACE
Residential: 296 apt. units
Retail: 8,000 SF
Toll Brothers

WASHINGTON CENTER
Residential: 95 units

SEVERNA ON K
Residential: 133 apt. units

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

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

100 K ST, NE
Residential: 222 apt. units

NoMaCNTR
Hotel: 235 rooms
Residential: 500 apt. units
Retail: 40,000 SF

LOREE GRAND
Residential: 750 apt. units

NEIGHBOR WORKS

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

UNION SQUARE III
Office: 250,000 SF
Network Realty Partners

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

77H
Residential: 303 apt. units

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

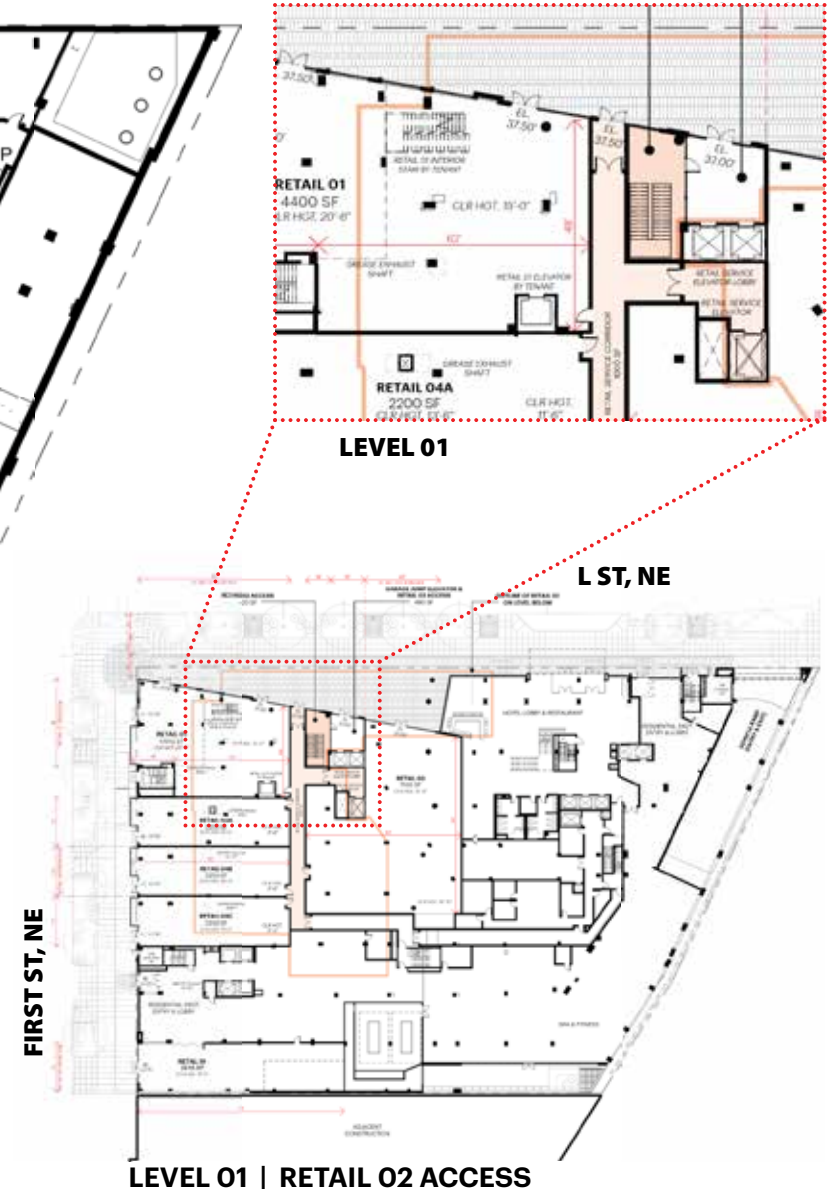
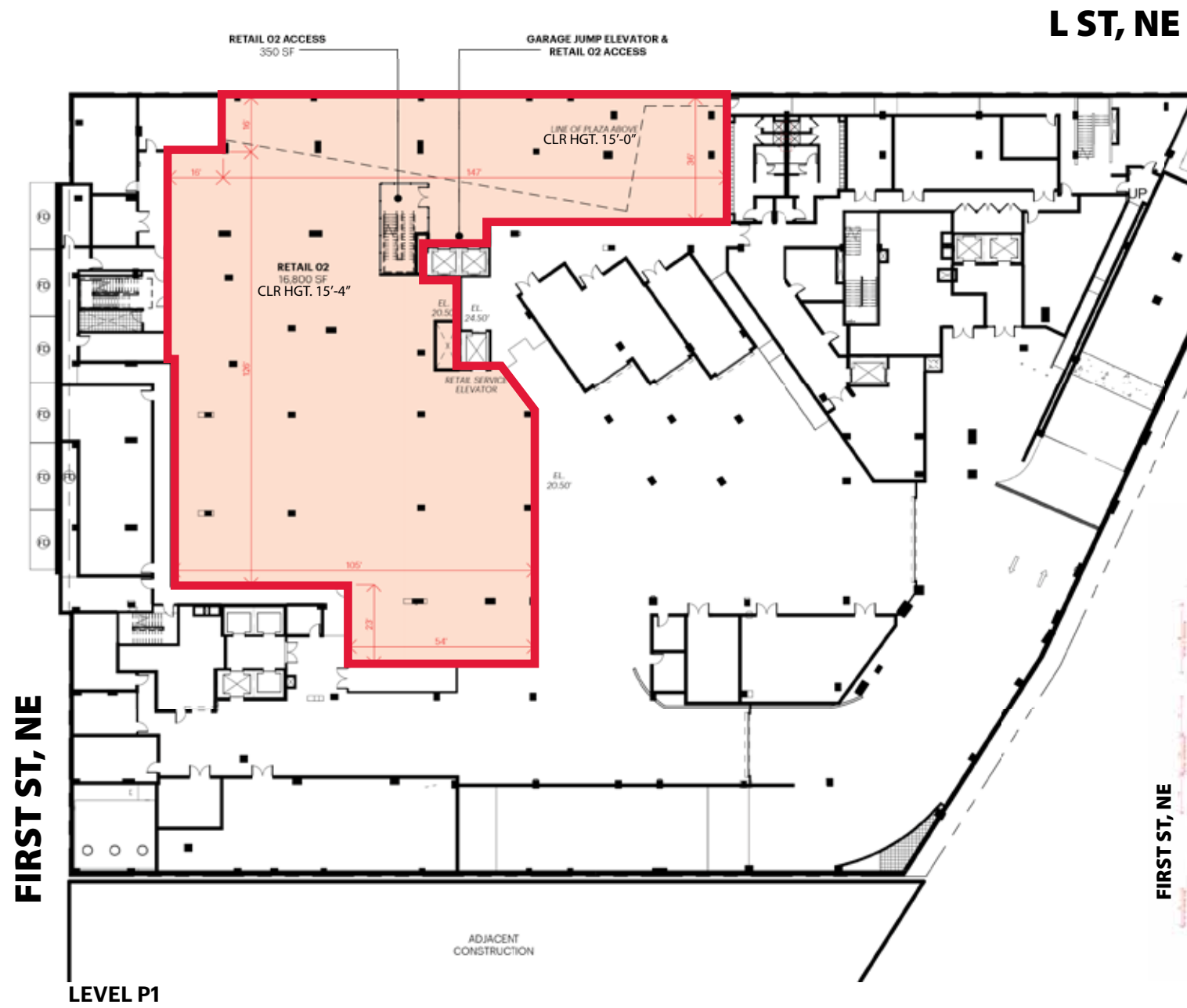
360° H
Residential: 215 apt. units

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

NoMaCNTR

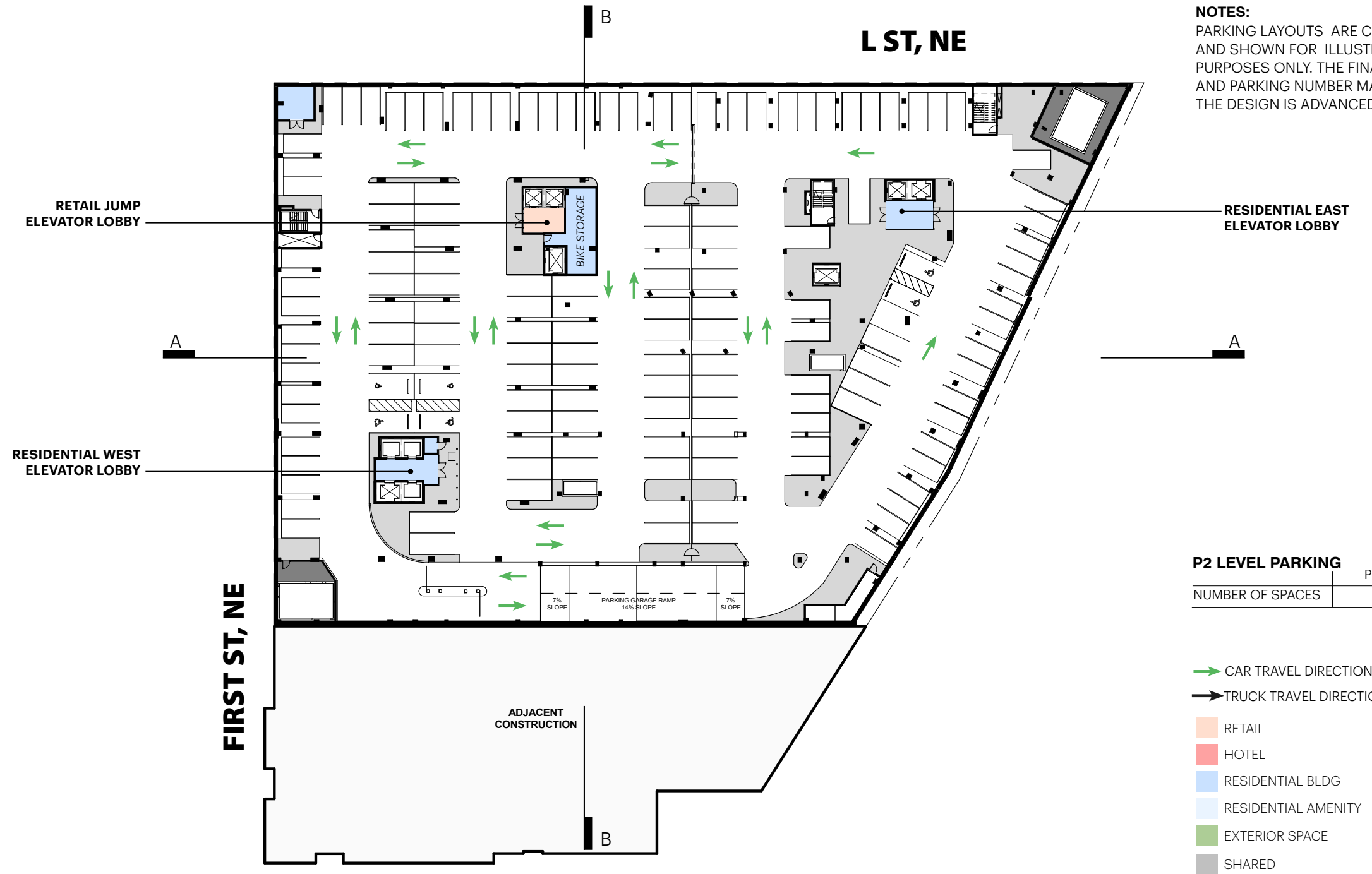
NOMA // WASHINGTON D.C.

LEVEL P1



 PROPOSED

LEVEL P2



NoMaCNTR

NOMA // WASHINGTON D.C.

LEVEL 3



RENDERING



RENDERING



RENDERING



RENDERING



RENDERING

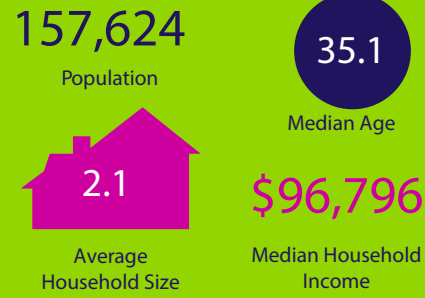


40K
RETAIL

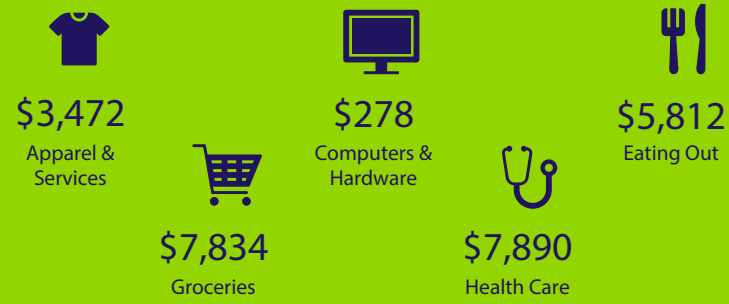


10-minute UBER RIDE

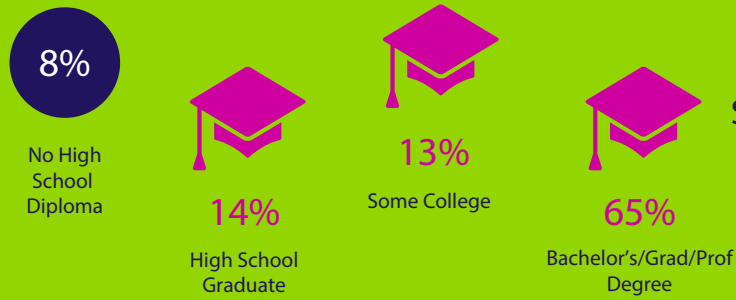
KEY FACTS



ANNUAL HOUSEHOLD SPENDING



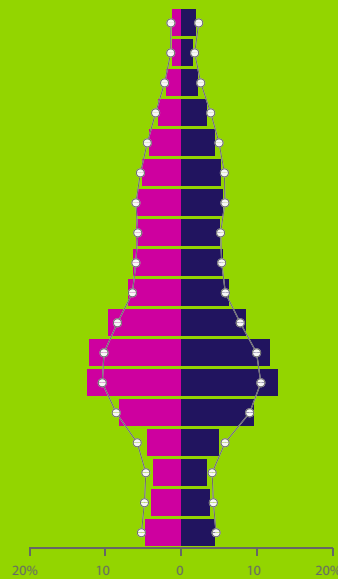
EDUCATION



ANNUAL LIFESTYLE SPENDING



AGE PYRAMID



The largest group:
2019 Females Age 25-29

The smallest group:
2019 Males Age 80-84

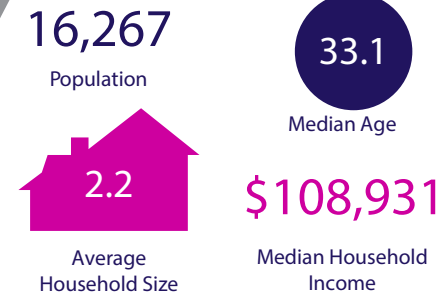
Dots show comparison to District of Columbia

TAPESTRY SEGMENTS

	3A Laptops and Lattes 23,348 households	32% of Households
	3B Metro Renters 18,630 households	26% of Households
	3C Trendsetters 10,208 households	14% of Households

10-minute WALK TIME

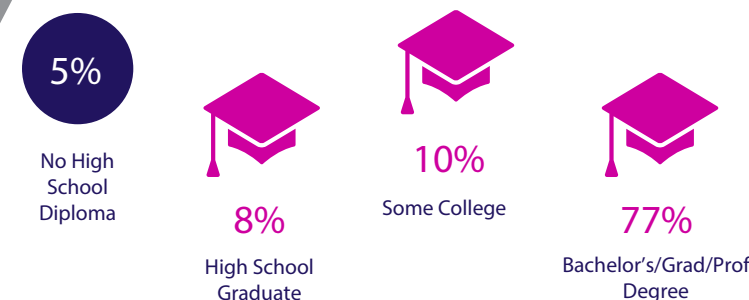
KEY FACTS



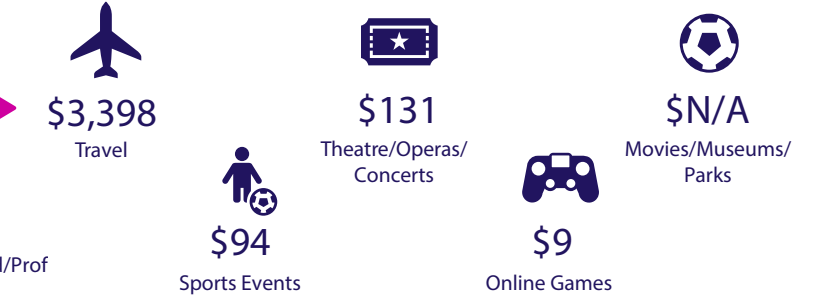
ANNUAL HOUSEHOLD SPENDING



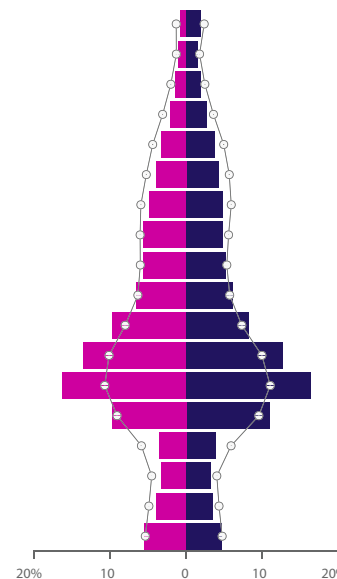
EDUCATION



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

NoMaCNTR

NOMA // WASHINGTON D.C.

RETAIL AVAILABILITY

40,000 Square Feet of
Total Retail & Restaurant Space

PLEASE CONTACT:

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H&R
RETAIL

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FOUR POINTS