



DOCHTER & ALEXANDER
RETAIL ADVISORS

331 N STREET NE

WASHINGTON, DC | UNION MARKET DISTRICT

Square Footage | 2,185 - 10,194 SF

Timing | Q4 2020

Rent/Nets | Pricing Upon Request

UNION MARKET DISTRICT PROPERTY

CONTACT

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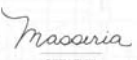
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HIGHLIGHTS

- 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

UNION MARKET

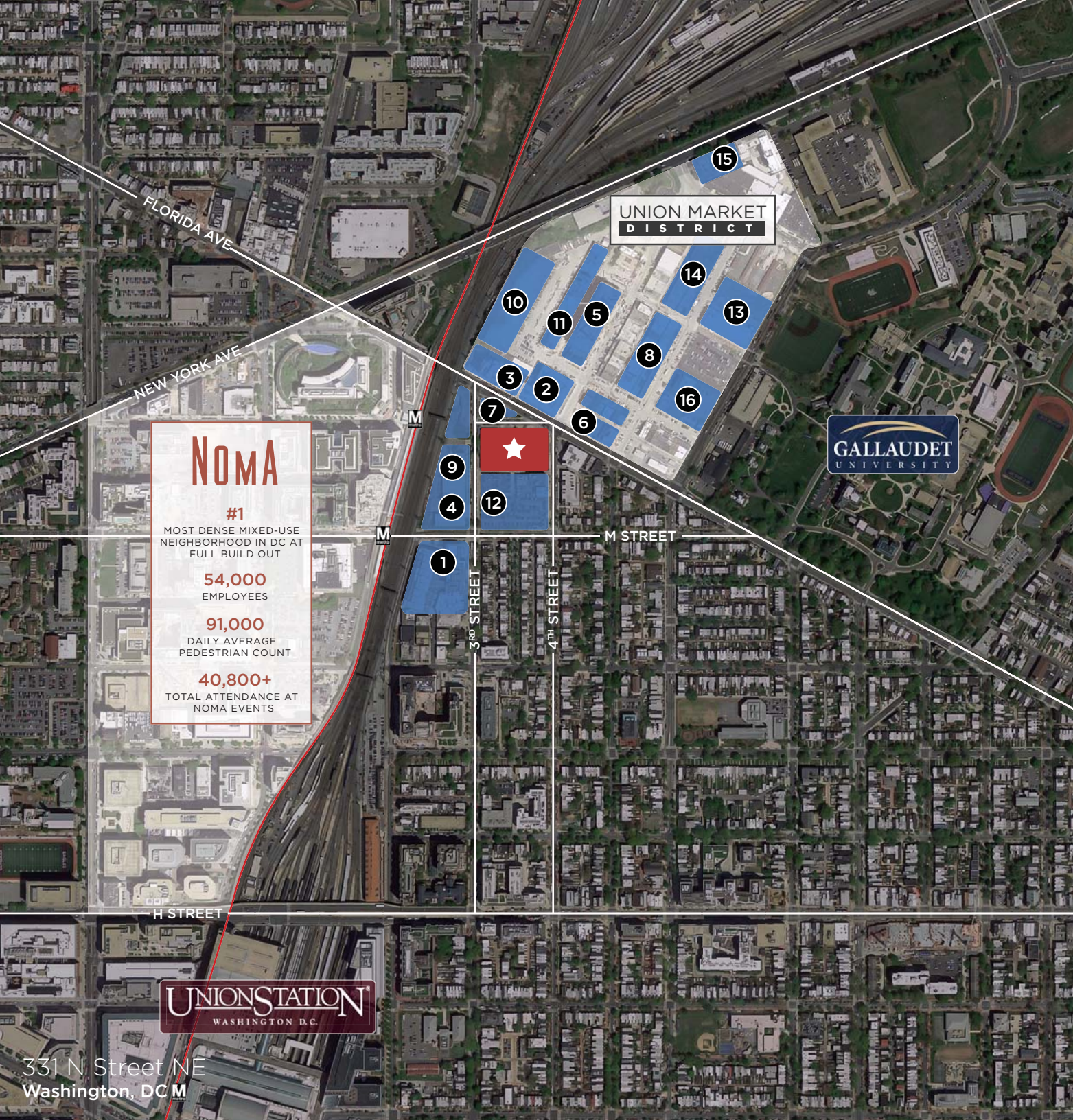


TRADER JOE'S



SPACES.

LA COSECHA



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.

331 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

2ND STREET NE

MARRIOTT

ATF HEADQUARTERS

N STREET NE



RETAIL 4,732 SF
RETAIL 3,165 SF

RETAIL 2,145 SF

RETAIL 6,327 SF

FLORIDA AVE

N STREET NE

RETAIL 1,300 SF

RETAIL 3,537 SF



LA COSECHA
PURE BOTTLI
NIGHTLY PIZZERIA
SHOBU

St. Anselm

VEERAWANDER

MOB HOTEL

UNION

RETAIL 3,000 SF
RETAIL 34,798 SF
RETAIL 2,728 SF
RETAIL 2,322 SF
RETAIL 10,841 SF

301 N STREET
NE WASHINGTON, DC

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 4,747 SF

3RD STREET NE

TWO RIVERS PUBLIC CHARTER SCHOOL

4TH STREET NE

RETAIL 2,105 SF

RETAIL 4,593 SF

RETAIL 2,372 SF

M STREET NE

5TH STREET NE



331 N Street NE
Washington, DC

3RD STREET NE

N STREET NE

FLORIDA AVE NE

4TH STREET NE



PUBLIC ALLEY



4TH ST NE



N ST NE



SPECS

SQUARE FOOTAGE

2,185 - 10,194 SF

RENT

AVAILABLE UPON REQUEST

TIMING

DELIVERING
WINTER 2020

OCCUPANCY
JANUARY 2021

CEILING HEIGHT

FIRST LEVEL: 16'3"



AVERAGE METRO RIDERS
AT NOMA AND UNION STATION METROS

7,652 NOMA **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

	1 Mile	2 Miles	3 Miles
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

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