

# UNION PLACE

WASHINGTON, DC  
FULLY LEASED

RAPPAPORT  
CULTIVATING PLACES







# Union PLACE

## WASHINGTON, DC

- Corner retail available in a 525-unit apartment development in NoMa, adjacent to the H street corridor minutes away from Union Station, Union Market and the NoMa Gallaudet metro station
- Vented restaurant opportunity with amazing outdoor cafe space and ready for immediate delivery
- Over 8 million SF of office in surrounding NoMa and 14.8 Million SF of planned development immediately surrounding the project
- Unique location serving both Union Market and NoMa, just one block from REI at Uline arena

## DEMOGRAPHICS 2024

	0.25 MILE	0.5 MILE	1 MILE
 POPULATION	5,864	18,301	64,516
 DAYTIME POPULATION	2,340	26,573	83,380
 HOUSEHOLD INCOME	\$144,042	\$120,748	\$122,150
 TRAFFIC COUNTS	14,000 on L Street NE		

## AREA RETAILERS



# UNION PLACE WASHINGTON, DC

FLORIDA AVENUE NE  
RHODE ISLAND AVENUE NE  
NORTH CAPITOL STREET

**RHODE ISLAND AVENUE SHOPPING CENTER**



**UNION MARKET**  
40 LOCAL ARTISTS/MERCHANTS



**RHODE ISLAND PLACE**



**OFFICE:** 4.3M SF  
**RESIDENTIAL:** 1.8M SF & 2,034 UNITS  
**RETAIL:** 50K SF

**EXISTING RESIDENTIAL:** 4M SF & 4,500 UNITS (WITHIN 3 BLOCKS)

**Harris Teeter**  
**DUNKIN' DONUTS**  
**Hilton Garden Inn**  
**SEoul SPICE**  
**TD**  
**rōti**  
**Peet's Coffee & Tea**

**ULINE ARENA**  
OPENED LATE 2016  
172K SF OFFICE  
73K SF RETAIL  
51K SF REI



**GALLAUDET UNIVERSITY & JBG COMPANIES DEVELOPMENT**  
(6TH STREET & FLORIDA AVENUE)

DELIVERS 2019-2022  
1.5M SF  
1.3 SF RESIDENTIAL  
135K SF RETAIL  
116K SF OFFICE

**DOUGLAS DEVELOPMENT IVY CITY**

DELIVERS: 2020  
1.5M SF MIXED USED  
555K SF RETAIL  
156 HOTEL ROOMS  
450 RESIDENTIAL UNITS  
GROCERY & MOVIE THEATER ANCHORED  
ADJACENT TO HECHTOR WAREHOUSE  
EXPERIENTIAL RETAIL

**STOREY PARK**  
65,000 SF RETAIL  
350 RESIDENTIAL UNITS  
282,000 SF OFFICE

**100 K STREET**  
200,000 SF  
222 RESIDENTIAL UNITS  
STREET LEVEL RETAIL

**DC CONVENTION CENTER**  
2.3M SF EVENT SPACE

**CAPITOL CROSSING**  
DELIVERS: 2019-2021  
2.2M SF  
75K SF RETAIL  
8,000 NEW EMPLOYEES (DAYTIME TRAFFIC)

**BURNHAM PLACE**  
PROPOSED 3M SF DEVELOPMENT  
TO BE BUILT ABOVE UNION STATION YARD  
MIXED-USED DEVELOPMENT

## UNION PLACE

**UNION STATION**  
35,000+ WEEKDAY RIDERS  
3.8m AMTRACK RIDERS ANNUALLY




**NEW DEVELOPMENTS**

**NOMA - BID**  
7,400 POPULATION  
6,398 APARTMENTS  
54,000 EMPLOYEES  
92% COLLEGE DEGREE  
8.2M SF OFFICE SPACE  
14.8M SF OF PLANNED DEVELOPMENT



**GALLAUDET UNIVERSITY**  
1,011 STUDENTS

TRINIDAD

FLORIDA AVENUE NE

H STREET CORRIDOR

MARYLAND AVENUE NE

FLATS ATLAS



**UNION PLACE**  
WASHINGTON, DC

**NEW YORK AVENUE NE 31,300 VPD**

**UNION MARKET**  
40 LOCAL ARTISTS/MERCHANTS

- BIOWELL
- THE BBQ JOINT
- BUFFALO BERGEN
- SALT & SUNDRY
- THE DISTRICT fish Wife
- honey.combo
- Masseria
- TaKorean Korean BBQ Truck
- ANGELIKA POP
- SOUP UP
- TRADER JOE'S
- Cotton & Reed

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- REI
- COLOMBE
- BREWING CO.

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**STREETS**  
Market & Cafe

**STOREY PARK**  
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**UNION PLACE**

**FLORIDA AVENUE NE**

**L STREET 14,000 VPD**



**K STREET**

**BURNHAM PLACE**  
PROPOSED 3M SF DEVELOPMENT  
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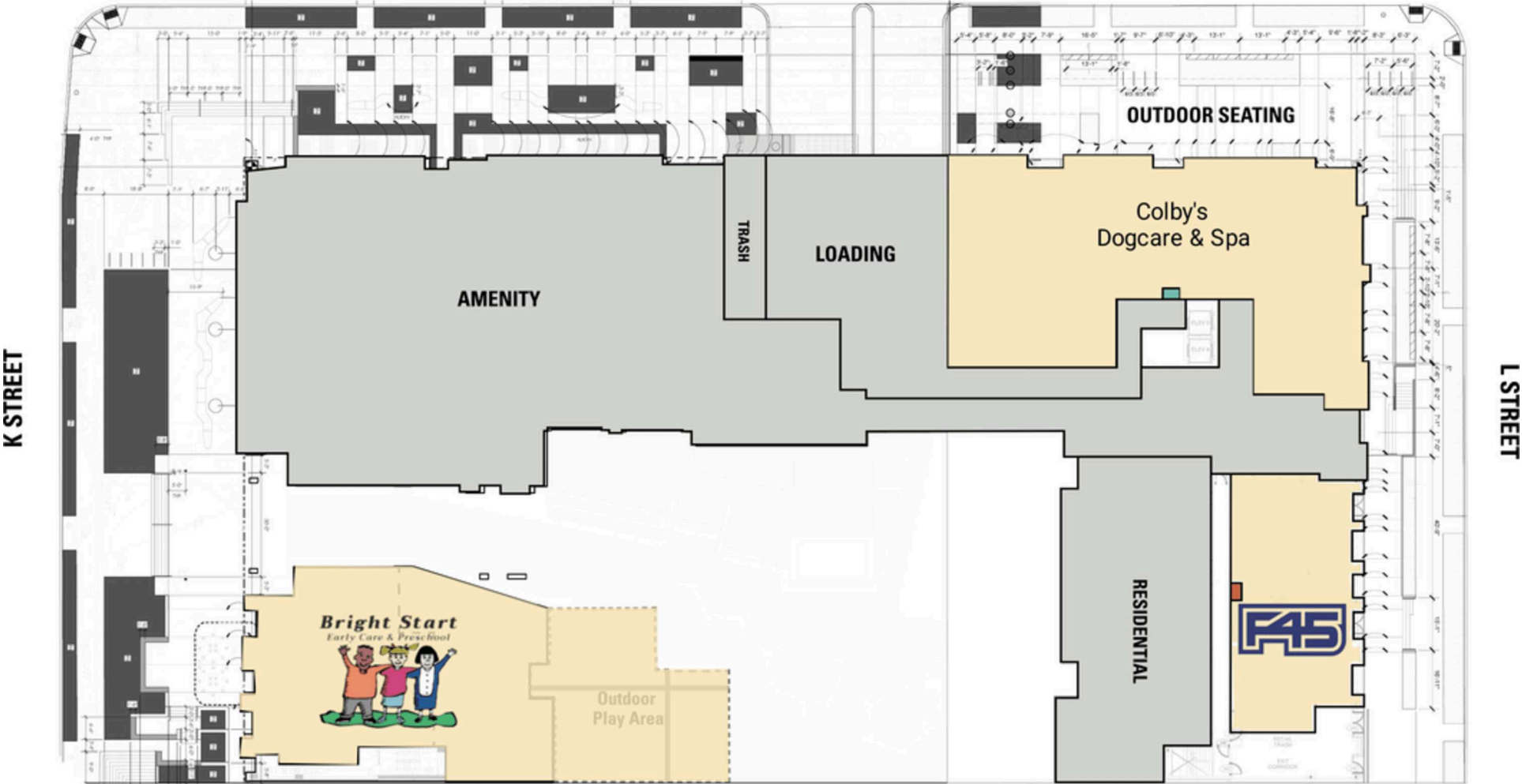
**I STREET**

**H STREET**

- LAOS
- INDIGO
- Giant
- LE GRENIER
- WHOLE FOODS MARKET
- PNC
- LEDO PIZZA
- T-Mobile
- CHUPACABRA
- AVEC
- CRAFT BEER CELLAR
- Peet's Coffee & Tea
- CVS pharmacy

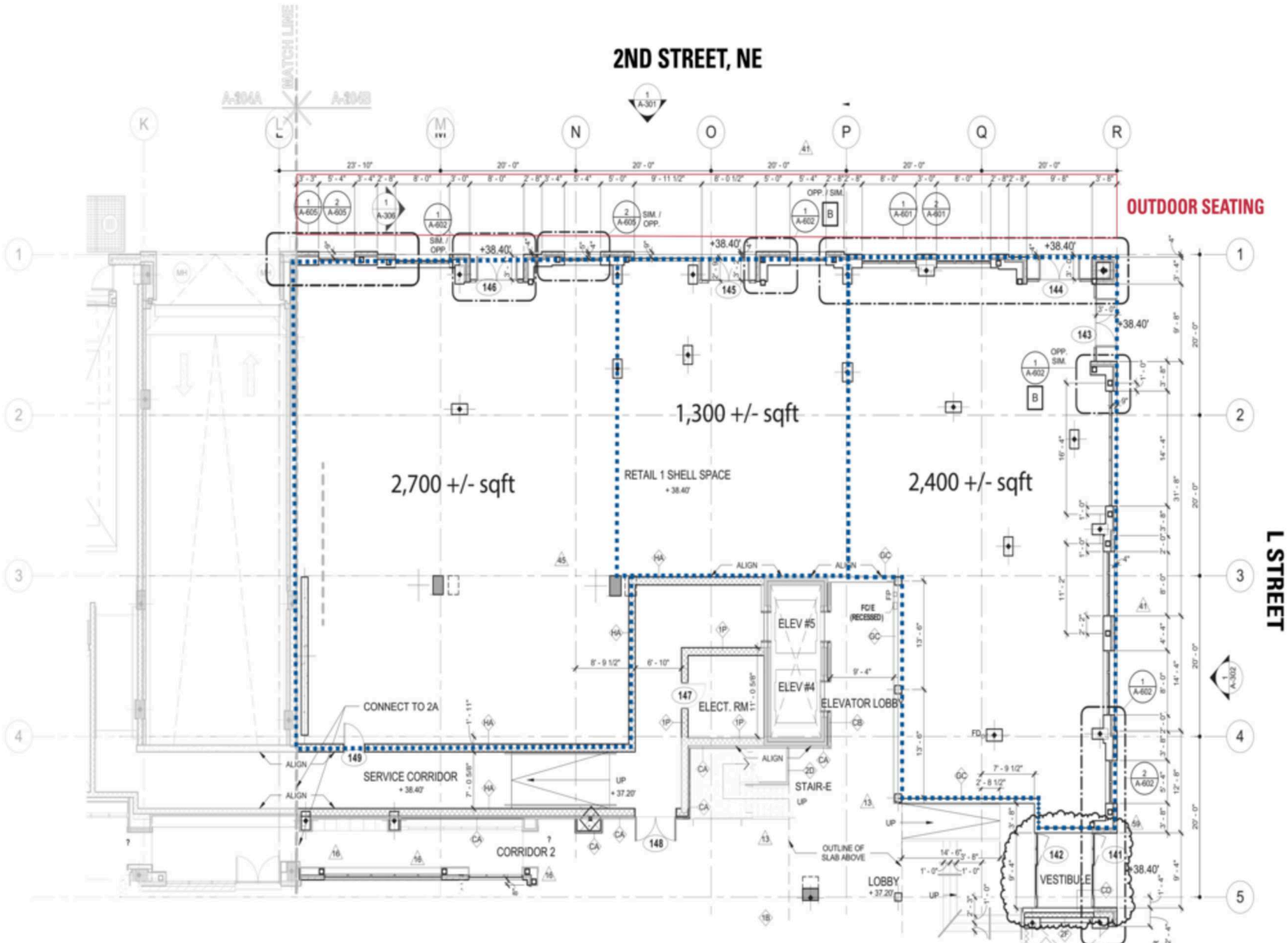
**SPACE PLAN**  
**UNION PLACE | WASHINGTON, DC**  
**FULLY LEASED**

2ND STREET, NE



- 24" x 36" Exhaust Shaft
- 48" x 18" Exhaust Shaft

**POTENTIAL DEMISING OPTIONS**  
**UNION PLACE | WASHINGTON, DC**  
**FULLY LEASED**





**UNION PLACE | 200 K ST NE, WASHINGTON, DC**  
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