

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 2025

	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

RHODE ISLAND AVENUE SHOPPING CENTER

UNION MARKET
40 LOCAL ARTISTS/MERCHANTS

RHODE ISLAND PLACE

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

ULINE ARENA

OPENED LATE 2016
172K SF OFFICE
73K SF RETAIL
51K SF REI

Harris Teeter
Your Neighborhood Food Market

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

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

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

L STREET

FLORIDA AVENUE NE

H STREET CORRIDOR

MARYLAND AVENUE NE

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

NORTH CAPITOL STREET



TRINIDAD

GALLAUDET UNIVERSITY
1,011 STUDENTS



UNION PLACE
WASHINGTON, DC

NEW YORK AVENUE NE 31,300 VPD

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

- 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 POPS
 - SOUP UP
 - TRADER JOE'S
 - Cotton & Reed

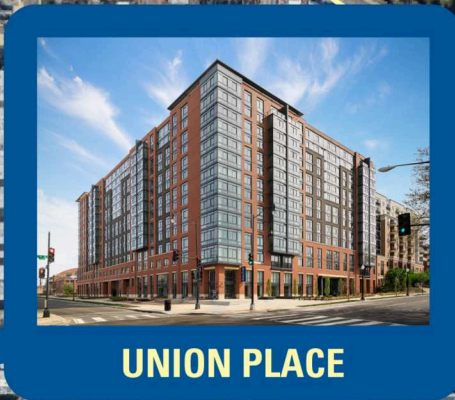
- Harris Teeter Your Neighborhood Food Market
- DUNKIN' DONUTS
- Hilton Garden Inn
- SEOUL SPICE Korean Comfort Food
- TD
- roTi MEDITERRANEAN GRILL
- Peet's Coffee & Tea

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

- REI
- COLOMBE COFFEE ROASTERS
- CYCLERAK
- BREWING CO.



GALLAUDET UNIVERSITY
1,011 STUDENTS



FLORIDA AVENUE NE

UNION PLACE

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200,000 SF
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STREET LEVEL RETAIL

BURNHAM PLACE
PROPOSED 3M SF DEVELOPMENT
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MIXED-USED DEVELOPMENT

L STREET 14,000 VPD

K STREET

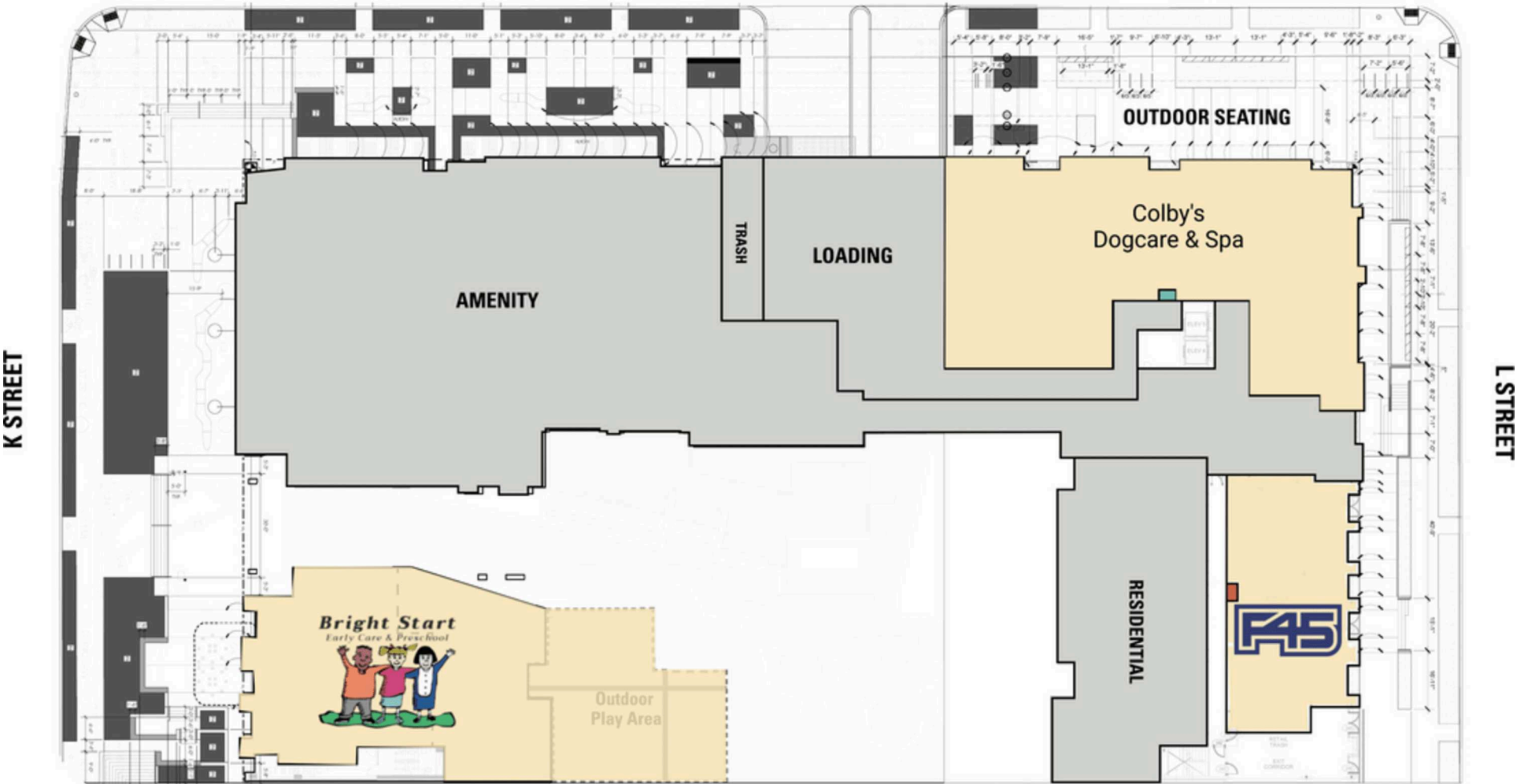
I STREET

H STREET

- LAOS IN TOWN
- INDIGO Indian food on the go
- Giant
- LE GRENIER
- WHOLE FOODS MARKET
- PNC
- LEDO PIZZA
- T-Mobile
- CAJUPACARPA
- AVEC
- CRAFT BEER CELLAR
- Peet's Coffee & Tea
- CVS pharmacy

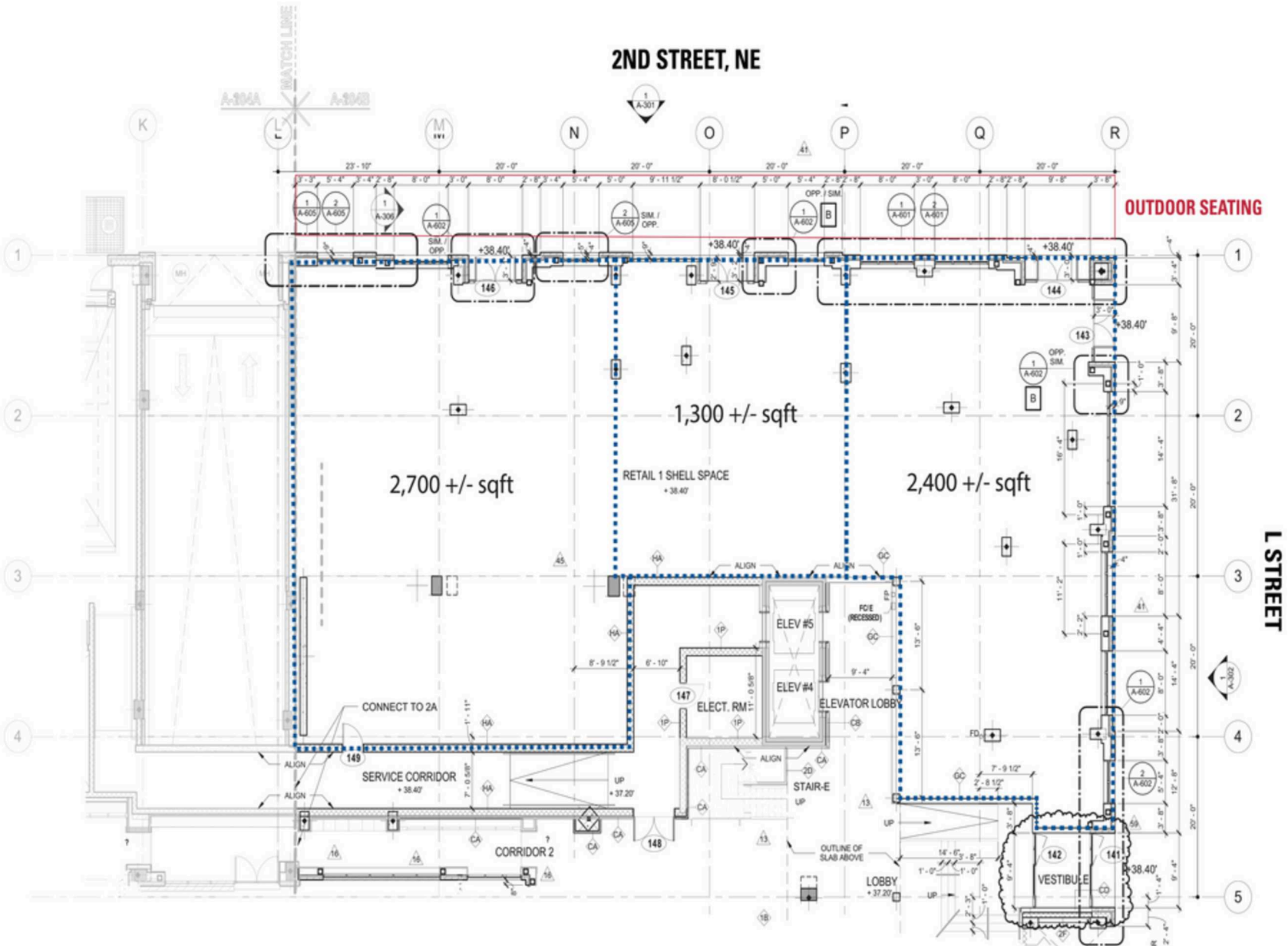
SPACE PLAN
UNION PLACE | WASHINGTON, DC
FULLY LEASED

2ND STREET, NE



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

POTENTIAL DEMISING OPTIONS
UNION PLACE | WASHINGTON, DC
FULLY LEASED





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