

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

NEW YORK AVENUE NE 31,300 VPD

FLORIDA AVENUE NE
H STREET CORRIDOR
MARYLAND 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

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

ULINE ARENA

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



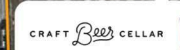
STOREY PARK

65,000 SF RETAIL
350 RESIDENTIAL UNITS
282,000 SF OFFICE

100 K STREET

200,000 SF
222 RESIDENTIAL UNITS
STREET LEVEL RETAIL

UNION PLACE



UNION STATION

35,000+ WEEKDAY RIDERS
3.8m AMTRACK RIDERS ANNUALLY



BURNHAM PLACE

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

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

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

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

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)

UNION PLACE WASHINGTON, DC

NEW YORK AVENUE NE 31,300 VPD

Harris Teeter
Your Neighborhood Food Market

DUNKIN'
DONUTS

Hilton
Garden Inn

SEOLSPICE
KOREAN CUISINE

TD

rōti
MEDITERRANEAN GRILL

Peet's Coffee & Tea

STREETS
Market & Cafe

100 K STREET

200,000 SF
222 RESIDENTIAL UNITS
STREET LEVEL RETAIL

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UNION MARKET 40 LOCAL ARTISTS/MERCHANTS

BIOWELL

THE
BBQ
JOINT

BUFFALO
BERGEN

SALT &
SUNDRY

THE DISTRICT
fish
Wife

KONEY
COMO

Maosria

TaKorean
Korean BBQ Tacos

ANGELIKA
POPS
FLY AT UNDERSTANDING

SOUP
UP

TRADER JOE'S

Cotton & Reed
WASHINGTON, DC

M
metro

ULINE ARENA

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

REI
COOP

G
CYCLAR

La COLOMBE
COFFEE ROASTERY

BREWING CO

GALLAUDET UNIVERSITY
1,011 STUDENTS



UNION PLACE

L STREET 14,000 VPD

Laos
IN TOWN

K STREET

INDIGO
Indian food on the go

Giant

I STREET

CRAFT Beer CELLAR

Peet's Coffee & Tea

H STREET

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

FLORIDA AVENUE NE

PNC

LeDo PIZZA

T-Mobile

WHOLE
FOODS
MARKET

CAJUNACAPRA

AVEC
ON E STREET

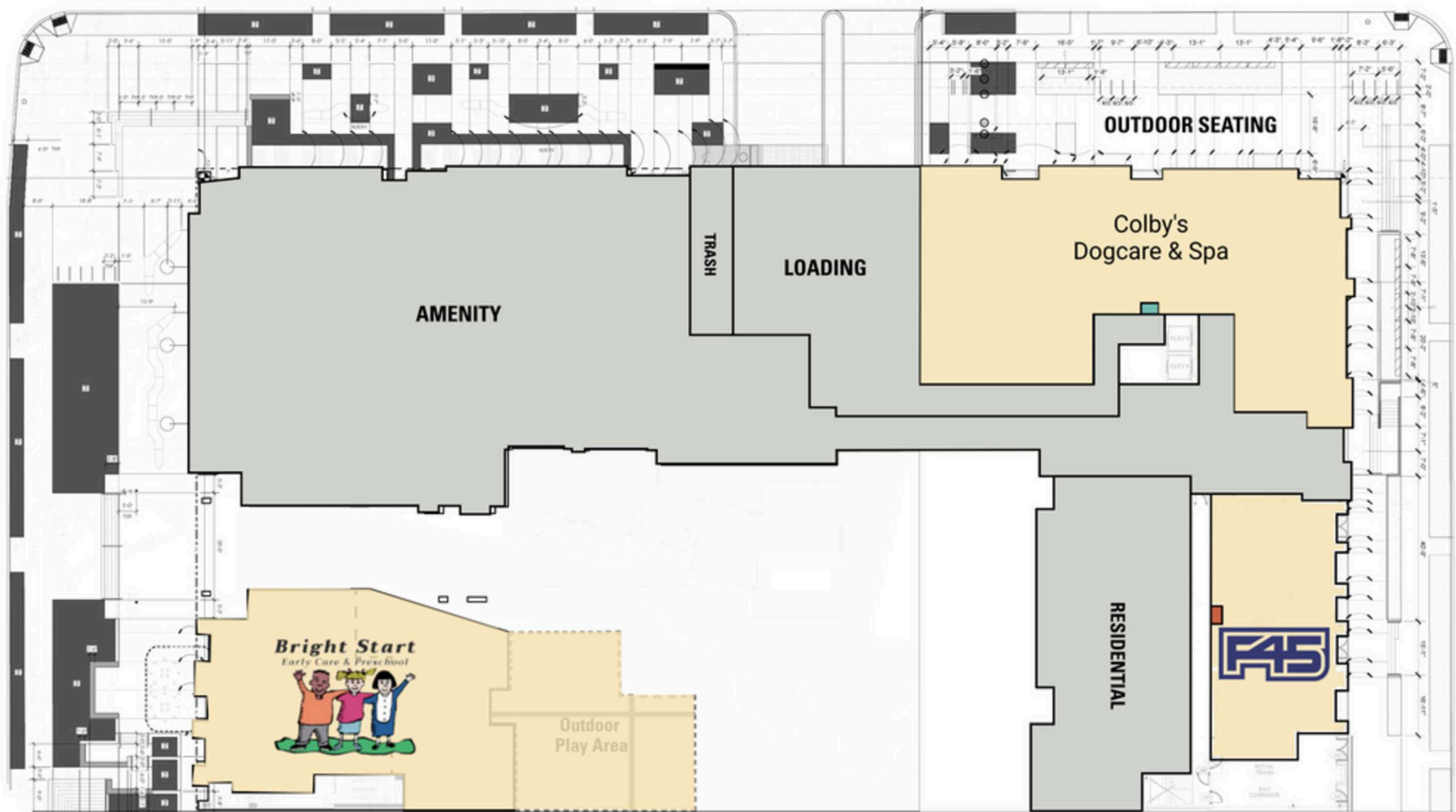
CVS pharmacy



SPACE PLAN
UNION PLACE | WASHINGTON, DC
FULLY LEASED

2ND STREET, NE

K STREET

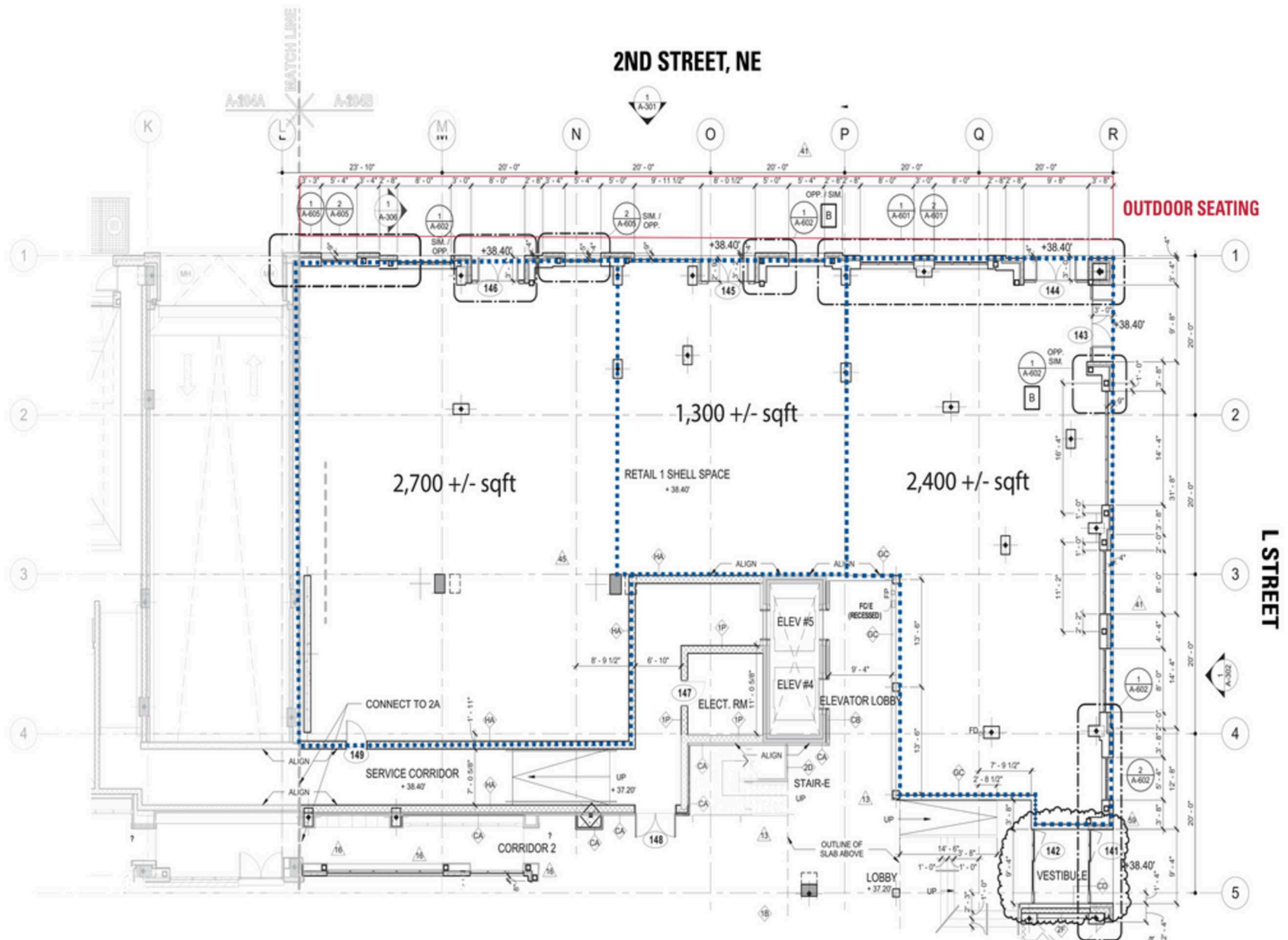
L STREET



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

POTENTIAL DEMISING OPTIONS

UNION PLACE | WASHINGTON, DC
FULLY LEASED





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