

1600 NORTH CAPITOL

WASHINGTON, DC

18,984 SF GROUND LEASE



**URBAN GROUND
LEASE OPPORTUNITY**

FLORIDA AVENUE NW

NORTH CAPITOL STREET NW







1600 NORTH CAPITOL

WASHINGTON, DC

- | Ground lease available on busy North Capitol Street, NW
- | Excellent daytime and residential density
- | Major intersection between Florida Avenue and North Capitol Street with 62,800 vehicles per day combined
- | Site serves the booming Eckington, Truxton, Shaw and Noma neighborhoods
- | Major arterial access to the U.S. Capitol
- | Benefits from commuter traffic of people coming in and out of the district on Florida Avenue and North Capitol Street

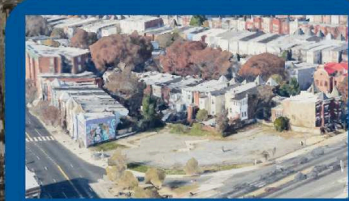
DEMOGRAPHICS 2026

	1 MILE	3 MILES	5 MILES
 POPULATION	74,521	407,711	826,922
 DAYTIME POPULATION	81,199	534,371	790,806
 HOUSEHOLD INCOME	\$165,569	\$170,489	\$156,812
 TRAFFIC COUNTS	42,000 on North Capitol Street NW		

CO-TENANTS



**1600 NORTH CAPITOL
WASHINGTON, DC**



**1600 NORTH
CAPITOL STREET**

SURROUNDING AREA

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)

**RHODE ISLAND AVENUE
SHOPPING CENTER**

Save a lot
 FORMAN MILLS
 POPEYES
 LOUISIANA KITCHEN

BIG LOTS!
 H&R BLOCK

UNION MARKET

THE BBQ JOINT
 SALT & SUNDRY
 fish Wife
 TaKorean
 honey COMO
 SOUP UP

Harris Teeter
 Your Neighborhood Food Market

DUNKIN' DONUTS

Hilton Garden Inn

TD

roTi
 MEDITERRANEAN GRILL

CVS pharmacy

Starbucks

UNION STATION
31,000 METRO COUNTS

CHIPOTLE
 Jamba Juice
 H&M
 McDonald's
 BREWERY BAGELS

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

RHODE ISLAND PLACE

TJ-maxx
 YCMC
 TD Ameritrade

Giant
 THE FOOD MARKET
 citibank

ANGELIKA POPs

GALLAUDET UNIVERSITY
1,011 STUDENTS

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

IVY CITY DEVELOPMENTS
 MOM
 Planet Fitness
 BICYCLESPACE
 ULTA
 DOOR 7C

**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

KIPP DC
 Smart Schools. Proven Results.

FLATS ATLAS

KEY
 NEW DEVELOPMENTS

FLORIDA AVENUE 28,000 VPD
 RHODE ISLAND AVENUE NE

NORTH CAPITOL STREET 34,800 VPD

NEW YORK AVENUE NE 31,300 VPD
 NEW JERSEY AVENUE NW

FLORIDA AVENUE NE

MARYLAND AVENUE NE

H STREET CORRIDOR

LUDLOW-TAYLOR
ELEMENTARY
SCHOOL

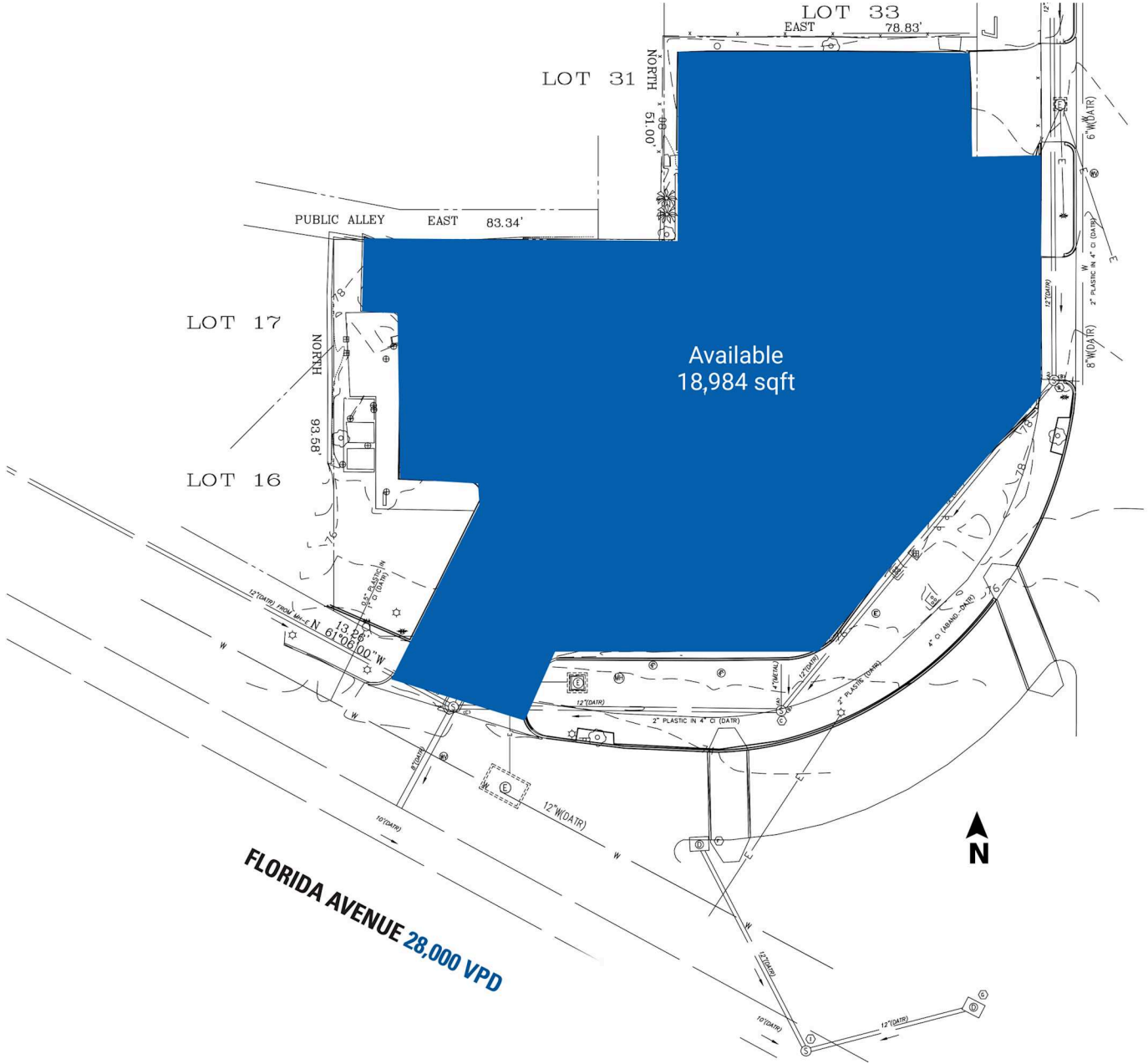
STUART HOBSON
MIDDLE SCHOOL



SITE PLAN

1600 NORTH CAPITOL | WASHINGTON, DC

18,984 SF GROUND LEASE OPPORTUNITY



NORTH CAPITOL STREET 34,800 VPD

FLORIDA AVENUE 28,000 VPD



1600 NORTH CAPITOL | 1600 NORTH CAPITOL STREET NW, WASHINGTON, DC

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