RESA
WASHINGTON, DC
1,505 SF AVAILABLE

RAPPAPORT
CULTIVATING PLACES

RESA
WASHINGTON, DC

- Situated directly along the NoMa Meander, a vibrant and welcoming four-block pedestrian walkway featuring retail, curated events, and a shared green space
- Conveniently located only 1 block from the NoMa- Gallaudet Metro Station
- Located in the densely populated NoMa neighborhood which boasts over 49,000 residents, 60,000 daytime employees, 1,501 hotel keys and 105,000 pedestrians daily
- Tremendous growth of demographics with over 7,800 residential units planned or currently under construction
- Located on the ground floor below a 326-unit luxury apartment building

DEMOGRAPHICS 2024

	1 MILE	3 MILES	5 MILES
POPULATION	60,747	363,345	785,555
DAYTIME POPULATION	11,582	25,149	100,911
HOUSEHOLD INCOME	$137,150	$133,075	$123,901
TRAFFIC COUNTS	30,191 on N Capitol Street NW		

CO-TENANTS

RESA
WASHINGTON, DC

DEVELOPMENT SUMMARY

Building Type	Office (SF)	Retail (SF)	Residential (units)	Hotel (rooms)	Total* (SF)*	% of Total
Commercial	12,648,060	414,108	—	—	13,764,168*	34.3%
Residential	—	433,000	10,189	—	12,307,500*	30.7%
Hotel	—	20,000	—	1,531	662,600*	1.7%
Under Construction	32,250	41,549	2,129	—	1,947,359*	4.8%
Planned	5,068,497	349,546	5,696	1,192	11,472,605*	28.6%
TOTAL	17,748,807	1,258,203	18,014	2,723	40,150,032*	

*Estimate

1 ECKINGTON YARDS
JBG Smith / LCOR / Grosvenor
Residential: 695 units
Retail: 77,200 SF

2 ONE501
Foulger-Pratt
Residential: 328 units
Retail: 8,400 SF

3 THE GALE
JBG Smith / CBRE
(A) 151 Q ST NE
Residential: 255 units
Retail: 1,250 SF
(B) 100 Q ST NE
Residential: 130 units
(C) 200 Q ST NE
Residential: 218 units

4 THE LEXICON
B&B Realty Investments / Bush Construction
Condominiums: 182 units
Retail: 7,500 SF

5 1 FLORIDA AVE NE & 22 P ST NE
Aria Development Group
Residential: 560 units
Retail: 3,000 SF

6 60 NEW YORK AVE NE
Douglas Development
Office: 1,200,000 SF
Residential: 657 units
Retail: 15,967 SF

7 LOT 854
ASB Real Estate Investments
Mixed-Use: 965,000 SF

8 WASHINGTON GATEWAY
MRP Realty
(A) ELEVATION
Residential: 400 units
Retail: 5,000 SF
(B) THE BURTON
Residential: 372 units
(C) THE 202
Residential: 254 units
Retail: 3,000 SF

9 COURTYARD BY MARRIOTT
Magna Hospitality
Hotel: 218 rooms
Retail: 10,000 SF

10 ATF HEADQUARTERS
U.S. Government
Office: 422,000 SF
Retail: 8,000 SF

11 LACEBARK ALLEY
JBG Smith
(A) 77 NEW YORK AVE NE
Office: 900,000 SF
(B) 51 N ST NE
Residential: 220 units
Retail: 11,000 SF
(C) 1250 FIRST ST NE
Office: 240,000 SF
Retail: 17,000 SF
(D) 50 PATTERSON ST NE
Office: 128,000 SF
Retail: 35,000 SF

12 TRIBECA DC
Urban Investment Partners
Residential: 99 units

13 "FUTURE" HOTEL
Altus Realty
Hotel: 200 rooms

14 HYATT PLACE
Excel Group
Hotel: 200 rooms

15 7 NEW YORK AVE NE
Residential: 116 units

16 CITIZENM
Altus Realty
Hotel: 296 rooms

17 THE BELGARD
Wood Partners
Residential: 346 units
Retail: 5,000 SF

18 SONYA
Monument Realty
Residential: 321 units

19 NORTHWEST ONE
(A) 2M
William C. Smith / Warrenton Group
Residential: 314 units
Retail: 4,100 SF
(B) 2 PATTERSON
District of Columbia
Residential: 577 units
Retail: 18,000 SF

20 TYBER PLACE
(A) 88 M ST NE
Mixed-Use: 310,000 SF
(B) OZMA
Residential: 275 units
Retail: 7,900 SF
(C) RESA
Northwestern Mutual
Residential: 320 units
Retail: 13,000 SF

21 CAPITOL PLAZA
Principal Financial Group
Office: 275,000 SF
Retail: 17,000 SF

22 CONSTITUTION SQUARE
(A) 145 N ST NE
Northwestern Mutual
Office: 575,000 SF
Retail: 15,000 SF
(B) 1275 FIRST ST NE
Boyd Watterson
Office: 330,000 SF
Retail: 15,000 SF
(C) HILTON GARDEN INN
Magna Hospitality
Hotel: 204 rooms
Retail: 10,000 SF
(D) FLATS 130
TIAA
Residential: 643 units
Harris Teeter: 50,000 SF
Retail: 3,000 SF
(E) 150 M ST NE
MetLife / Norges Bank
Office: 494,000 SF
(F) 175 N ST NE
MetLife / Norges Bank
Office: 348,000 SF

23 301 FLORIDA AVE NE
Zusin / Sivan / NRP Group
Residential: 120 units
Retail: 3,000 SF

24 ARMATURE WORKS
Trammell Crow / Central Armature Works
(A) 1220/1240 THIRD ST NE
Residential: 640 units
Retail: 62,000 SF
(B) 222 M ST NE
Hotel: 203 rooms

25 PRESS HOUSE AT UNION DISTRICT
Foulger-Pratt
(A) 301 N ST NE
Office: 25,000 SF
(B) 331 N ST NE
Residential: 356 units
Retail: 27,000 SF
Hotel: 175 rooms

26 CIELO APARTMENTS
LCOR
Residential: 425 units
Retail: 10,000 SF

27 ULINE ARENA
Douglas Development
Office: 171,000 SF
Retail: 76,000 SF

28 1109 CONGRESS ST NE
Virginia Investment Prop.
Residential: 62 units
Retail: 3,700 SF

29 ONE NOMA STATION
Bristol Group
(A) 131 M ST NE
Office: 408,000 SF
Retail: 5,000 SF

29 (B) PHASES II–IV
Office: 700,000 SF
Residential: 700 units
Retail: 50,000 SF

30 FIRST + M
AvalonBay
Residential: 469 units
Retail: 2,930 SF

31 AVA NOMA
AvalonBay
Residential: 438 units
Retail: 6,000 SF

32 DC HOUSING AUTHORITY
MRP Realty
Mixed-Use: 1,057,000 SF

33 NPR HEADQUARTERS
Office: 330,000 SF

34 CAMDEN NOMA
Camden Property Trust
Residential: 721 units

35 THE HALE
Carmel Partners
Residential: 500 units
Retail: 12,649 SF

36 1100 FIRST ST NE
UNIZO Group
Office: 345,000 SF
Retail: 5,000 SF

37 JOHN & JILL KER CONWAY RESIDENCE
Community Solutions / McCormack Baron Salazar
Residential: 124 units
Retail: 2,200 SF

38 SENTINEL SQUARE
(A) 90 K ST NE
Cottonwood Partners
Office: 402,223 SF
Retail: 10,438 SF
(B) 1050 FIRST ST NE
Hana Asset Management Co.
Office: 279,425 SF
Retail: 1,575 SF
(C) 45 L ST NE
MetLife
Office: 545,000 SF

39 NOMA CNTR
Perseus Realty / Four Points LLC
(A) 1005 FIRST ST NE
Residential: 500 units
Retail: 40,000 SF
(B) 175 L ST NE
Hotel: 235 rooms

40 100 K ST NE
Equity Residential
Residential: 222 units

41 UNION PLACE
Toll Brothers
Residential: 525 units
Retail: 13,000 SF

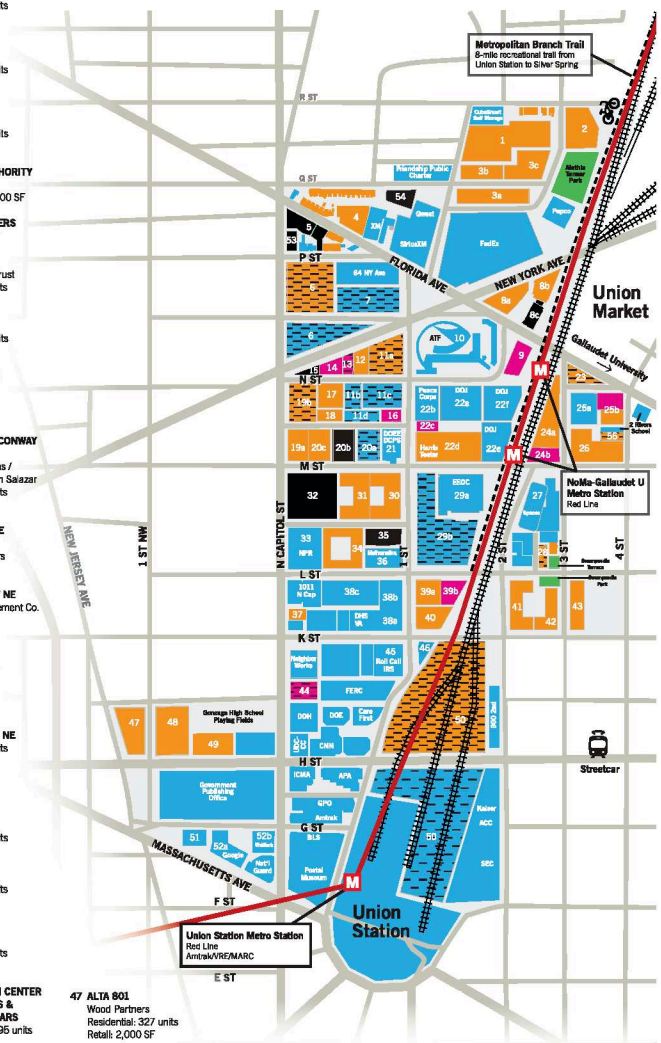
42 LOREE GRAND
TIAA
Residential: 212 units
Retail: 3,600 SF

43 THE WASHINGTON CENTER FOR INTERNSHIPS & ACADEMIC SEMINARS
Intern Residences: 95 units
Retail: 51,000 SF

44 UNION SQUARE III
Network Realty Partners
Hotel: 106 rooms
Retail: 7,700 SF

45 77 K ST NE
Brookfield Office Properties
Office: 320,000 SF
Retail: 6,000 SF

46 111 K ST NE
Rubenstein Partners
Office: 97,635 SF
Retail: 1,146 SF



47 ALTA 801
Wood Partners
Residential: 327 units
Retail: 2,000 SF

48 77H
Clarion Partners
Retail: 85,000 SF
Residential: 303 units

49 55 H ST NW
Georgetown Student Housing
Residential: 158 units
Retail: 1,950 SF

50 BURNHAM PLACE AT UNION STATION
Akridge
Mixed-Use: 3,000,000 SF

51 CENTRAL UNION MISSION
Homeless Shelter & Services
33,400 SF

52 REPUBLIC SQUARE
(A) 25 MASSACHUSETTS AVE NW
TIAA
Office: 380,000 SF
(B) 660 N CAPITOL ST NW
Republic Properties
Office: 195,000 SF
Retail: 5,000 SF

53 SO OTHERS MIGHT EAT (SOME)
Residential: 139 units

54 DC SAFE
Domestic Violence Victim Shelter & Services
Office: 32,250 SF

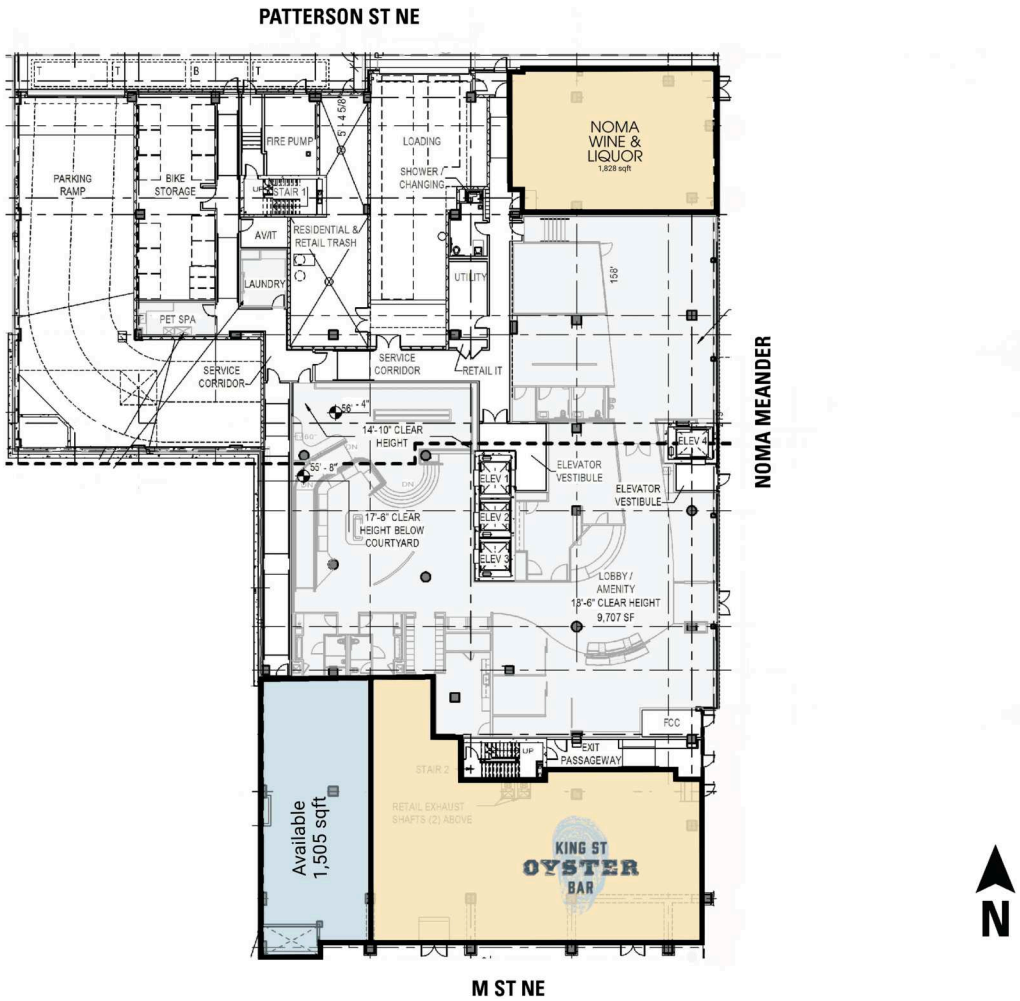
55 1232 4TH ST NE
Cubec Partners / Shift Capital
Residential: 98 units

RESA
WASHINGTON, DC
NEW YORK AVE NE 56,000 VPD
FLORIDA AVE NE 24,000 VPD
N ST NE
PATTERSON ST NE
M ST NE
FIRST ST NE
N CAPITOL ST NW 30,191 VPD
MENOMALE
CVS
RESA
KING ST OYSTER BAR
Andy's PIZZA
STREETS Market
roti
SEOUL SPICE
Peet's Coffee & Tea
POTBELLY
Harris Teeter
Neighborhood Food & Pharmacy
M metro
FIVE GUYS
BURGERS and FRIES
RED BEAR BREWING CO
REI
F45
LEON

SITE PLAN

RESA | WASHINGTON, DC

1,505 SF AVAILABLE



Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name	Space	Sq. Ft	Tenant Name
1	1,828	Noma Wine & Liquor	2	1,505	Available	3	4,090	King Street Oyster Bar

RAPPAPORT
CULTIVATING PLACES

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