

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 2025

	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



NOMA
WINE &
LIQUOR



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 / LOR / Grosvenor
Residential: 695 units
Retail: 77,200 SF
- 2 ONES01**
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: 957 units
Retail: 15,967 SF
- 7 LOT 854**
ASB Real Estate Investments
Mixed-Use: 966,000 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**
Atlas Realty
Hotel: 200 rooms
- 14 HYATT PLACE**
Excal Group
Hotel: 200 rooms
- 15 7 NEW YORK AVE NE**
Residential: 116 units
- 16 CITIZENM**
Atlas Realty
Hotel: 296 rooms
- 17 THE BELGARD**
Wood Partners
Residential: 346 units
Retail: 5,000 SF

- 18 SONVA**
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) 62MA
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: 576,000 SF
Retail: 15,000 SF
(B) 1275 FIRST ST NE
Boyd Waterson
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 N 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**
Zush / Swan / NRP Group
Residential: 120 units
Retail: 3,000 SF
- 24 ARMATURE WORKS**
Tremmel 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**
LOR
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: 406,000 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 AIA 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: 12,648 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**
Perscus 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: 97,535 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 BURHAM PLACE AT UNION STATION**
Akridge
Mixed-Use: 3,000,000 SF
- 51 CENTRAL UNION MISSION**
Homeless Shelter & Services
Retail: 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: 190,000 SF
Retail: 5,000 SF
- 53 50 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



Union Market

Nolita-Gallaudet U Metro Station

Streetcar

Union Station Metro Station
Red Line
Orange Line
Silver Line

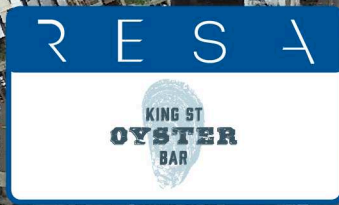
RESA
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NEW YORK AVE NE 56,000 VPD

FLORIDA AVE NE 24,000 VPD



N ST NE



PATTERSON ST NE

FIRST ST NE



M ST NE



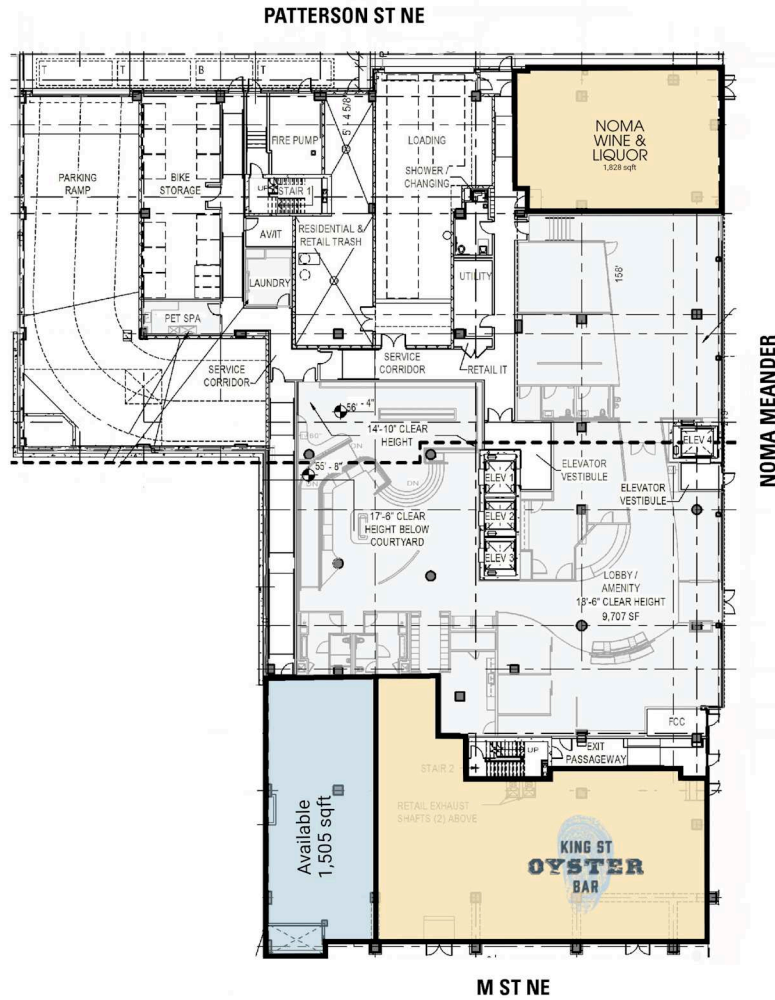
N CAPITOL ST NW 30,191 VPD



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



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