

**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
 <b>POPULATION</b>	60,747	363,345	785,555
 <b>DAYTIME POPULATION</b>	11,582	25,149	100,911
 <b>HOUSEHOLD INCOME</b>	\$137,150	\$133,075	\$123,901
 <b>TRAFFIC COUNTS</b>	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%
<b>TOTAL</b>	<b>17,748,807</b>	<b>1,258,203</b>	<b>18,014</b>	<b>2,723</b>	<b>40,150,032*</b>	

\*Estimate

**1 ECKINGTON YARDS**  
JBG Smith / LOR / 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 5TH 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: 557 units  
Retail: 15,967 SF

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

**8 WASHINGTON GATEWAY**  
MRP Realty  
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  
Hotel: 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**  
Excel 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 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) 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: 575,000 SF  
Retail: 15,000 SF  
(B) 1275 FIRST ST NE  
Boyd Waterman  
Office: 330,000 SF  
Retail: 15,000 SF  
(C) HILTON GARDEN INN  
Magna Hospitality  
Hotel: 204 rooms  
Retail: 10,000 SF  
(D) PLAYS 130  
TIAA  
Residential: 643 units  
Harris Teeter: 50,000 SF  
(E) 130 N ST NE  
MetLife / Norges Bank  
Office: 494,000 SF  
(F) 175 N ST NE  
MetLife / Norges Bank  
Office: 346,000 SF

**23 301 FLORIDA AVE NE**  
Zush / Silver / 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**  
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**  
(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 /  
McComack Baron Sakaz  
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) 1000 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**  
Persous 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

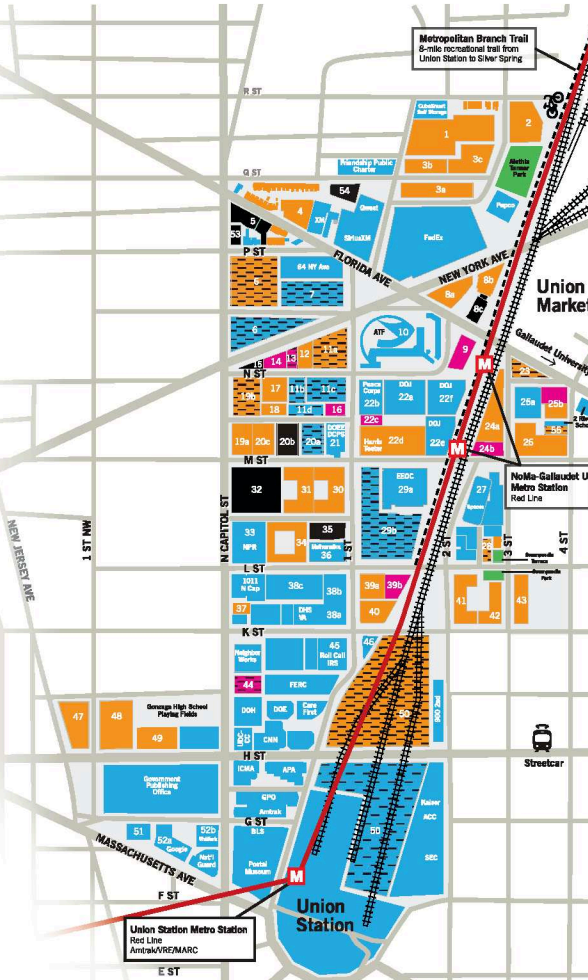
**51 CENTRAL UNION MISSION**  
Homeless Shelter & Services  
33,400 SF

**52 REPUBLIC SQUARE**  
(A) 25 MASSACHUSETTS AVE NW  
TIAA  
Office: 380,000 SF  
(B) 660 N CAPITOL ST NW  
Republic Properties  
Office: 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: 32,290 SF

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





RESA  
WASHINGTON, DC

NEW YORK AVE NE 56,000 VPD

N ST NE



PATTERSON ST NE

M ST NE

FIRST ST NE

FLORIDA AVE NE 24,000 VPD



**FIVE GUYS**  
BURGERS and FRIES



N CAPITOL ST NW 30,191 VPD

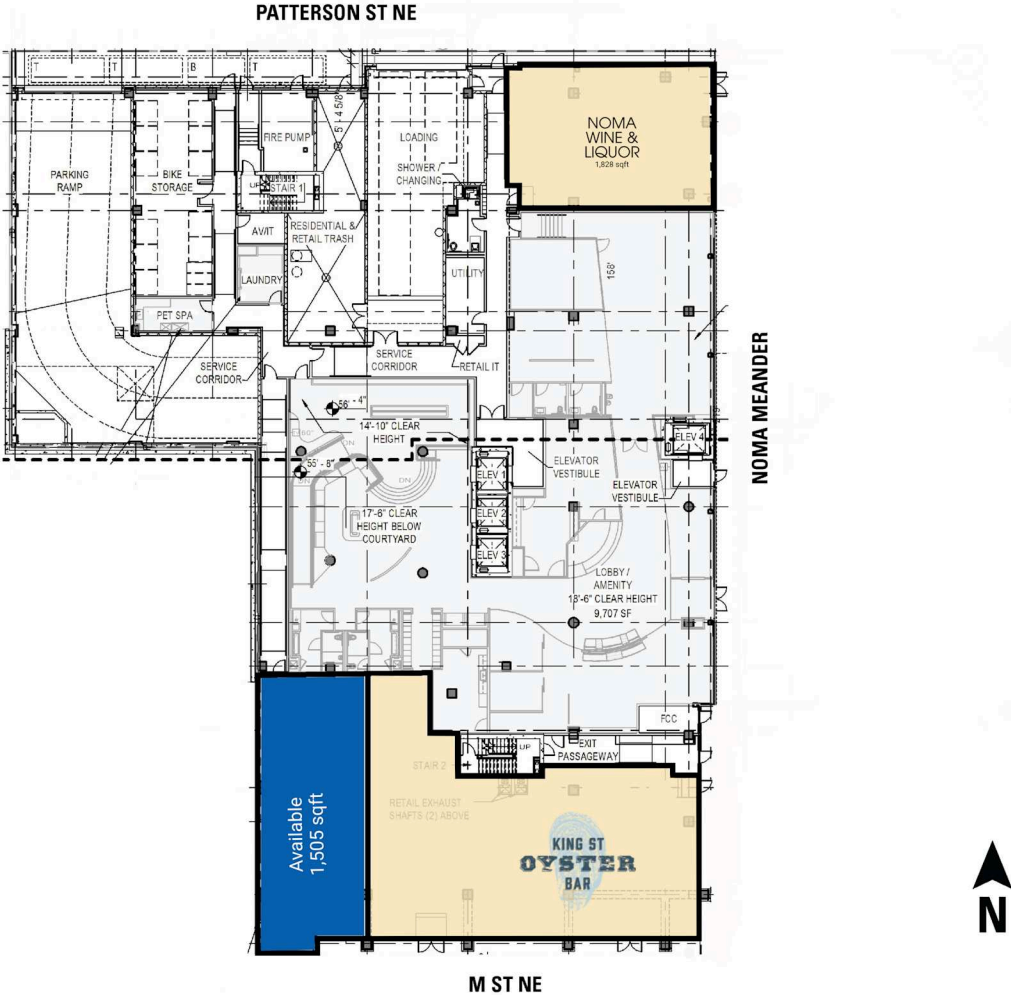




SITE PLAN

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



**RESA | 22 M STREET NE, WASHINGTON, DC**

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