

TWO CONSTITUTION SQUARE

WASHINGTON, DC

- I Fully built-out vented restaurant opportunity in NoMa with potential patio
- 1 Block from NoMa Metro (Red Line)
- I Cotenants include Harris Teeter, Starbucks, and Potbelly
- 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
- I Tremendous growth of demographics with over 7,800 residential units planned or currently under construction
- I Flexible restaurant demising options

DEMOGRAPHICS 2024

		1 MILE	3 MILES	5 MILES		
	POPULATION	60,173	371,909	785,076		
	DAYTIME POPULATION	11,582	25,149	100,911		
\$	HOUSEHOLD INCOME	\$130,214	\$130,102	\$121,589		
<u></u>	TRAFFIC COUNTS	56,000 on New York Ave				

CO-TENANTS

















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DEVELOPMENT SUMMARY

В	Building Type	(SF)	(SF)	(units)	(rooms)	(SF)*	% of Total
C	ornmercial	12,648,060	414,108	_	_	13,764,168*	34.3%
R	lesidential	-	433,000	10,189	_	12,307,500*	30.7%
Н	lotel	-	20,000	_	1,531	662,600*	1.7%
u	Inder Construction	32,250	41,549	2,129	_	1,947,359*	4.8%
55-55-5-5-P	lanned	5,068,497	349,546	5,696	1,192	11,472,605*	28.6%
Т	OTAL	17,748,807	1,258,203	18,014	2,723	40,150,032*	

- 1 ECKINGTON YARDS JBG Smith / LCOR / Grosvenor Residential: 695 units Retail: 77,200 SF
- 2 ONE501 Foulger-Pratt Residential: 328 units Retall: 8,400 SF
- 3 THE GALE JBG Smith / CBRE (A) 151 QST NE Residential: 255 units Retall: 1 250 SF Residential: 130 units (C) 200 Q ST NE
- 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 Retail: 15.967 SF
- 7 LOT 854 ASB Real Estate Investments
- 8 WASHINGTON GATEWAY MRP Realty
 (A) ELEVATION Residential: 400 units Retail: 5,000 SF (B) THE BURTON sidential: 372 units (C) THE 202 Residential: 254 units Retail: 3.000 SF
- 9 COURTYARD BY MARRIOTT Retail: 10,000 SI
- 10 ATF HEADQUARTERS U.S. Government Office: 422,000 SF Retail: 8,000 SF
- 11 LACEBARK ALLEY (A) 77 NEW YORK AVE NE (B) 51 N ST NE (C) 1250 FIRST ST NE (D) 50 PATTERSON ST NE Office: 128,000 SF Retail: 35,000 SF
- 12 TRIBECA DC Urban Investment Partners
- 13 "FUTURE" HOTEL
- 14 HYATT PLACE Excel Group Hotel: 200 rooms
- 15 7 NEW YORK AVE NE
- 16 CITIZENM Altus Realty Hotel: 296 rooms
- 17 THE REI CARD Wood Partners Residential: 346 units Retall: 5,000 SF

- Monument Realty Residential: 321 units
- 19 NORTHWEST ONE William C. Smith / Warrenton Group Residential: 314 units Retall: 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 Office: 330,000 SF Retail: 15 000 SE (C) HILTON GARDEN INN Magna Hospitality Hotel: 204 rooms Retail: 10,000 SF (D) FLATS 130 TIAA Residential: 643 units
- Harris Teeten 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 Central Armature Works (A) 1220/1240 THIRD ST NE Residential: 640 units Retail: 62,000 SF (B) 222 M ST NE
- 25 PRESS HOUSE AT UNION DISTRICT (A) 301 N ST NE Office: 25,000 SF (B) 331 N ST NE Retall: 27,000 SF Hotel: 175 rooms
- 26 CIELO APARTMENTS LCOR Residential: 425 units
- 27 ULINE ARENA Douglas Development Office: 171,000 SF Retail: 76,000 SF
- 28 1109 CONGRESS ST NE Virginia Investment Prop. Residential: 62 units
- 29 ONE NOMA STATION Bristol Group (A) 131 M ST NE Office: 408,000 SF Retall: 5,000 SF

- 29 (B) PHASES II-IV Office: 700,000 SF Residential: 700 units
- AvalonBay Residential: 469 units Retail: 2,930 SF 31 AVA NOMA AvalonBay Residential: 438 units

30 FIRST + M

- Retail: 6.000 SF 32 DC HOUSING AUTHORITY MRP Realty Mixed-Use: 1.057.000 SF
- 33 NPR HEADQUARTERS
- 34 CAMPEN 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
- 37 JOHN & JILL KER CONWAY RESIDENCE Community Solutions / McCormack Baron Salazar Residential: 124 units Retail 2 200 SF
- (A) 90 K ST NF Cottorwood 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 Retall: 13,000 SF
- 42 LOREE GRAND Residential: 212 units Retall: 3,600 SF
- 43 THE WASHINGTON CENTER FOR INTERNSHIPS & ACADEMIC SEMINARS Intern Residences: 95 units Retall: 51,000 SF Retall: 10,000 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 Retall: 6,000 SF
 - 46 111 K ST NE Rubenstein Partners Office: 97,635 SF Retail: 1.145 SF
- 52 REPUBLIC SQUARE (A) 25 MASSACHUSETTS AVE NW 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
- Office: 380,000 SF (B) 660 N CAPITOL ST NW Republic Propertie Office: 195,000 SF Retail: 5 000 SF

55 1232 4TH ST NE

Residential: 98 units

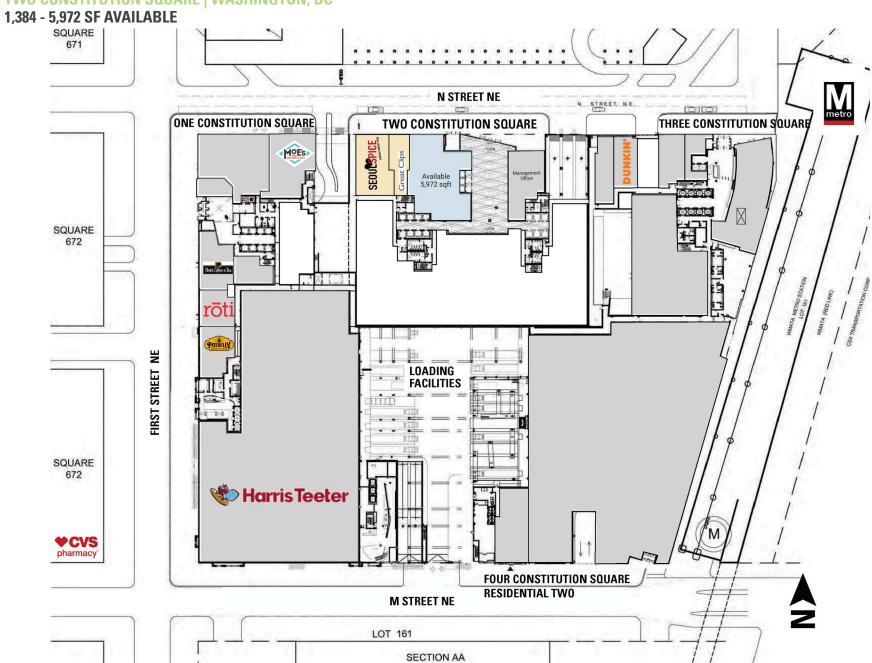
Cubed Partners / Shift Capital

- 53 SO OTHERS MIGHT EAT (SOME) Residential: 139 units
- Metropolitan Branch Trail 8-mile recreational trail from Union Station to Silver Spring Union Market 32 35 Õ ACHUSETTS AVE FST Union Station Union Station Metro Statio Red Line Amtrak/VRE/MARC 47 ALTA 801 Wood Partners Residential: 327 units Retall: 2,000 SF 48 77H 51 CENTRAL UNION MISSION 54 DC SAFE Homeless Shelter & Services 33,400 SF Domestic Violence Victim Shelter & Services Office: 32,250 SF Retail: 85,000 SF Residential: 303 units



SITE PLAN

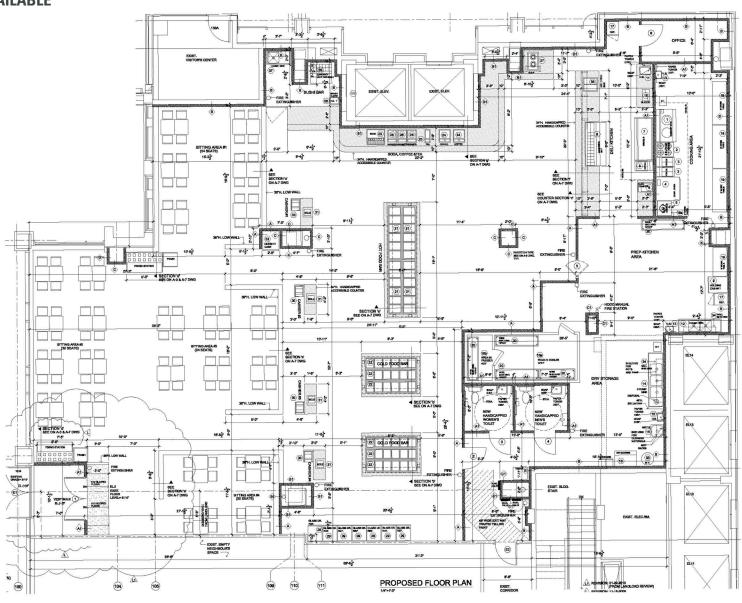
TWO CONSTITUTION SQUARE | WASHINGTON, DC



LOD SPACE PLAN

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1,384 - 5,972 SF AVAILABLE







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