

# TWO CONSTITUTION SQUARE

WASHINGTON, DC

1,384 - 5,972 SF AVAILABLE

RAPPAPORT  
CULTIVATING PLACES

CONSTITUTION CAFE







## TWO CONSTITUTION SQUARE

### WASHINGTON, DC

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

### DEMOGRAPHICS 2025

|   | 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 |
|  TRAFFIC COUNTS    | 56,000 on New York Ave |           |           |

### CO-TENANTS



# TWO CONSTITUTION SQUARE 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         | 662,500*           | 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

The map displays the development area bounded by Florida Ave to the north, Massachusetts Ave to the south, and 1st St NW to the west. Major streets shown include Florida Ave, New York Ave, and Massachusetts Ave. The Union Station Metro Station is highlighted in red, with the Red Line and Amtrak/VRE/MARC lines passing through it. The Metropolitan Branch Trail is shown as a red dashed line along the eastern edge. Various building footprints are color-coded according to the legend: blue for Commercial, orange for Residential, pink for Hotel, and black for Under Construction. A legend in the top left corner defines these colors. A scale bar and a north arrow are also present.

- 18 ECKINGTON YARDS**  
JBG Smith / LOOR / Grosvenor  
Residential: 695 units  
Retail: 77,200 SF
- 2 ONE501**  
Fouger-Pratt  
Residential: 328 units  
Retail: 8,400 SF
- 3 THE GALE**  
JBG Smith / CBRE  
**(A) 161 Q ST NE**  
Residential: 235 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 F ST NE**  
Aria Development Group  
Residential: 950 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: 966,000 SF
- 8 WASHINGTON GATEWAY**  
MRP Realty  
**(A) ELEVATION**  
Residential: 400 units  
Retail: 5,000 SF  
**(B) THE BURTON**  
Retail: 3,000 SF  
**(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

- 19 NORTHWEST ONE (A) 2M**  
William C. Smith /  
Warrenon 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) Q2MA**  
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: 578,000 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 M ST NE**  
MetLife / Norgas Bank  
Office: 494,000 SF  
**(F) 175 N ST NE**  
MetLife / Norgas Bank  
Office: 348,000 SF
- 23 301 FLORIDA AVE NE**  
Zush / Slivan / NRP Group  
Residential: 120 units  
Retail: 3,000 SF
- 24 ARMATURE WORKS**  
Trammell Crow /  
Central Armatures Works  
Residential: 640 units  
Retail: 62,000 SF  
**(B) 222 M ST NE**  
Hotel: 203 rooms
- 25 PRESS HOUSE AT UNION DISTRICT**  
Fouger-Pratt  
**(A) 301 N ST NE**  
Office: 251,000 SF  
**(B) 331 N ST NE**  
Residential: 356 units  
Retail: 27,000 SF  
Hotel: 175 rooms
- 26 CIELO APARTMENTS**  
LOOR  
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**  
Altus Realty  
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 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: 8,000 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) 1060 FIRST ST NE**  
Hans 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: 105 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 ALIA 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**  
Auridge  
Mixed-Use: 3,000,000 SF
- 51 CENTRAL UNION MISSION**  
Homeless Shelter & Services  
Office: 32,250 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 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**  
Cubed Partners / Shift Capital  
Residential: 98 units

**TWO CONSTITUTION SQUARE  
WASHINGTON, DC**

**NEW YORK AVE NE 56,000 VPD**

**FLORIDA AVE NE 24,000 VPD**



**PATTERSON ST NE**

**FIRST ST NE**

**N ST NE**

**M ST NE**



**TWO CONSTITUTION SQUARE**

**rōti** MOODEN MEDITERRANEAN

**SEOUL SPICE**

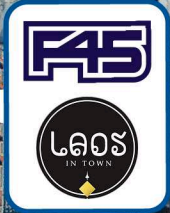
**Peet's Coffee & Tea**

**POTBELLY** SANDWICH SHOP

**Harris Teeter**  
Neighborhood Food & Pharmacy



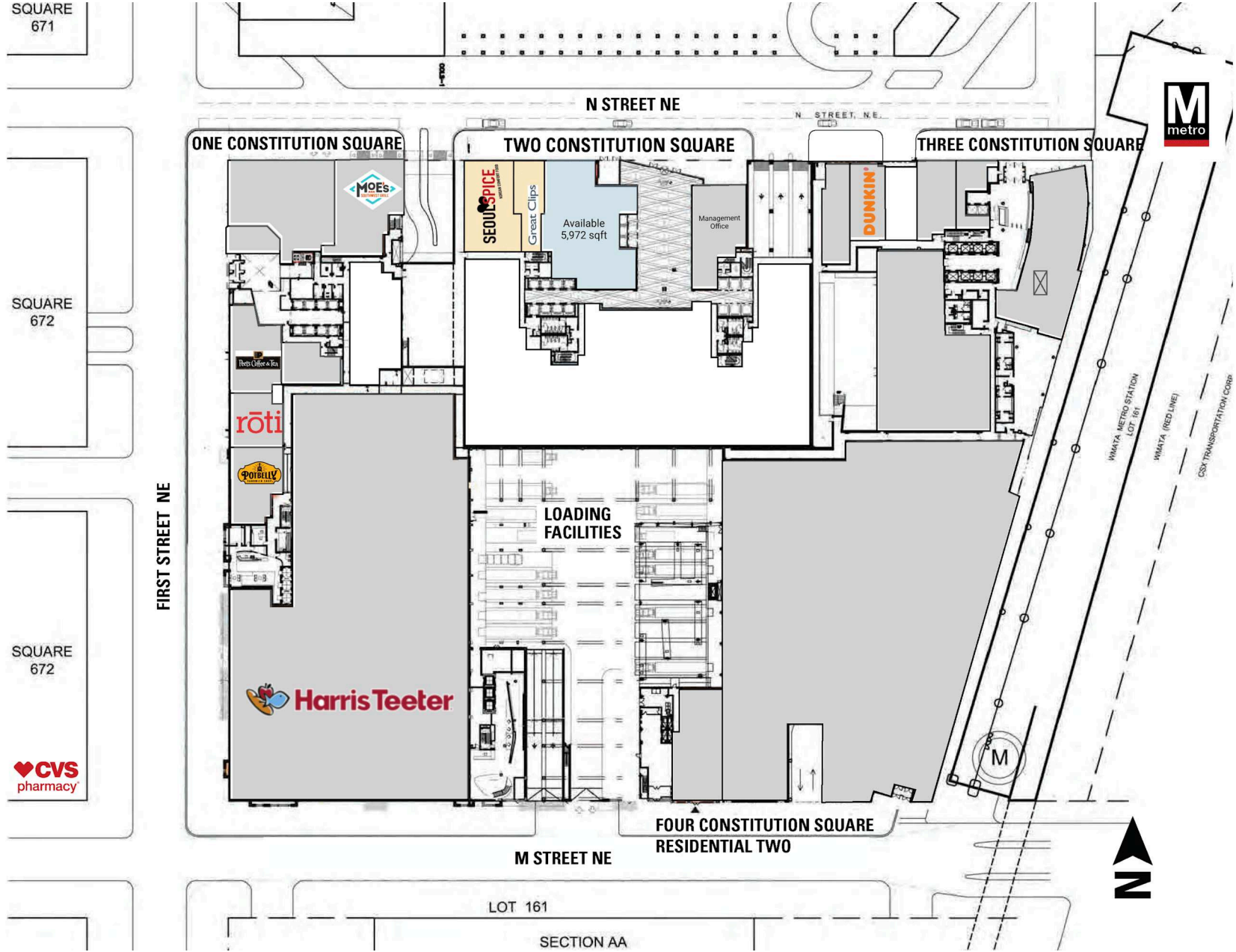
**N CAPITOL ST NW 30,191 VPD**



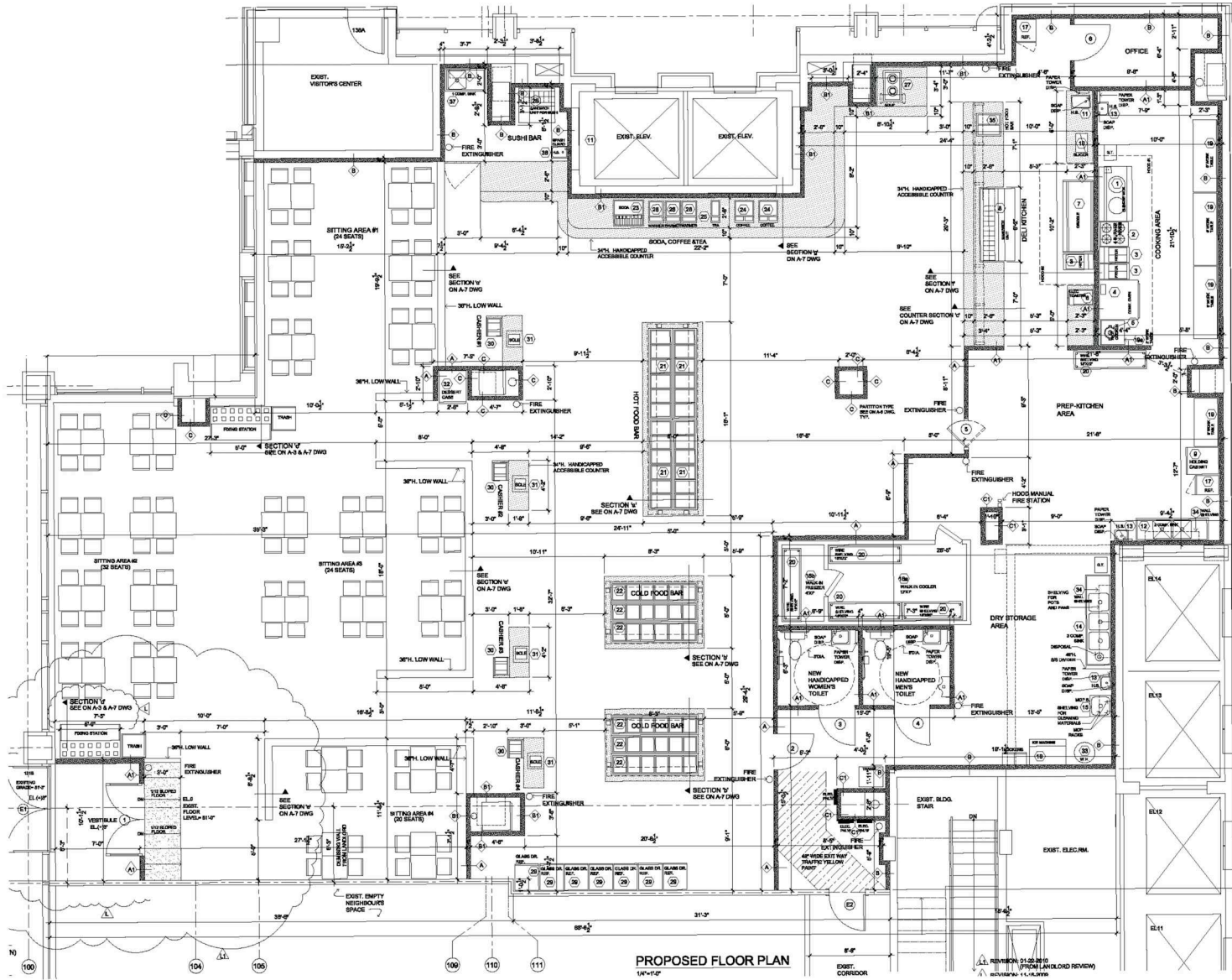
# SITE PLAN

TWO CONSTITUTION SQUARE | WASHINGTON, DC

1,384 - 5,972 SF AVAILABLE



**LOD SPACE PLAN**  
**TWO CONSTITUTION SQUARE | WASHINGTON, DC**  
**1,384 - 5,972 SF AVAILABLE**



**N STREET NE**



**TWO CONSTITUTION SQUARE | 145 N ST NE, WASHINGTON, DC**

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