

# 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
 <b>POPULATION</b>	74,367	402,327	814,447
 <b>DAYTIME POPULATION</b>	80,031	532,382	780,024
 <b>HOUSEHOLD INCOME</b>	\$167,109	\$165,753	\$153,362
 <b>TRAFFIC COUNTS</b>	56,000 on New York Ave		

### CO-TENANTS



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## 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





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NEW YORK AVE NE 56,000 VPD

FLORIDA AVE NE 24,000 VPD



PATTERSON ST NE

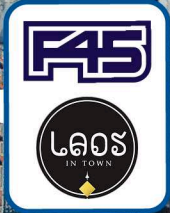
M ST NE

FIRST ST NE

N ST NE



**TWO CONSTITUTION SQUARE**



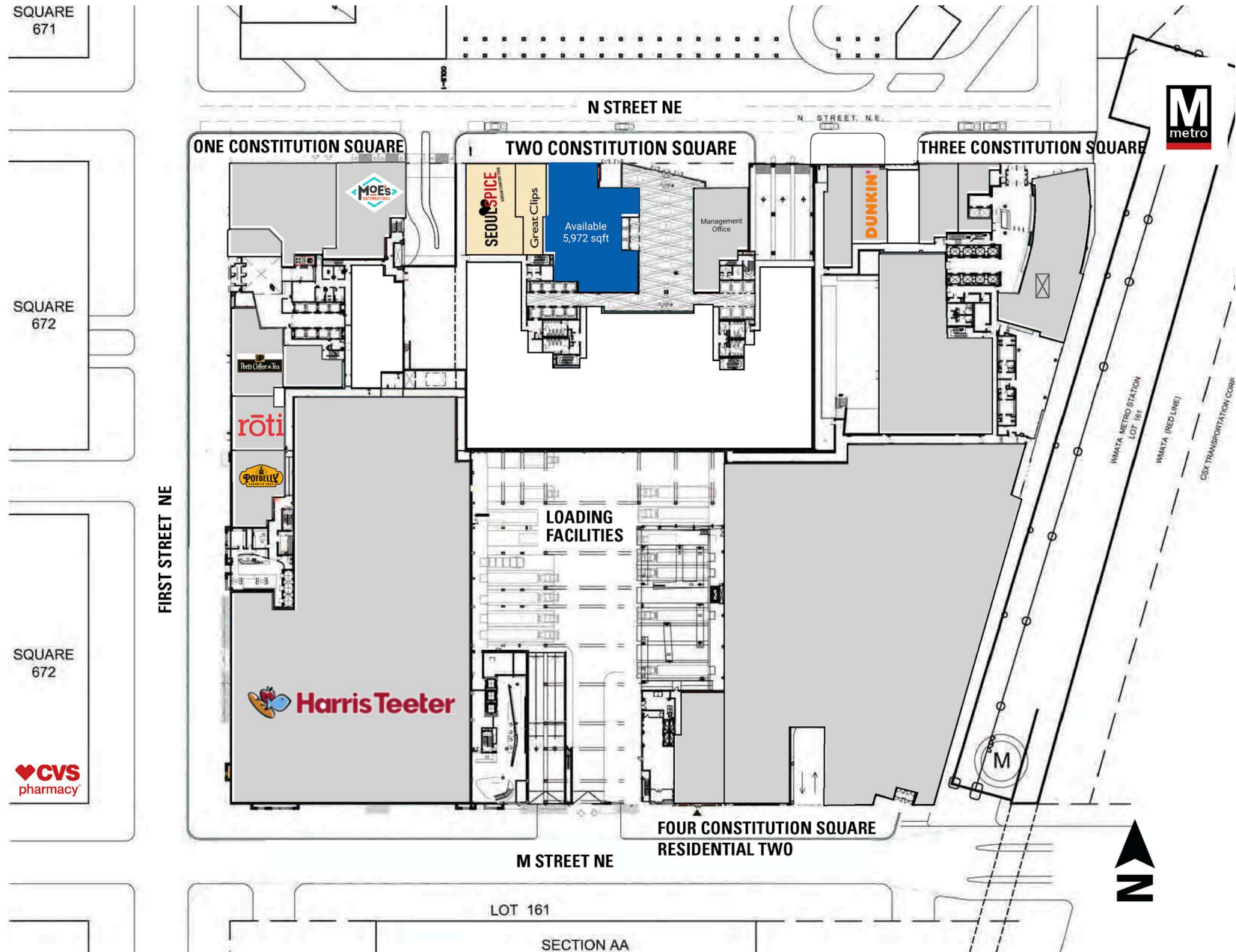
N CAPITOL ST NW 30,191 VPD



# SITE PLAN

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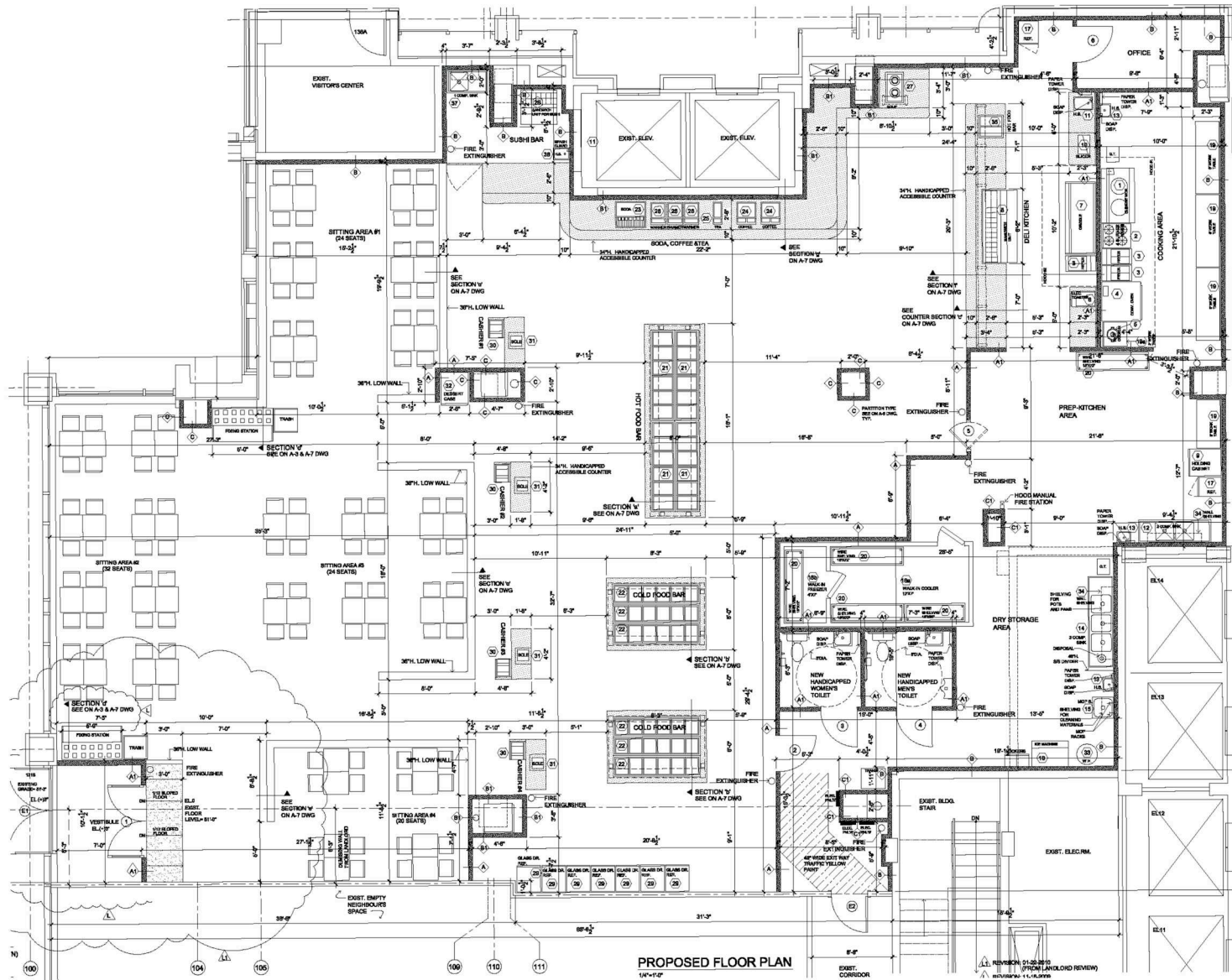
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# LOD SPACE PLAN

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N STREET NE



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

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