

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 2025

	1 MILE	3 MILES	5 MILES		
POPULATION	74,367	402,327	814,447		
DAYTIME POPULATION	80,031	532,382	780,024		
\$ HOUSEHOLD INCOME	\$167,109	\$165,753	\$153,362		
TRAFFIC COUNTS	56,000 on New York Ave				

CO-TENANTS

















TWO CONSTITUTION SQUARE **WASHINGTON, DC**

DEVELOPMENT SUMMARY

	Building Type	(SF)	(SF)	(units)	(rooms)	(SF)*	% of Total
	Commercial	12,648,060	414,108	-	_	13,764,168*	34.3%
	Residential		433,000	10,189	_	12,307,500*	30.7%
6	Hotel	-	20,000	-	1,531	662,600*	1.7%
	Under Construction	32,250	41,549	2,129		1,947,359*	4.8%
FEFE	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*	

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 Rotall: 1 250 SF 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 Retail: 15.967 SF

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

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 COLIFTYARD 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 (A) 77 NEW YORK AVE NE (B) 51 N ST NE Residential: 220 units Retail: 11,000 SF (C) 1250 FIRST ST NE Retail: 17,000 SF (D) 50 PATTERSON ST NE Office: 128,000 SF Retail: 35,000 SI

12 TRIBEÇA DC Urban Investment Partners Residential: 99 units

13 "FUTURE" HOTEL

14 HYATT PLACE Excel Group Hotel: 200 moms

15 7 NEW YORK AVE NE

16 CITIZENM Altus Realty Hotel: 296 rooms

17 THE RELGARD Wood Partners Residential: 346 units Retall: 5,000 SF

Monument Realty Residential: 321 units

19 NORTHWEST ONE (A) 2M William C. Smith / Warrenton Group Residential: 314 units Retall: 4,100 SF (B) 2 PATTERSON District of Columbia Residential: 577 units

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

Office: 275,000 SF Retail: 17,000 SF

Northwestern Mutual Office: 575,000 SF Retail: 15.000 SF Boyd Watterson Office: 330 000 SF Retail: 15 000 SF

> (D) FLATS 130 TIAA Residential: 643 units 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 Trammell Crow /
Central Armature Works (A) 1220/1240 THIRD ST NE Residential: 640 units Retail: 62,000 SF (B) 222 M ST NF

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

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

30 FIRST + M

AvalonBay Residential: 469 units Retail: 2,930 SF Retail: 18,000 SF

21 CAPITOL PLAZA Principal Financial Group

22 CONSTITUTION SQUARE (A) 145 N ST NE (B) 1275 FIRST ST NE (C) HILTON GARDEN INN Magna Hospitality Hotel: 204 rooms Retail: 10,000 SF

Harris Teeter, 50 000 SE

Retall: 10,000 SF

44 UNION SQUARE III Network Realty Partners

45 77 K ST NE

46 111 K ST NE Retail: 1,145 SF

Residential: 700 units Retail: 50,000 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 MPR HEADQUARTERS

34 CAMPEN NOMA Carnden 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

38 SENTINEL SQUARE

(A) 90 K ST NF

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 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 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

Hotel: 106 rooms Retail: 7,700 SF

Brookfield Office Properties Office: 320,000 SF

Rubenstein Partners Office: 97,635 SF

51 CENTRAL UNION MISSION

52b

CHUSETTS AVE

Red Line Amtrak/VRE/MARC

Union Station Metro Stati

32

35

Georgetown Student Housing Residential: 158 units

Retail: 1.950 SF 50 BURNHAM PLACE AT UNION STATION Akridge Mixed-Use: 3,000,000 SF

47 ALTA 801

48 77H

Wood Partners

Retall: 2,000 SF

Retail: 85,000 SF

49 55 H ST NW

Residential: 303 units

Residential: 327 units

Homeless Shelter & Services 33,400 SF

Office: 380,000 SF (B) 660 N CAPITOL ST NW Republic Propertie Office: 195,000 SF Retail: 5 000 SE

54 DC SAFE

Office: 32,250 St

Domestic Violence Victim Shelter & Services

Union

Station

Metropolitan Branch Trail 8-mile recreational trail from Union Station to Silver Spring

Union

Market

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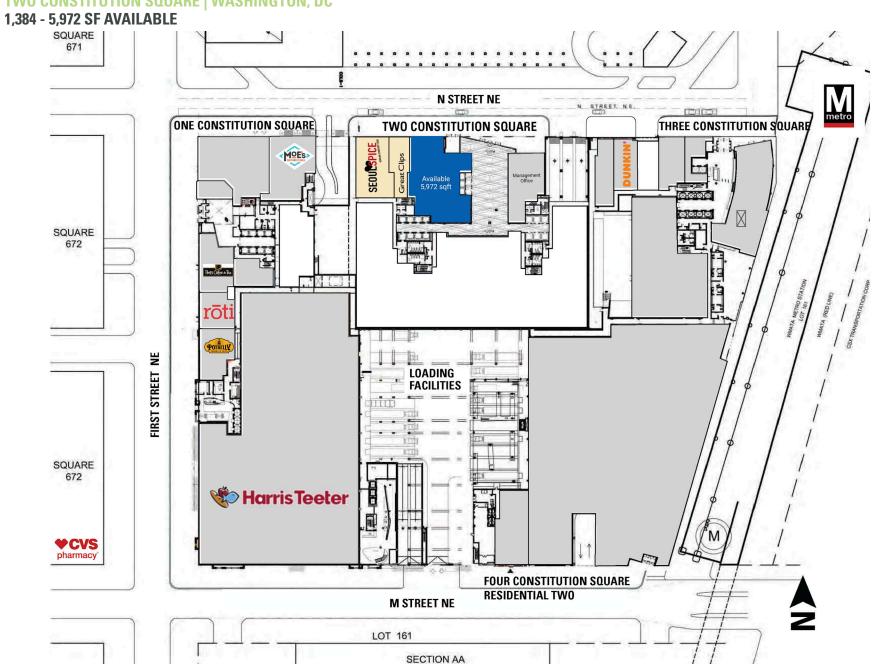
52 REPUBLIC SQUARE 55 1232 4TH ST NE (A) 25 MASSACHUSETTS AVE NW Cubed Partners / Shift Capital Residential 98 units

53 SO OTHERS MIGHT EAT (SOME)



SITE PLAN

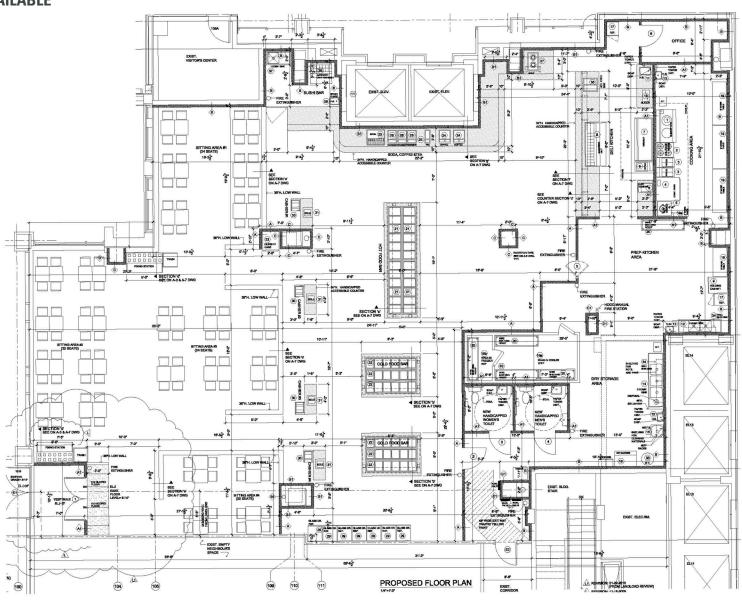
TWO CONSTITUTION SQUARE | WASHINGTON, DC



LOD SPACE PLAN

TWO CONSTITUTION SQUARE | WASHINGTON, DC

1,384 - 5,972 SF AVAILABLE







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

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