



UNION MARKET

320 Florida Avenue NE
Washington, DC 20002



318-UNIT TROPHY MIXED-USE ASSET IN THE HEART OF UNION MARKET
AND ONE BLOCK FROM THE NOMA-GALLAUDET METRO STATION

2019

Year Built

219

Conventional Units

99

Co-Living Units
(239 Beds)

**9,632 SF
RETAIL**

(100% Leased)



93

Walk Score

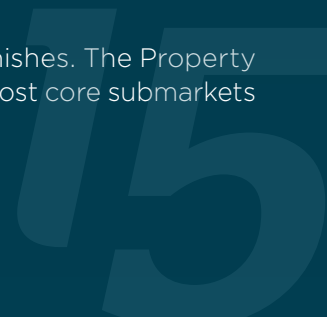


LEED Silver
Certified

JLL is pleased to present **i5 Union Market** (the “Property”), a 318-unit trophy mixed-use asset located in the heart of Union Market. This unique asset contains a mixture of conventional and co-living apartments allowing the ability to achieve higher overall rents, and features 9,632 SF of retail space that is 100% leased by Orangetheory, Eunoia/Toolbox Pilates, Saladworks, and Status Archive. With no other properties offering a mix of conventional and co-living units in Union Market or NoMa, the unique densification of i5 Union Market provides renters with optionality for a full apartment or co-living bedroom while providing the owner maximized rent PSF.

The Property’s strategic location on Florida Avenue offers incredible frontage to the main Union Market thoroughfare and is a 2-minute walk to the NoMa-Gallaudet (Red Line) Metro station. With no future supply currently under construction for the Union Market submarket, i5 Union Market benefits from an environment that supports sustained rent growth and occupancy. The Property is adjacent to Trader Joe’s and walkable to Whole Foods and Harris Teeter. In addition, the Property is a short walk to two Michelin rated restaurants, Elcielo and Masseria. Surrounded by 339K SF of premier restaurants and lifestyle amenities in DC’s renowned cultural and culinary hub, the Property is a short walk to the vibrant La Cosecha Latin American marketplace, over 40 local restaurants and shops at Union Market. Residents benefit from direct access to Route 50 via New York Avenue, allowing convenient vehicular access to the greater Washington, DC region. Additionally, the Property is steps from over 12 million SF of office space in Noma, and is minutes from over 100 million SF of downtown DC office space.

i5 Union Market features an impressive amenity package and state-of-the-art apartment finishes. The Property embodies trophy product with reliable in-place cash flow and immense upside in one of the most core submarkets in the District.



INVESTMENT HIGHLIGHTS



RARE OPPORTUNITY TO ACQUIRE A TROPHY MIXED-USE ASSET

318-unit mixed-use asset in the heart of Union Market



STRONG PROPERTY-LEVEL PERFORMANCE AND COMPELLING SUPPLY-DEMAND FUNDAMENTALS

No market-rate units under construction in Union Market with minimal near-term future supply projected



LOCATED AT THE EPICENTER OF MAJOR ATTRACTIONS, DEMAND DRIVERS, AND LIFESTYLE AMENITIES

Walkable to La Cosecha, The Market, Signal House, Trader Joe's, and Harris Teeter



TRANSIT ORIENTED DEVELOPMENT IN A HIGHLY WALKABLE NEIGHBORHOOD

93 walk score, one block from the NoMa-Gallaudet metro station (Red Line), and accessible to Union Station



HIGH CALIBER EAST END EMPLOYMENT HUB AND DIRECT ACCESS TO DC CBD

Accessible to 12MM+ SF of office in NoMa and Union Market, and 100MM+ SF of downtown CBD office



EXCEPTIONAL DISTRICT DEMOGRAPHICS

\$173,355 average household income, \$909,887 average home value, 17% rent-to-income ratio, and 50% discount to owning

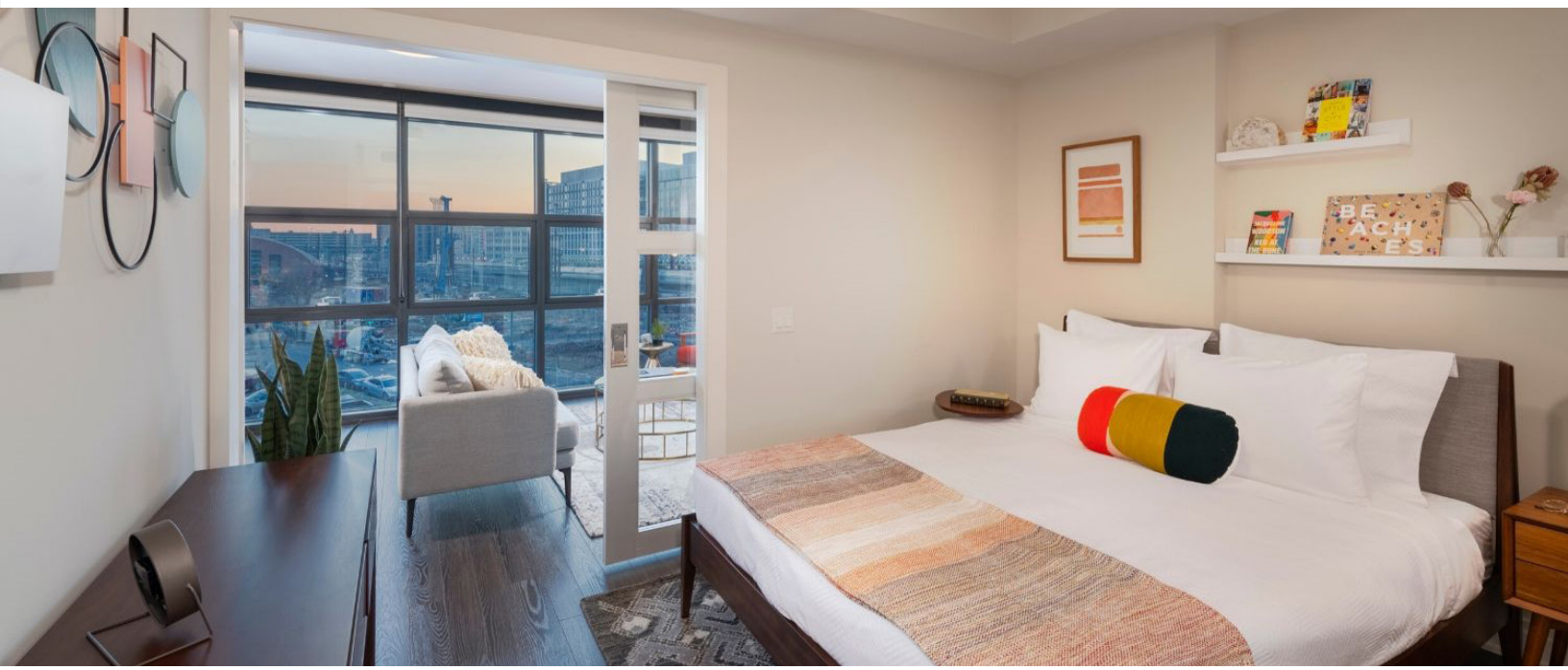


MODERN APARTMENT FINISHES & FEATURES

- Floor-to-ceiling windows* with premium roller shades
- Movable, multi-functional kitchen islands*
- Quartz countertops with dual-finish cabinets and undercabinet lighting
- Porcelain tile backsplash accenting stainless-steel appliances and chrome fixtures
- Private balconies and terraces*
- Porcelain tile showers with Kohler glass doors
- Built-in linen closets in select bathrooms
- Full-sized washer and dryers in each unit
- SCHLAGE® Keyless Entry Locks
- Green building with a LEED Silver certification

**Select residences*





INDOOR-OUTDOOR ROOFTOP LOUNGE



LIBRARY WITH FIREPLACE



HEATED ROOFTOP INFINITY POOL



FITNESS CENTER WITH PELOTON BIKES AND YOGA STUDIO



COCKTAIL ROOM



STATE-OF-THE-ART COMMUNITY AMENITIES

- 3,000-SF fitness center with cross-training area, Peloton bikes, and a yoga studio
- Heated rooftop infinity pool
- Indoor-outdoor rooftop lounge with fireplace, outdoor grilling, and dining stations
- Penthouse club room with media, gaming, and wet bar
- Large chef's kitchen with a private dining area, adjacent rooftop patio space and grilling stations
- Co-working lounge featuring private offices, conference room, and workstation furniture
- Bike room with tool station and commuter shower room
- Pet spa and dog run



LOBBY WITH CO-WORKING SPACE

VIBRANT, LIVE-WORK-PLAY ENVIRONMENT



UNION STATION
 29,300+ riders per day
BUSIEST STATION IN THE METRO SYSTEM

85 Amtrak Trains Daily	57 MARC Trains Daily	32 VRE Trains Daily
-22,000 Entries Daily	3 Lines -8,000 Daily Riders	-400 Arrivals/ Departures Daily



TO H STREET



FLORIDA AVENUE NE



93
 Walker's Paradise

96
 Biker's Paradise





ATF



15

UNION MARKET

STATUS
FOOTWEAR & APPAREL

Orangetheory
SALADWORKS

pluma Toastique
GOURMET TOASTIES
BREADS & COFFEES

STELLINA PIZZERIA
ITALY PIZZA STYLE FOOD LOVE

SIGNAL HOUSE
215K+ SF OF OFFICE | 11.5K+ SF OF RETAIL

StateFarm TikTok
NeighborWorks AMERICA INDUSTRIOUS
INSTITUTE FOR PROGRESS KIPP DC



LA COSECHA SHEA
mercado . arte . cultura

UNIDO
PAQUETE DE COFFEES

ADAPACHO TAPACRY
BLUE BOTTLE COFFEE
elelele
Real - Natural - Barrio Nuevo

sweetgreen BAR BETSIE

Last Call

PASTIS

Massaria

THE VILLAGE
cafe

CHAI PANI

Cotton & Reed
WASHINGTON, DC

ARCADÉ

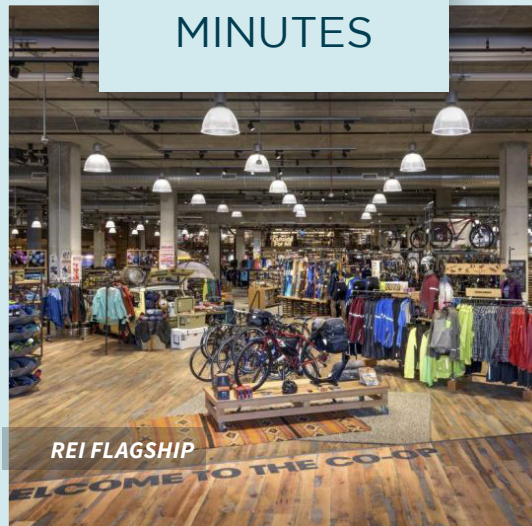
UNION MARKET
75K+ SF OF RETAIL | 50+ RESTAURANTS AND VENDORS

NEW YORK AVENUE NE



COMMUTE TIMES FROM i5

	Minutes Walking	Minutes Biking/Scootering	Metro Stops	Minutes Driving
Trader Joe's	-	-	-	-
Harris Teeter	6	2	-	1
Streets Market	7	2	-	1
Whole Foods	10	4	-	4
Union Station	15	5	1	5
Gallery Pl/Cap One Arena/Chtown	30	12	3	7
Metro Center	35	15	4	8
East End	-	17	4	9
Dupont Circle	-	18	5	9
CBD	-	19	5	10
Farragut Square	-	20	5	10
Amazon HQ2/Pentagon City	-	-	6	15
Reagan National Airport	-	-	8	20



UNION MARKET

NOMA LESS THAN 5 MINUTES

INVESTMENT SALES ADVISORY

ROBERT JENKINS

Managing Director
202.777.2308
robert.jenkins@jll.com

BRET THOMPSON

Managing Director
202.719.6139
bret.thompson@jll.com

ANDREW GEMMA

Director
202.533.2521
andrew.gemma@jll.com

WILL MCCONNEL

Analyst
202.320.8637
will.mcconnel@jll.com

FINANCING

ROBERT CAREY

Managing Director
202.533.2531
robert.carey@jll.com

EVAN PARKER

Senior Director
202.777.2303
evan.parker@jll.com



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