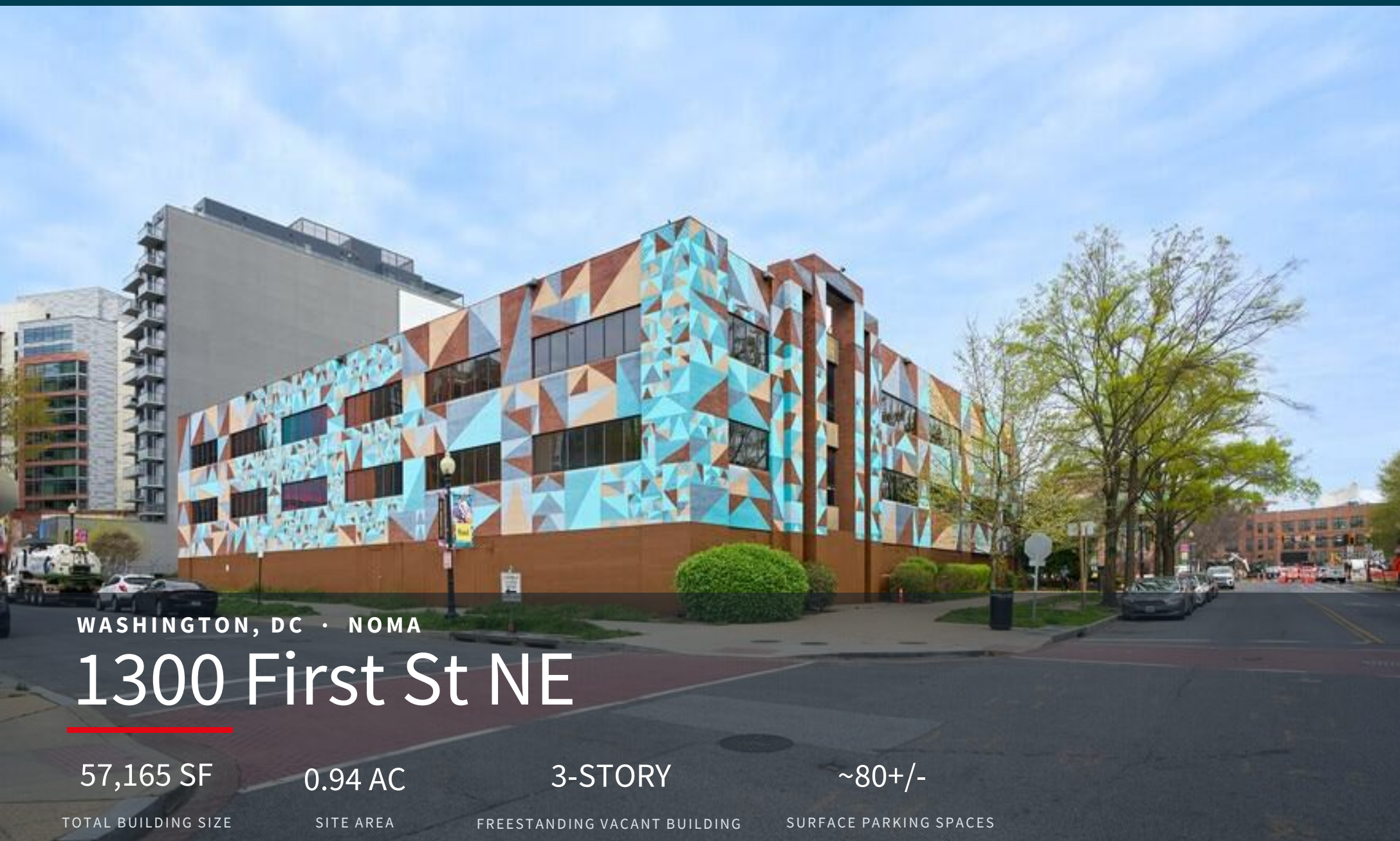


**FOR SALE
OR LEASE**

JLL JULY / RESIDENTIAL



WASHINGTON, DC • NOMA

1300 First St NE

57,165 SF

TOTAL BUILDING SIZE

0.94 AC

SITE AREA

3-STORY

FREESTANDING VACANT BUILDING

~80+/-

SURFACE PARKING SPACES

OPPORTUNITY HIGHLIGHTS

A rare freestanding vacant building on a full corner parcel in the heart of NoMa — for sale or lease.

18,809

GROUND FLOOR SF

19,178

2ND FLOOR SF

19,178

3RD FLOOR SF

- **Address** - 1300 1st St NE Washington, DC 20002
- **Rare 57,165 SF (total) 3-story freestanding vacant building** on a **0.94-acre parcel** at the corner of 1st Street NE / N Street NE in NoMa — **for sale or lease.**
- **Highly visible** from **New York Ave NE** (~60K± vehicles daily)
- **One block** from the **NoMa / Gallaudet U Metro Station** (Red Line)
 - **Six blocks** from **Union Station** (Red Line)
- **~13,000± residents** in trade area (as defined on page 8)
- **~50,000± daytime employees** in trade area (as defined on page 8)

D-5

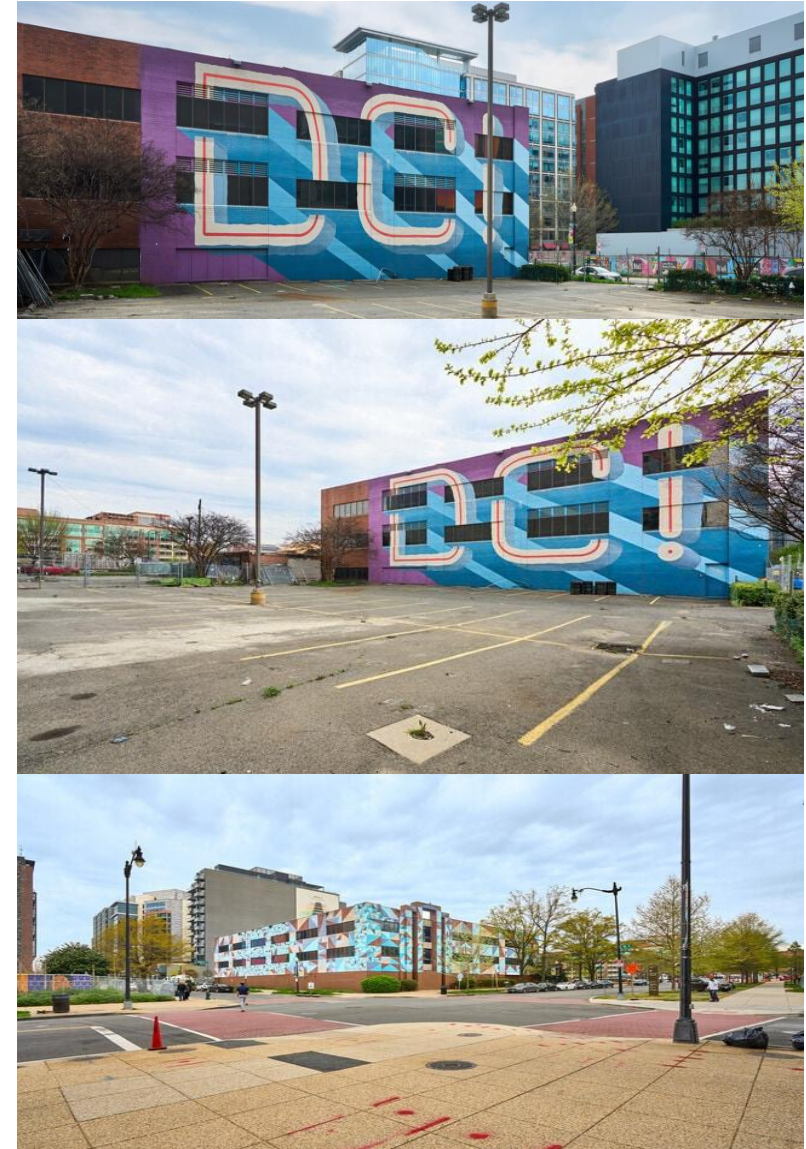
ZONING

1.36

FLOOR AREA RATIO

~80±

PARKING SPACES



THE BUILDING

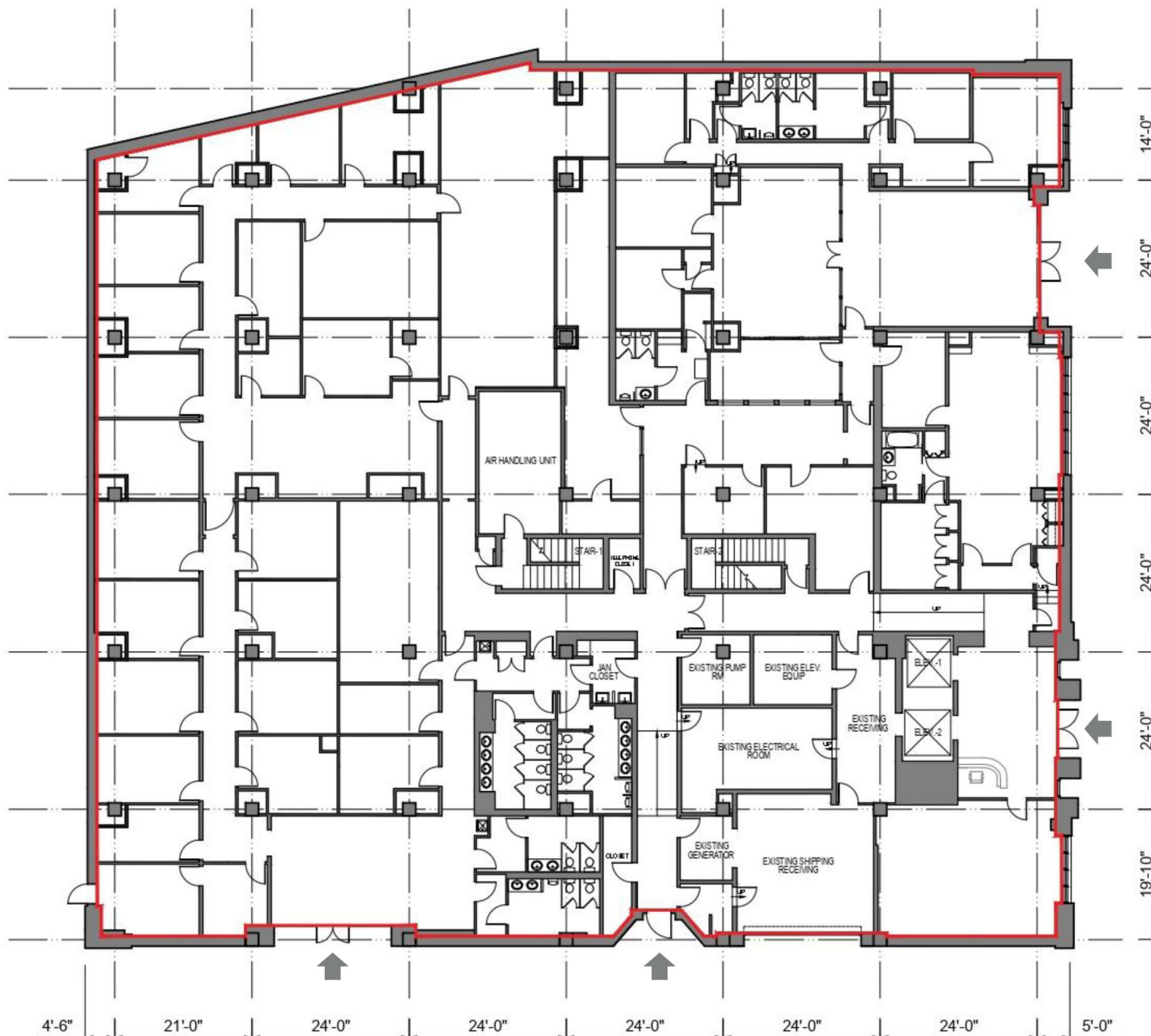


SITE OVERVIEW



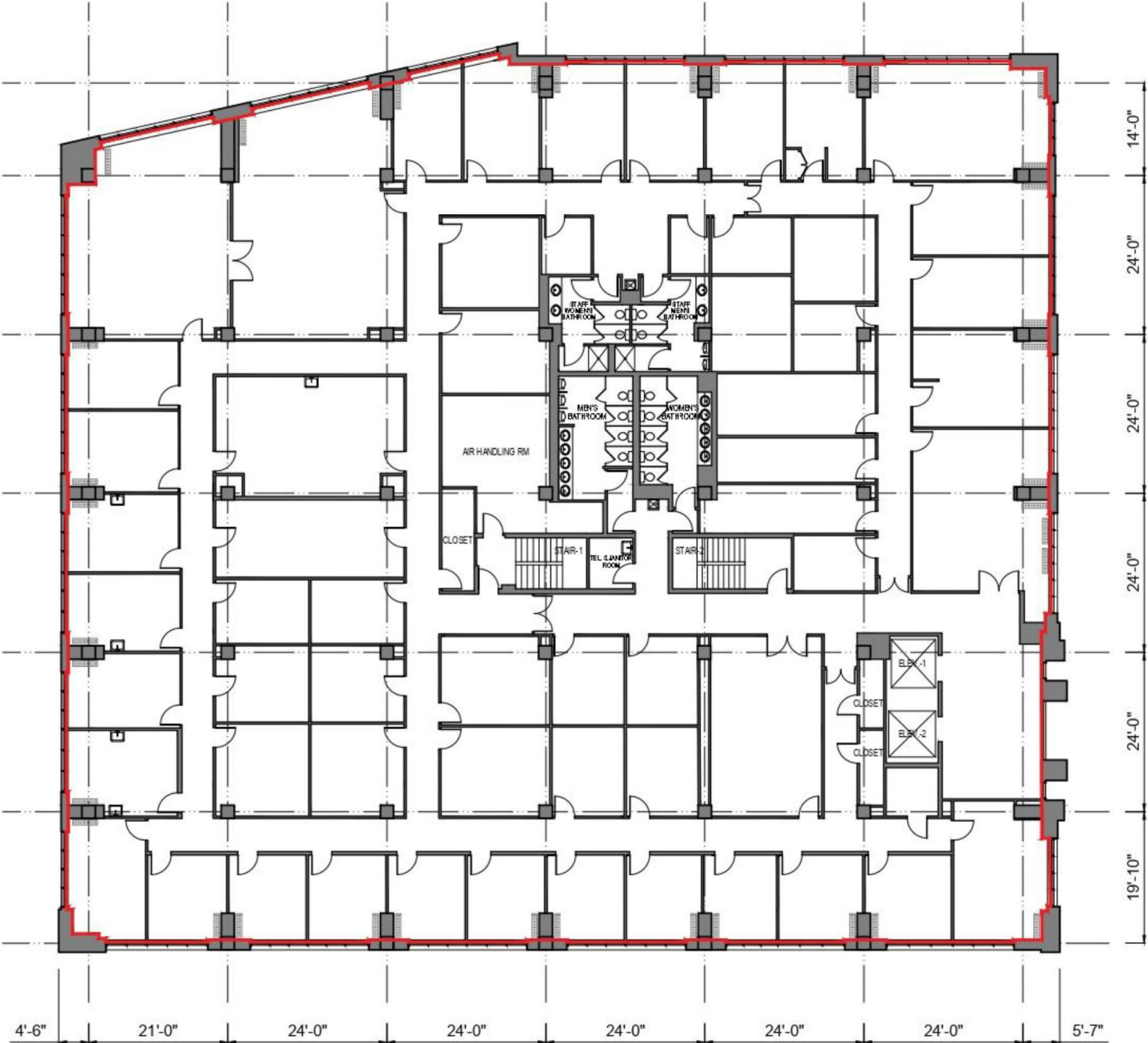
FLOOR PLAN — GROUND FLOOR

18,809_{SF}



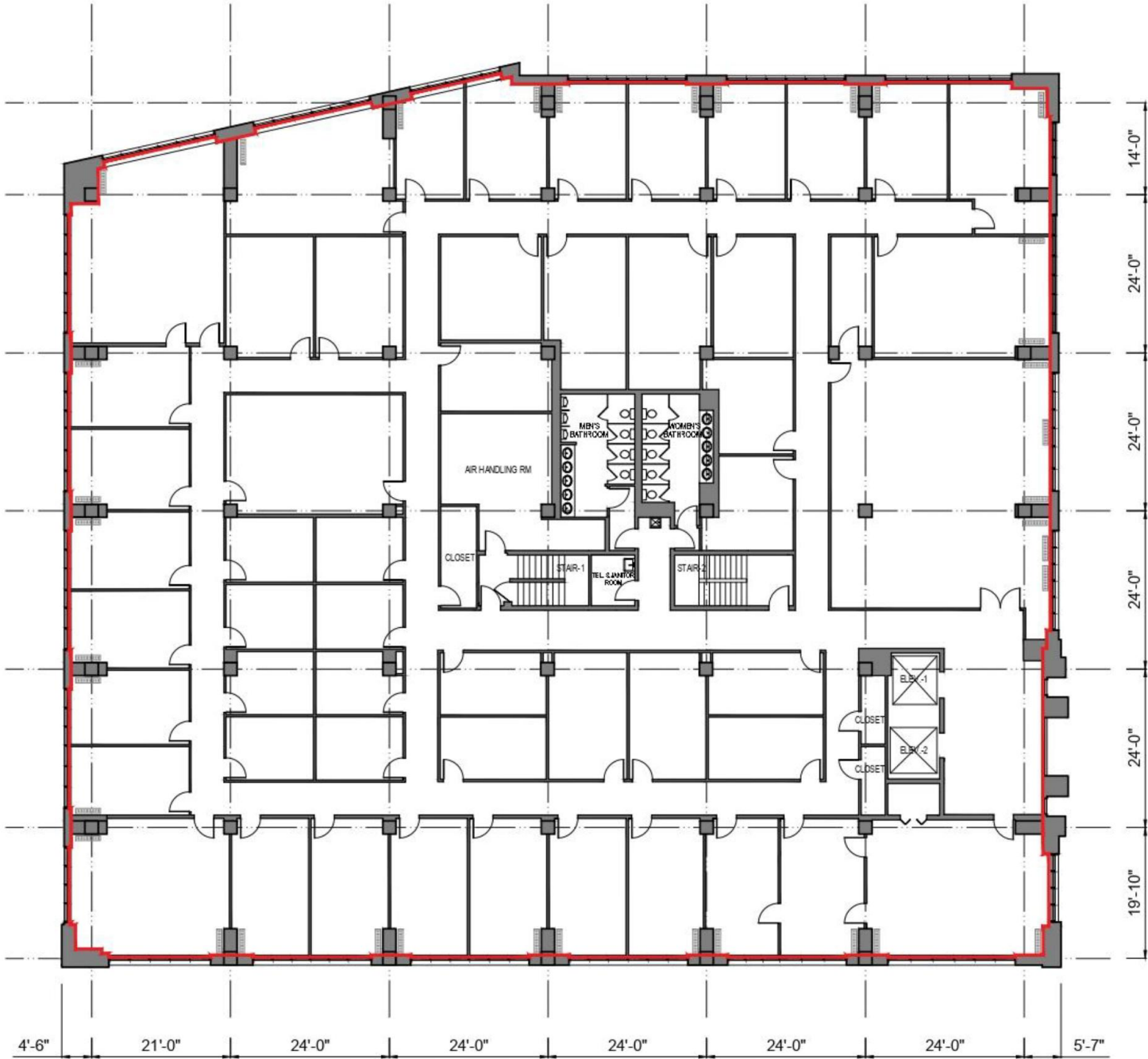
FLOOR PLAN — SECOND FLOOR

19,178_{SF}



FLOOR PLAN — THIRD FLOOR

19,178_{SF}



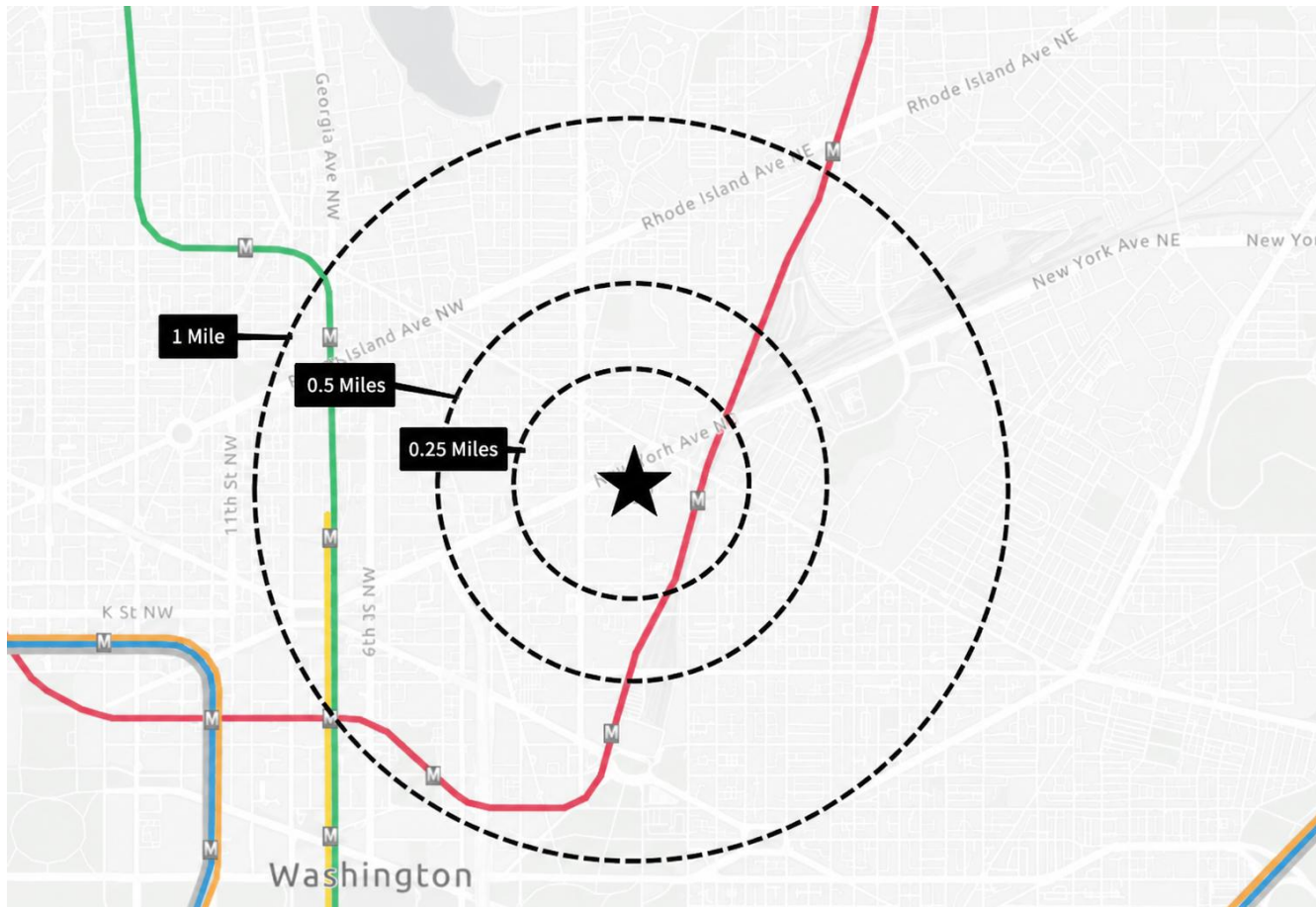
THE AREA



TRADE AREA OVERVIEW

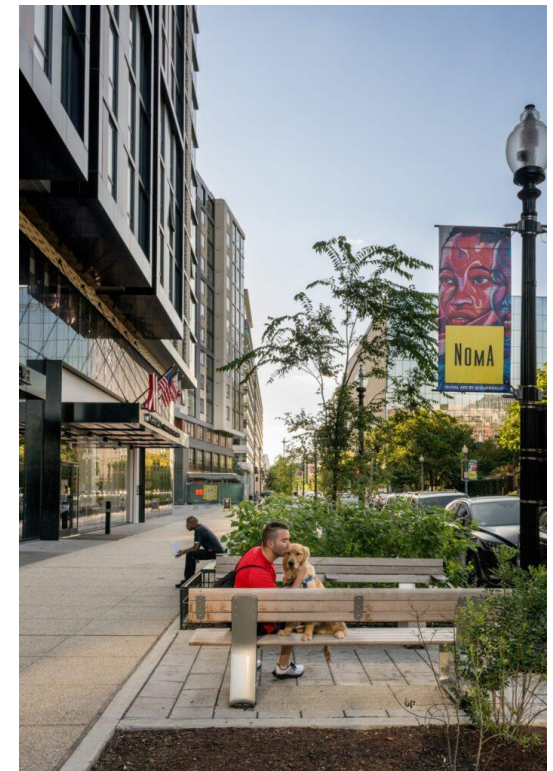


DEMOGRAPHICS



By the Numbers – Union Market / NoMa:

- **~45M SF of Office, Hotel, Residential, and Retail**
- **6,000+ residential units – 96% occupied (highest in DC)**
- **Foot Traffic is up over 20% YTD**
- **842 hotel rooms + 200 more planned to deliver within next 2 years**



Demographic/Radius	0.25 MI	0.5 MI	1.0 MI
Population	8,749	29,226	76,137
Avg HH Income	\$123,371	\$150,544	\$177,168
Households	13,420	42,245	148,211
Median Age	30.4	32.1	33.0

NOMA & UNION MARKET

Two connected submarkets driving Washington, DC's live-work-play growth — and the development pipeline reinforcing it.

NoMa

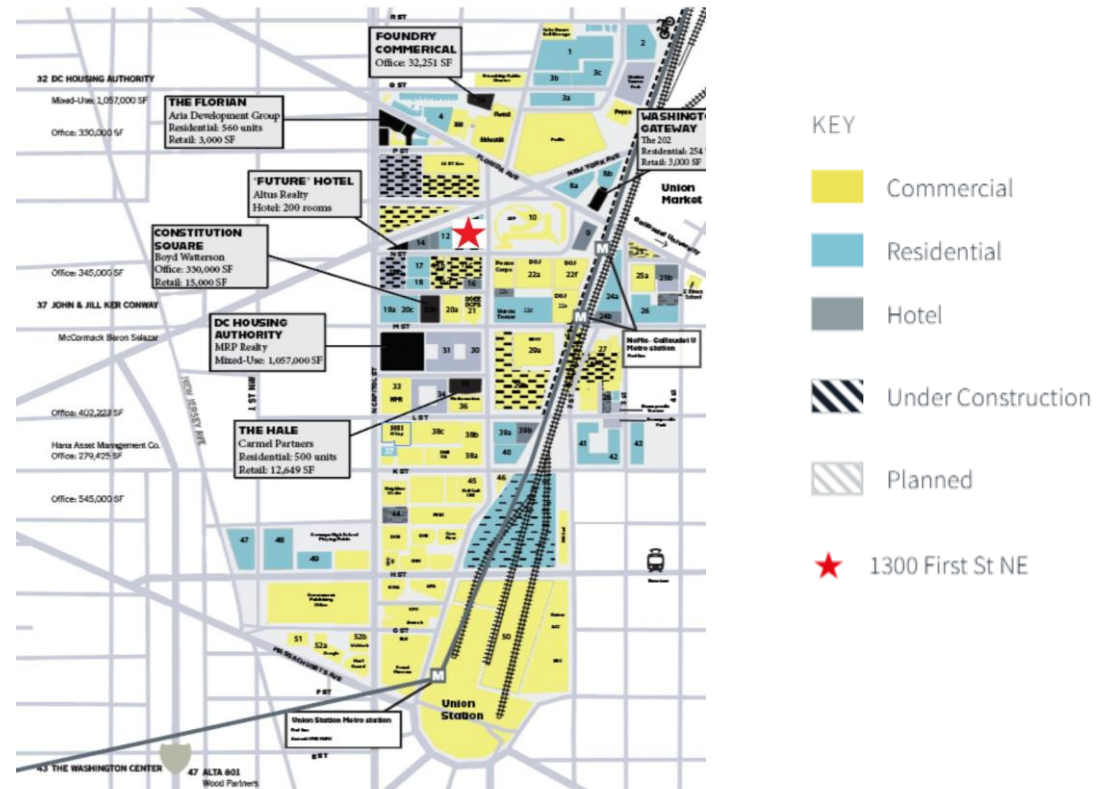
Once rail yards north of Massachusetts Ave, NoMa has grown into one of DC's densest mixed-use submarkets, anchored by the NoMa-Gallaudet U Metro (Red Line) and proximity to Union Station.

Union Market

Once a wholesale food district, Union Market is now a dining, retail, and entertainment destination anchored by its namesake food hall, with continued investment along Florida Ave NE.



NOMA DEVELOPMENT(S)



Emblem — 254 residential units (115 affordable) and 3,800 SF of retail.



Metro — New entrance at NoMa-Gallaudet Station on Third Street NE.



SEC HQ — 1.2M SF office building expected to be occupied by the US Securities and Exchange Commission.



Burnham Place — Proposed 3M SF development with 1,950 units and 1.5M SF of office.



76 New York Ave — 557 apartments and at least 10,000 SF of retail.

NEARBY RETAIL

Steps from NoMa's densest retail and transit corridor.

■ **Union Market** has grown from a historic wholesale food district into one of DC's top dining and retail destinations, drawing roughly **~1.6M+ visitors annually**

■ **40+ Retailers** within a **2-mile radius**



Surrounding Retail:

 Neighborhood Food & Pharmacy			 MODERN PILATES		 GRASSE — NEW YORK
					
					 St. Anselm
					

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