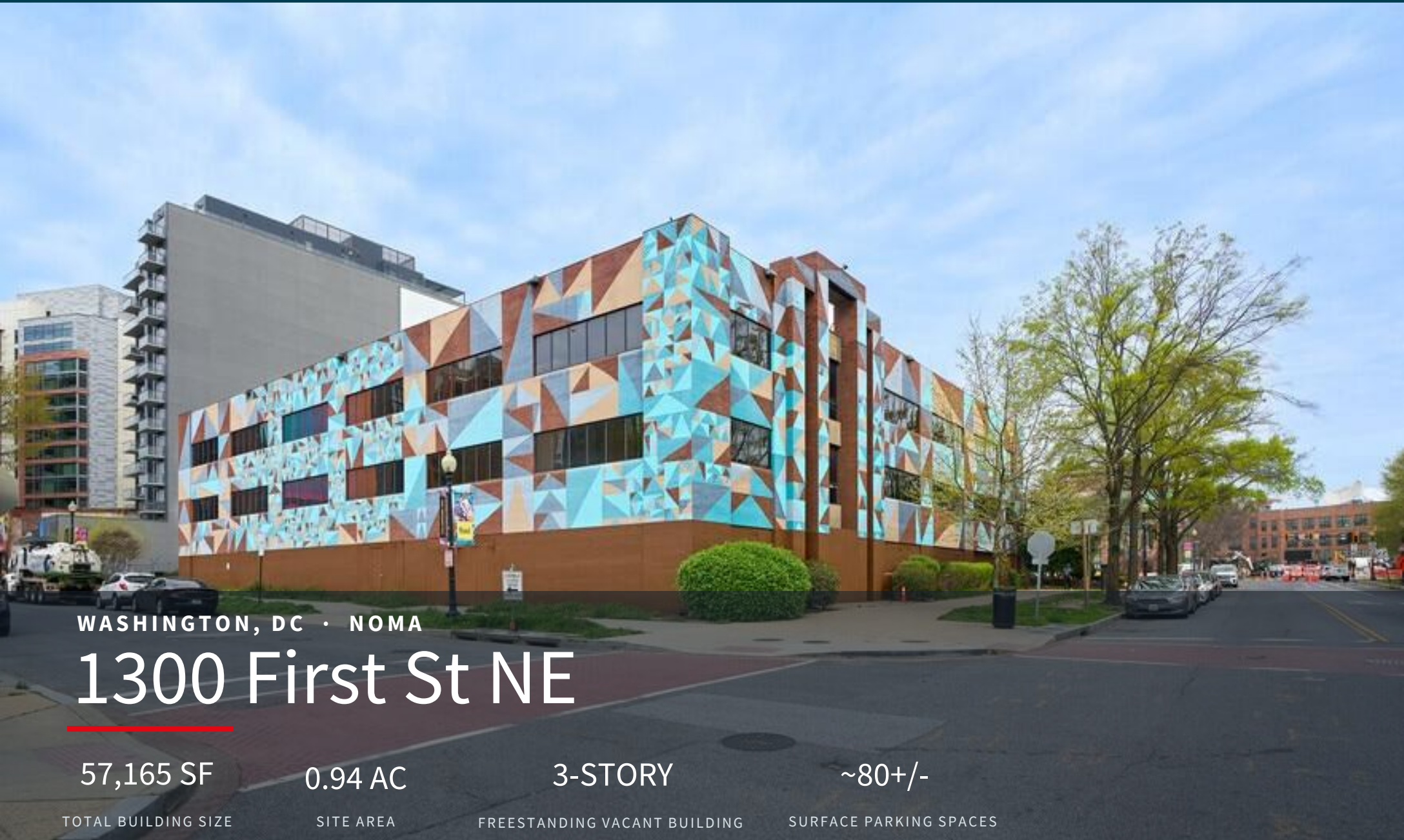


**FOR SALE
OR LEASE**

 **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

THE AREA



OPPORTUNITY HIGHLIGHTS

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**.

18,809

GROUND FLOOR SF

19,178

2ND FLOOR SF

19,178

3RD FLOOR SF

- **Address** - 1300 1st St NE Washington, DC 20002
- **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 1)
- **~50,000± daytime employees** in trade area (as defined on page 1)
- **Union Market (3 blocks away)** 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**

D-5

ZONING

1.36

FLOOR AREA RATIO

~80±

PARKING SPACES

NEARBY RETAIL

Harris Teeter
Neighborhood Food & Pharmacy

CHAI PANI

Minetta
TAVERN

REI
CO-OP

DESER
5.5
SPOT

TRADER JOE'S

ARCADE

PASTIS

Andy's PIZZA

陣 JINYA
RAMEN BAR

STELLINA PIZZERIA

[solidcore]

JETSET
MODERN PILATES

PARIS BAGUETTE

BLUE BOTTLE
COFFEE

FRAMEBRIDGE

SALT & SUNDRY

LE LABO
GRASSE - NEW YORK

TRADE AREA OVERVIEW



THE BUILDING

57,165 SF



First Floor + Second Floor - Combined

37,996 SF



SITE OVERVIEW



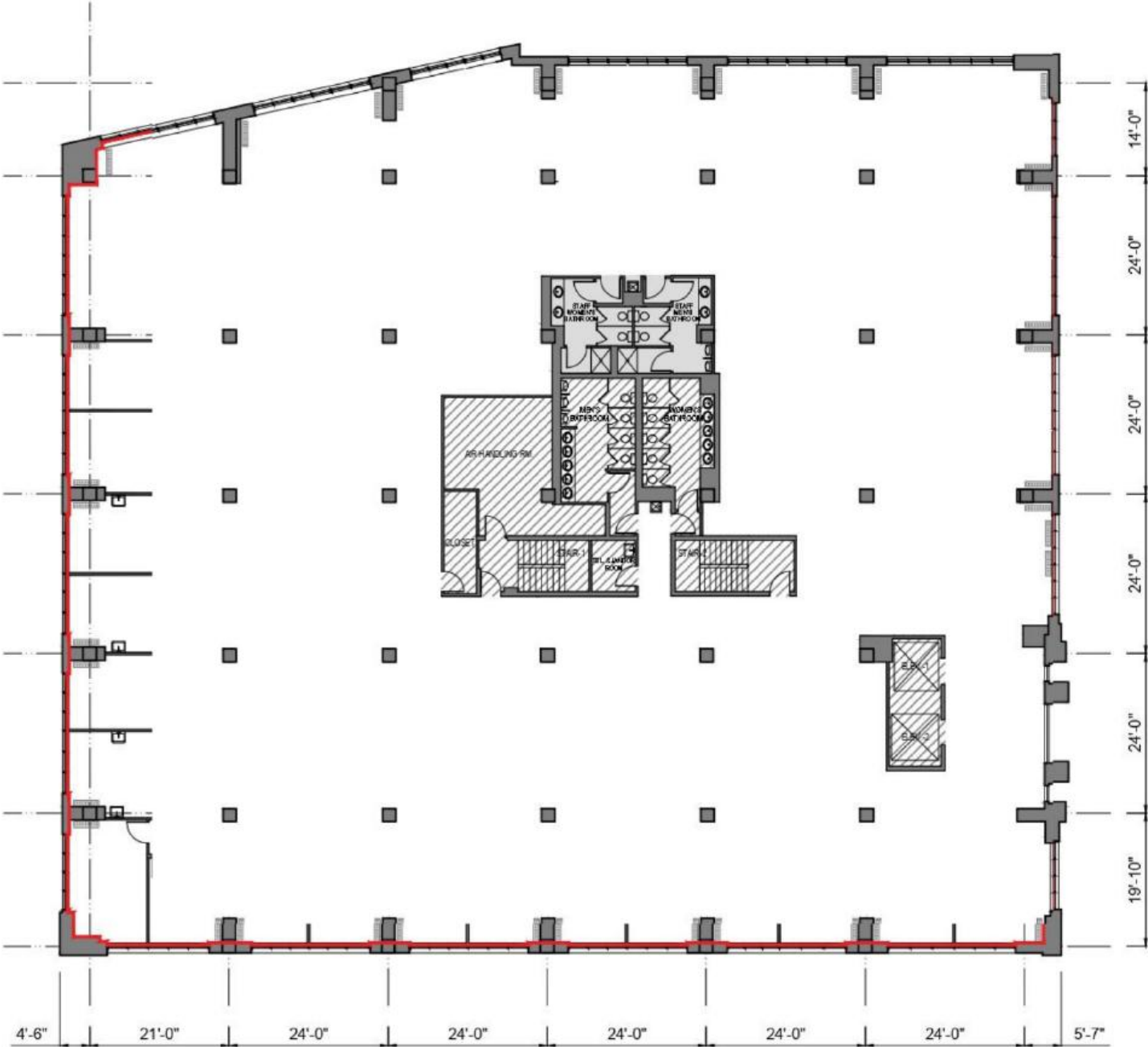
VACANCY PLAN — FIRST FLOOR

18,809_{SF}



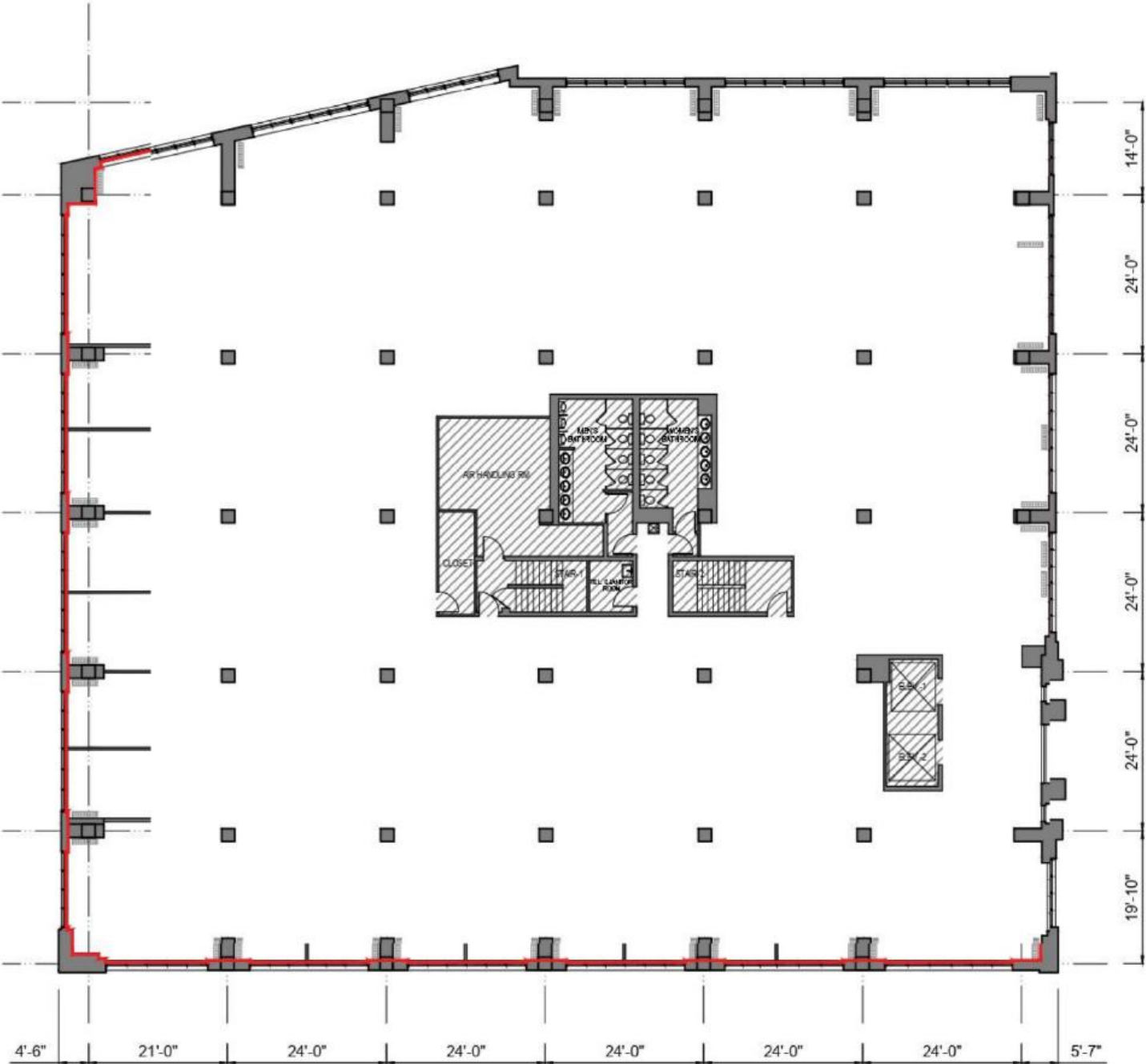
VACANCY PLAN — SECOND FLOOR

19,178_{SF}



VACANCY PLAN — THIRD FLOOR

19,178_{SF}



NOMA & UNION MARKET

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

NoMa

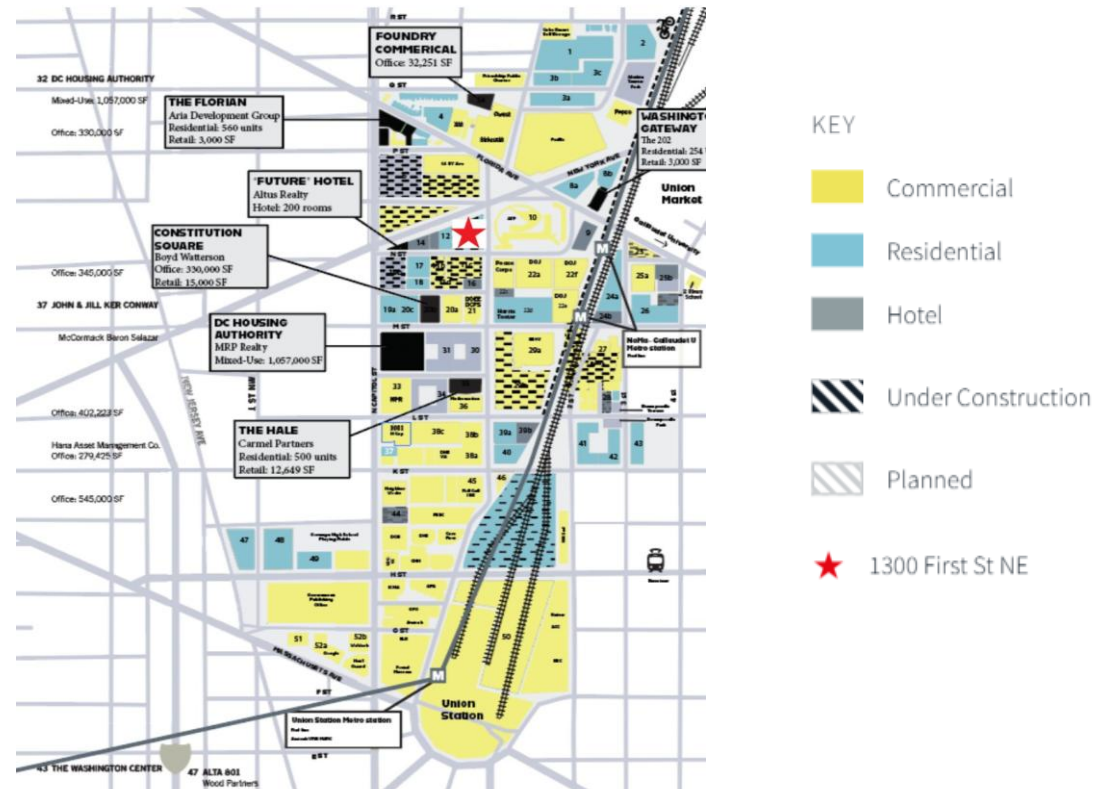
Once rail yards north of Massachusetts Ave, NoMa has grown into one of DC's densest mixed-use submarkets, anchored by the NoMa-Gallaudet U Metro (Red Line) and proximity to Union Station.

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.

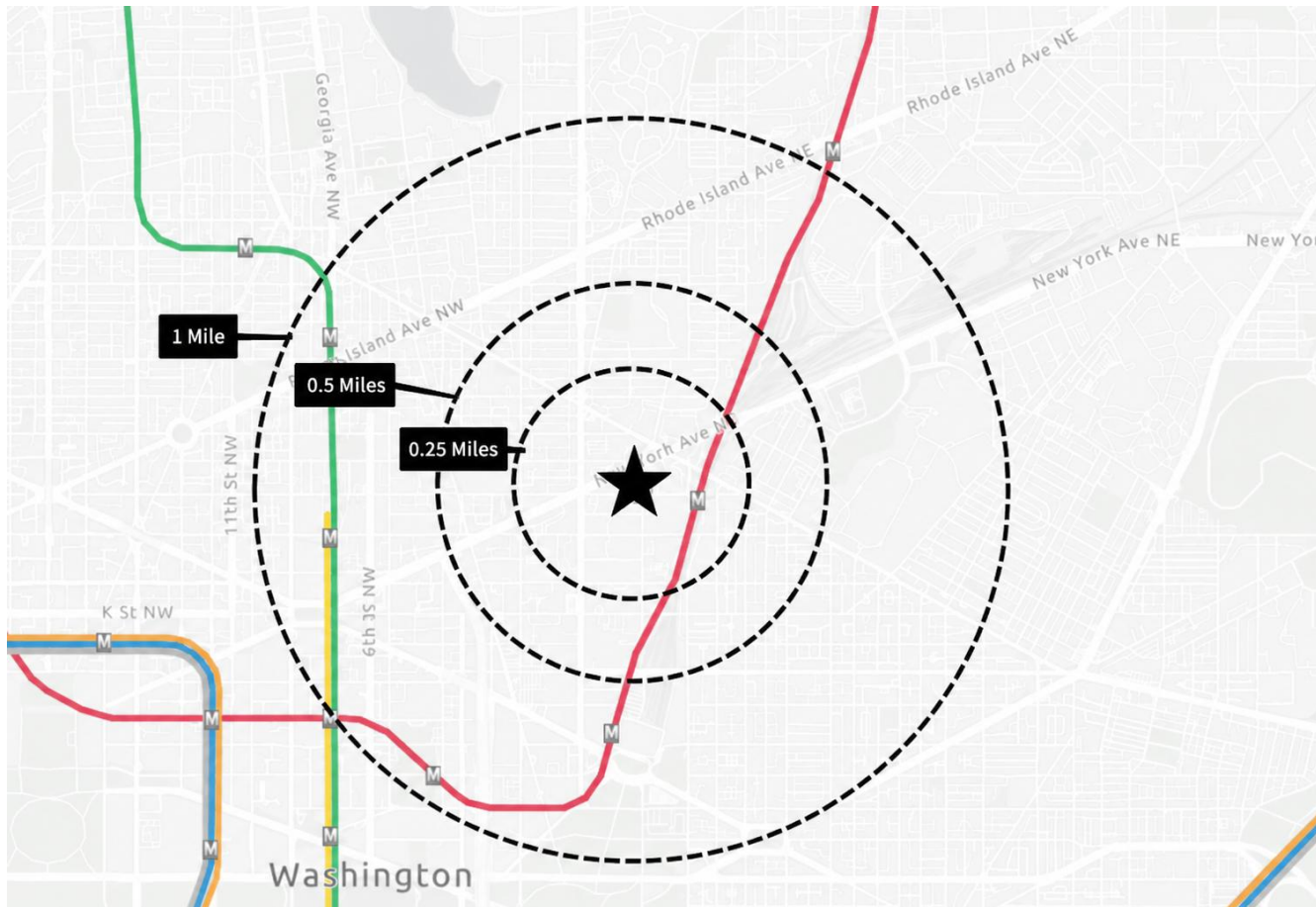


Burnham Place — Proposed 3M SF development with 1,950 units and 1.5M SF of office.



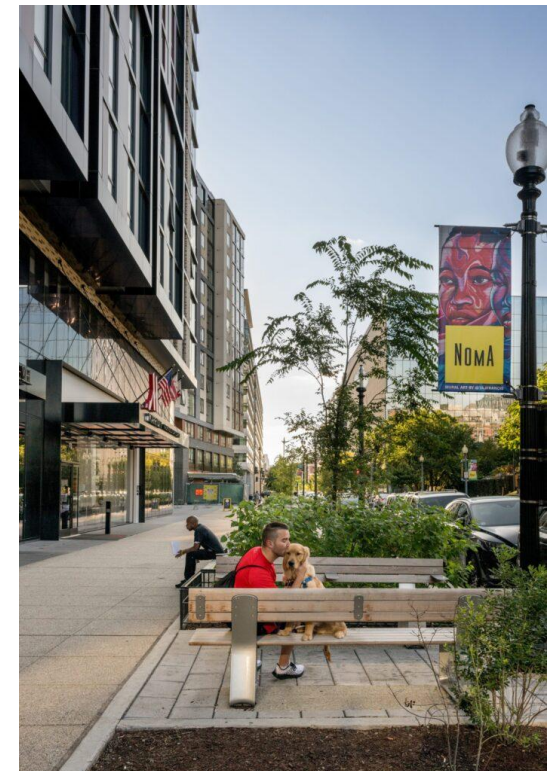
76 New York Ave — 557 apartments and at least 10,000 SF of retail.

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

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