



# RESERVOIR DISTRICT DC

2501 FIRST ST NW  
WASHINGTON, DC 20001

→ [Visit Property Website](#)



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# On historic grounds, a new community rises

Welcome to the Reservoir District – a place of vision and evolution, of heritage and health. The planned mixed-use development at the former McMillan Sand Filtration Site is a public-private partnership designed to bring new life to a national treasure. Reservoir District is creating a whole new community of living space, green space, retail space, and healthcare and life sciences workspace.

## SITE DETAILS

146 Rowhomes  
At least 514 apartments  
1,030,000 SF  
Healthcare Facilities  
Up to 22,000 SF Grocery  
30,000 SF  
Neighborhood-Serving Retail  
8 Acre "Park South"

12 Acre of Open Space in total including Cell 14, Healing Gardens, North & South Service Courts  
17,000 SF Community Center with pool, fitness center, multi-purpose rooms, gallery space, and connection to Preserved Underground Cell





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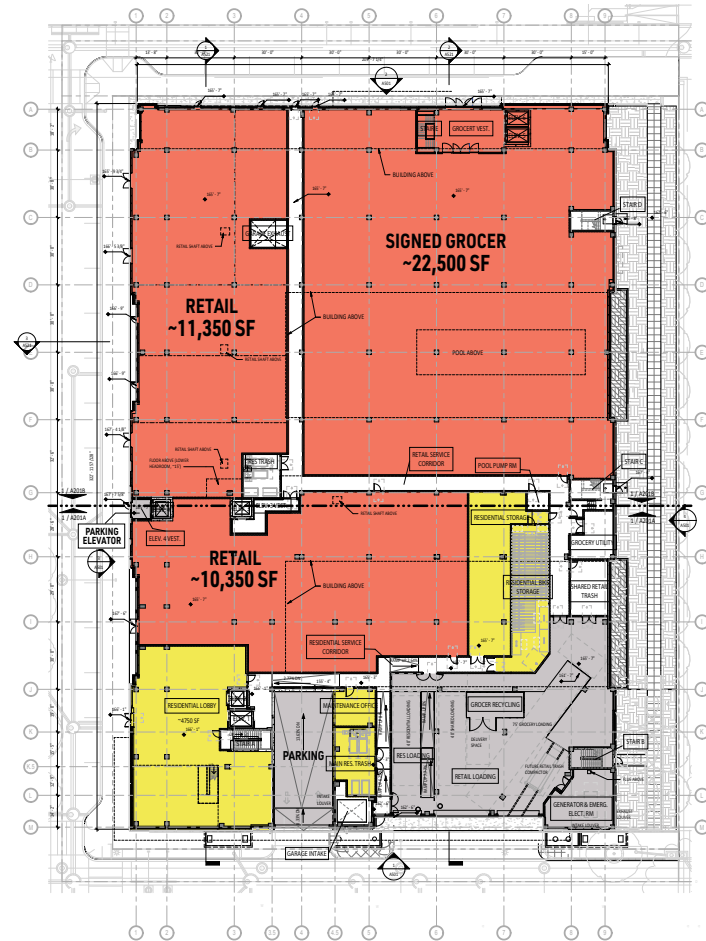
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## AVAILABILITY

**21,700 SF AVAILABLE**  
 (DIVISIBLE)

█ RETAIL    
 █ RESIDENTIAL    
 █ PARKING/LOADING





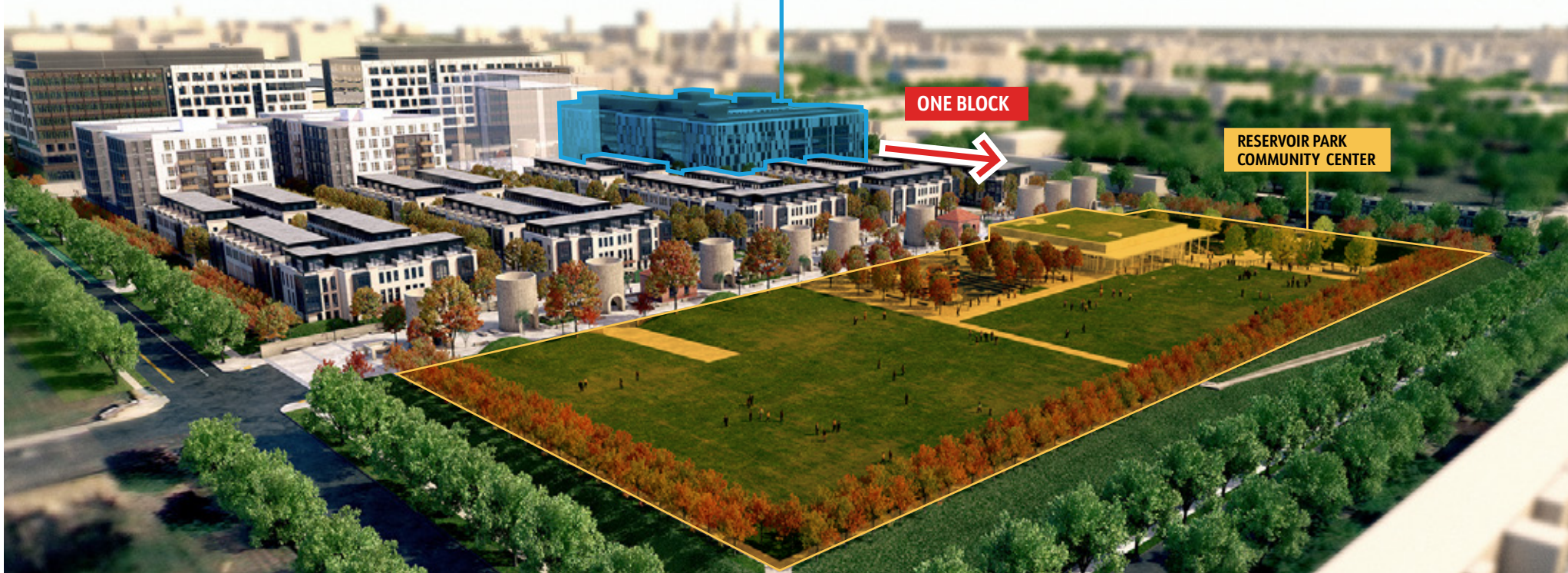
AVAILABILITY

# Daycare Opportunity

14,000 SF

Potential for Skylights into Courtyard Above

- Walking Distance to:
- 6.2 Acre Park
  - 17,00 SF Community Center
  - Playground, Exercise Stations, Splash Pads, and Amphitheater





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AVAILABILITY

# Daycare Opportunity





# Reservoir Park Community Center

### INDOOR

- Fitness Center
- Multi-Purpose Room
- Art Walk / Walking Museum
- Indoor Pool

### OUTDOORS

- Plaza
- ( 2 ) Spray Parks
- Playground
- Large Grass Field
- Historic Fountain
- Outdoor Fitness Equipment





- HEALTH CENTERS
- MULTIFAMILY
- RETAIL & DINING
- TOWNHOMES
- COMMUNITY CENTER

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## AVAILABILITY

13,300 SF AVAILABLE

RETAIL  
 RESIDENTIAL  
 PARKING/LOADING



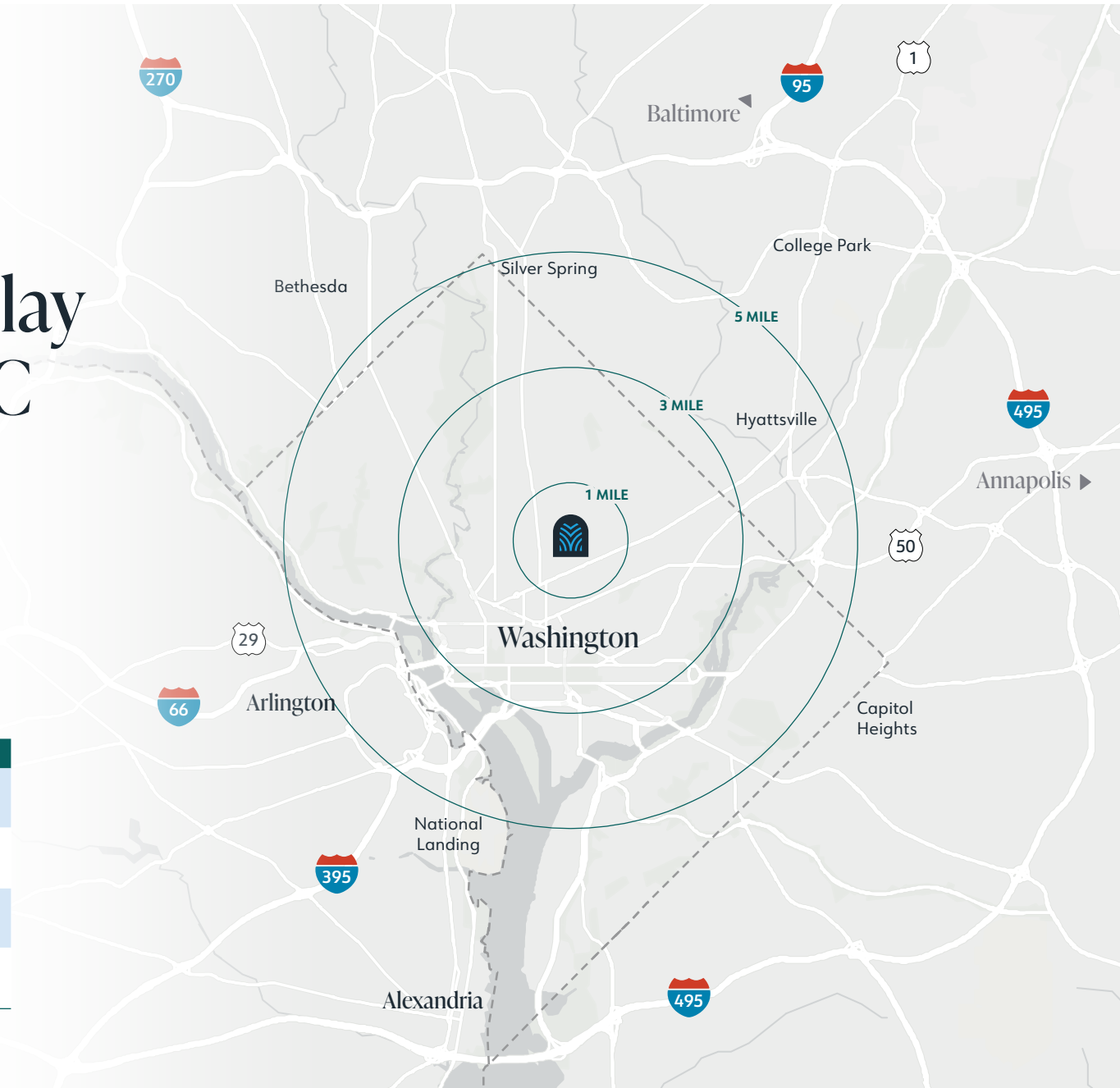


## LOCATION

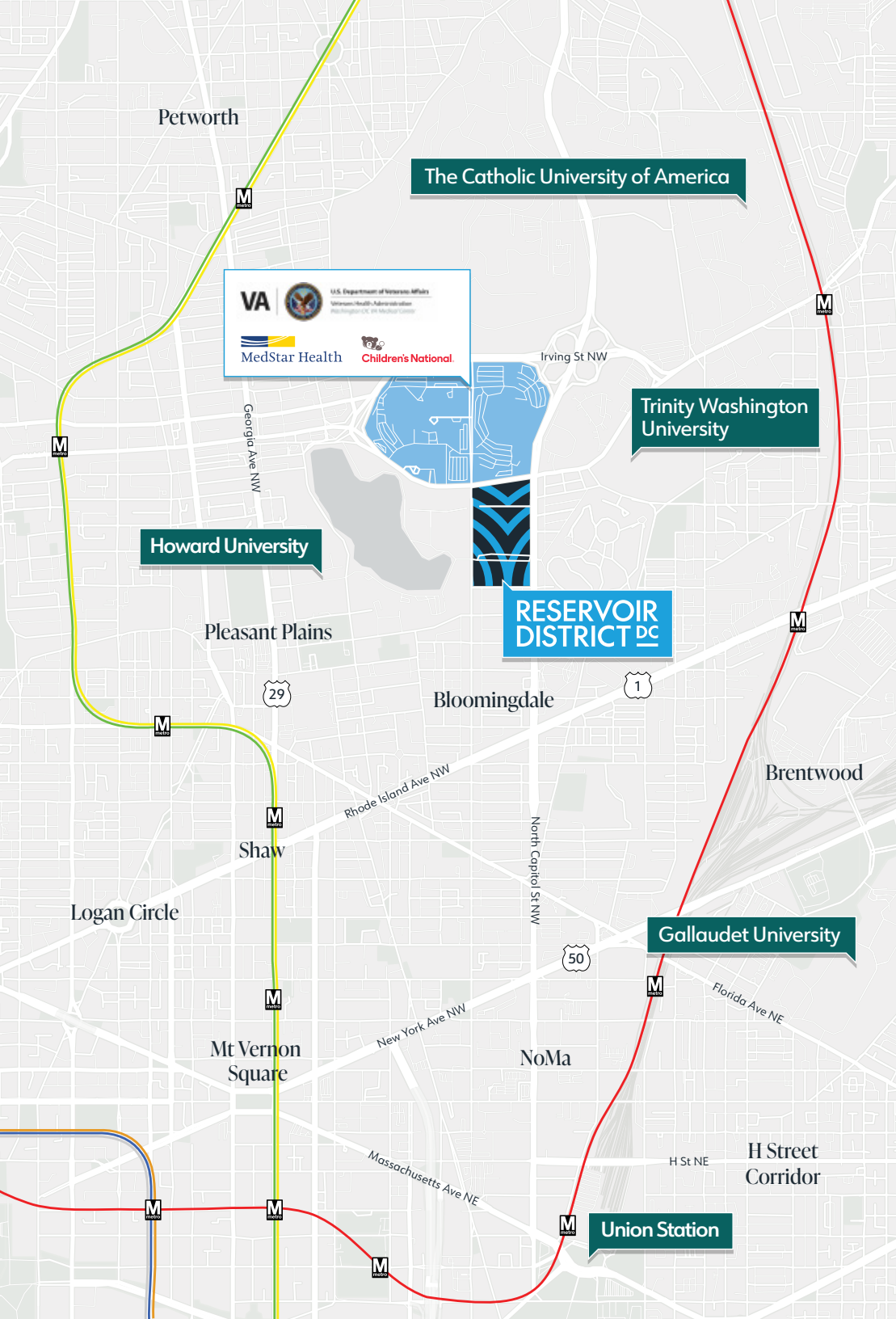
# Live, work, and play in the heart of DC

The Reservoir District will bring new life to a central historic site along North Capitol Street, just three miles from the Capitol itself. This new community will reconnect with the DC street grid, and provide easy access for residents, workers, and visitors to and from all parts of the region.

RADIUS	1 MILE	3 MILE	5 MILE
Population	54,895	349,665	695,271
Daytime Population	72,705	844,887	1,301,372
Households	23,884	197,042	374,118
Avg. HH Income	\$165,096	\$163,517	\$179,318







The Catholic University of America



Trinity Washington University

Howard University

RESERVOIR DISTRICT DC

Gallaudet University

Union Station

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**BY THE NUMBERS**

**4,000**

Residential units in the development pipeline in the trade area

**14%**

Average increase in home values in the trade area since 2020

**39,000**

Daily Traffic Volume on North Capitol Street

**25,000**

Daily Traffic Volume on Michigan Avenue

**14,000**

Medical professionals in adjacent medical centers



**Washington DC VA Medical Center**

1,835,827 SF  
291 Beds  
2,000 Employees



**Medstar Washington Hospital Center**

497,553 SF  
912 Beds  
6,000 Employees



**Children's National Hospital**

823,803 SF  
313 Beds  
6,000 Employees





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