

1150

FIRST STREET NE

508 Luxury Apartments
with 10,000+ SF Retail

NOW OPEN



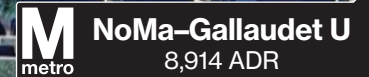
JUST SIGNED



1,595 & 1,852 SF
Spaces Remaining



1150 FIRST STREET NE



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NoMa is one of the fastest growing neighborhoods in DC



DEMOGRAPHICS (2023)

	.25 MILE	.5 MILE	1 MILE
POPULATION	7,641	20,158	68,318
HOUSEHOLDS	4,545	11,173	35,585
DAYTIME POPULATION	11,932	50,161	153,452
AVG. HH INCOME	\$148,775	\$160,312	\$188,979



NOMA METRO
8,914 ADR



WALK SCORE
87



BIKESHARE
6 STATIONS

14 M SF of office space with
54,000 daytime employees

7,600 EXISTING APARTMENTS WITH
3,600 UNDER CONSTRUCTION

39% of NoMa residents are
between the ages of **18-34**

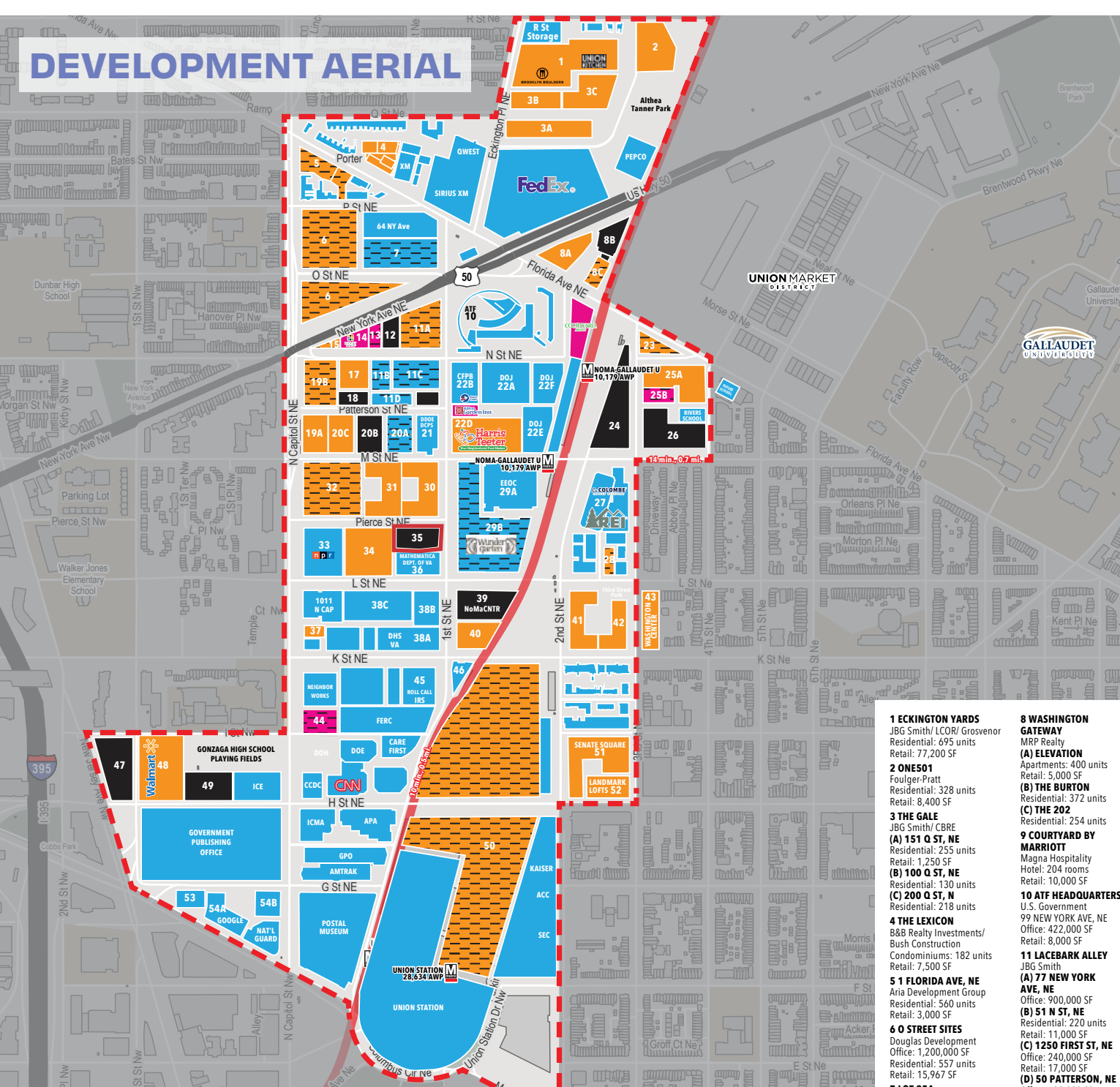
LOCAL BUSINESSES



DEVELOPMENT AERIAL

1150 FIRST ST NE

NOMA // WASHINGTON D.C.



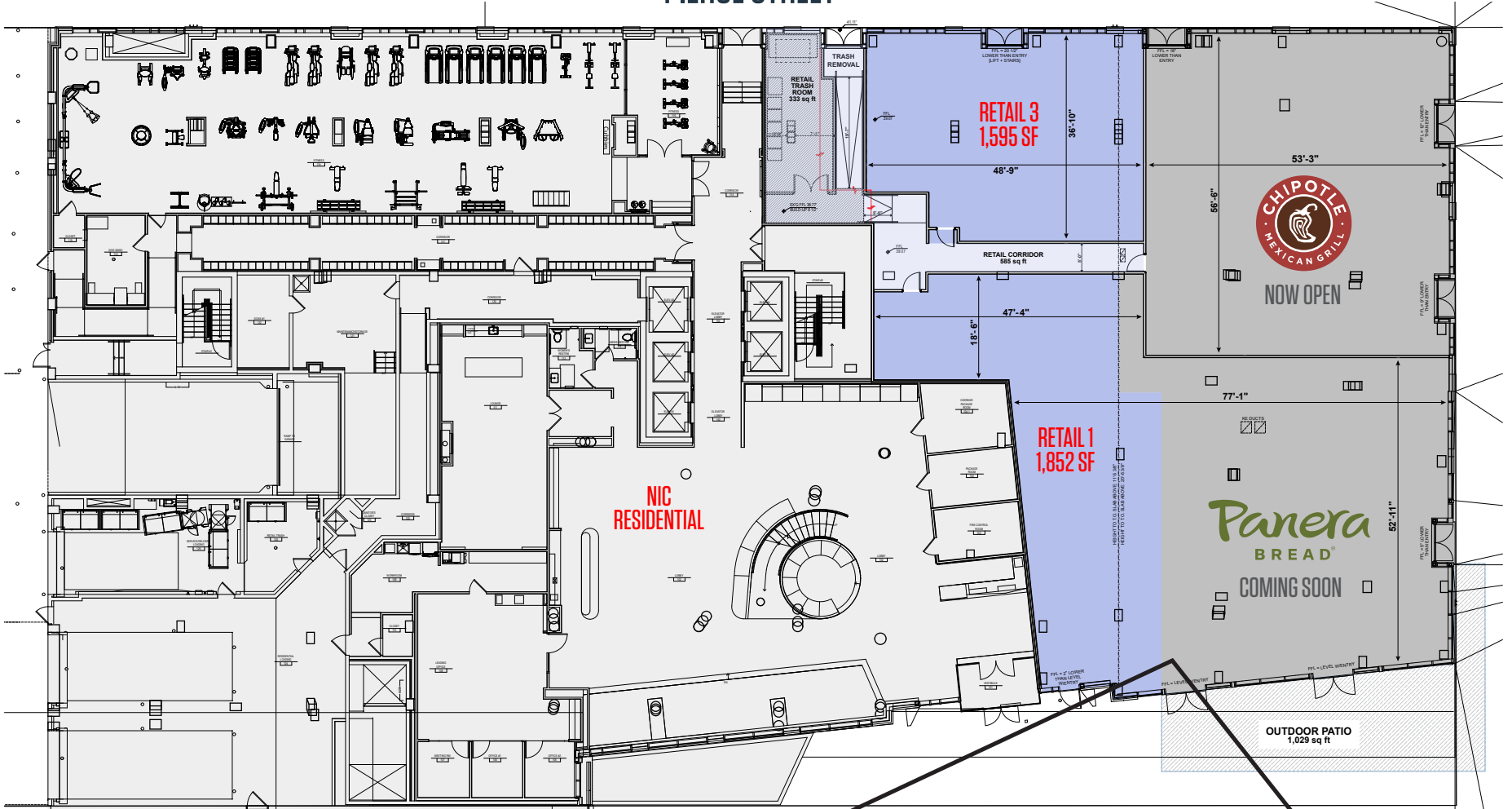
- 12 TRIBECA CONDOMINIUMS**
Urban Investment Partners
Residential: 99 units
- 13 MEININGER HOTEL**
Altus Realty
Hotel: 154 rooms
- 14 HYATT PLACE**
Excel Group
Hotel: 200 rooms
- 15 7 NEW YORK AVE NE**
Residential: 116 units
- 16 CITIZENM**
Altus Realty
Hotel: 290 rooms
Retail: 6,500 SF
- 17 THE BELGARD**
Wood Partners
Residential: 346 units
Retail: 5,000 SF
- 18 40 PATTERSON**
Monument Realty
Residential: 310 units
- 19 NORTHWEST ONE**
(A) 2M
William C. Smith/
Warrenton Group
Residential: 314 units
Retail: 4,100 SF
(B) 2 PATTERSON
District of Columbia
Residential: 577 units
Retail: 18,000 SF
- 20 TYBER PLACE**
(A) 88 N 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
- 21 CAPITOL PLAZA**
Principal Financial Group
Office: 275,000 SF
Retail: 17,000 SF
- 22 CONSTITUTION SQUARE**
(A) 145 N ST NE
Northwestern Mutual
Office: 575,000 SF
Retail: 15,000 SF
(B) 1275 FIRST ST NE
Boyd Watterson
Office: 330,000 SF
Retail: 15,000 SF
(C) HILTON GARDEN INN
Magna Hospitality
Hotel: 204 rooms
Retail: 10,000 SF
(D) FLATS 130
TIAA
Residential: 643 units
Harris Teeter: 50,000 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: 5,000 SF
- 24 ARMATURE WORKS**
Trammell Crow/
Central Armature Works
Hotel: 203 rooms
Residential: 640 units
Retail: 62,000 SF
- 25 PRESS HOUSE AT UNION DISTRICT**
Foulger-Pratt
(A) 301 N ST NE
Office: 26,000 SF
Residential: 356 units
Retail: 27,000 SF
(B) 3RD ST NE
Hotel: 175 rooms
- 26 300 M ST NE**
LCOR
Residential: 425 units
Retail: 10,000 SFs
- 27 ULINE ARENA**
Douglas Development
Office: 171,000 SF
Retail: 76,000 SF
- 28 1109 CONGRESS ST NE**
Virginia Investment Prop.
Residential: 62 units
Retail: 3,700 SF
- 29 NOMA STATION**
Bristol Group
(A) 131 M ST NE
Office: 408,000 SF
Retail: 5,000 SF
(B) PHASES II - IV
Office: 700,000 SF
Residential: 700 units
Retail: 50,000 SF
- 30 FIRST + M**
AvalonBay
Residential: 469 units
Retail: 2,930 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 NPR HEADQUARTERS**
Office: 330,000 SF
- 34 CAMDEN NOMA**
Camden 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
Retail: 5,000 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 NE
Cottonwood Partners
Office: 402,223 SF
Retail: 10,438 SF
(B) 1050 FIRST ST NE
Hana Asset Management Co.
Office: 1,575 SF
(C) 45 L ST NE
MetLife
Office: 545,000 SF
- 39 NOMA CNTR**
Perseus Realty/
Four Points LLC
Residential: 500 units
Hotel: 235 rooms
Retail: 40,000 SF
- 40 100 K ST NE**
Equity Residential
Residential: 222 units
- 41 UNION PLACE**
200 K ST NE
Toll Brothers
Residential: 525 units
Retail: 13,000 SF
- 42 LOREE GRAND**
TIAA
Residential: 212 units
Retail: 3,600 SF
- 43 THE WASHINGTON CENTER FOR INTERNSHIPS & ACADEMIC SEMINARS**
Intern Residences: 95 units
Retail: 51,000 SF
- 44 UNION SQUARE III**
Network Realty Partners
Hotel: 106 rooms
Retail: 7,700 SF
- 45 77 K ST NE**
Brookfield Office Properties
Office: 320,000 SF
Retail: 6,000 SF
- 46 111 K ST NE**
Rubenstein Partners
Office: 97,635 SF
Retail: 1,145 SF
- 47 ALTA 801**
Wood Partners
Residential: 327 units
Retail: 2,000 SF
- 48 77H**
Clarion Partners
Walmart: 75,000 SF
Retail: 10,000 SF
Residential: 303 units
- 49 55 H ST NE**
Georgetown Student Housing
Residential: 158 units
Retail: 2,000 SF
- 50 BURNHAM PLACE AT UNION STATION**
Akridge
Mixed-Use: 3,000,000 SF
- 51 SENATE SQUARE**
LaSalle Investment Mgmt.
Residential: 432 units
- 52 LANDMARK LOFTS**
Abdo Development
Condominiums: 44 units
- 53 CENTRAL UNION MISSION**
Homeless Shelter & Services
33,400 SF
- 54 REPUBLIC SQUARE**
(A) 25 MASSACHUSETTS AVE NW
TIAA
Office: 380,000 SF
(B) 660 N CAPITOL ST NW
Republic Properties
Office: 195,000 SF
Retail: 5,000 SF
- 1 ECKINGTON YARDS**
JBG Smith/ LCOI/ Grosvenor
Residential: 695 units
Retail: 77,200 SF
- 2 ONE501**
Foulger-Pratt
Residential: 328 units
Retail: 8,400 SF
- 3 THE GALE**
JBG Smith/ CBRE
Residential: 255 units
Retail: 1,250 SF
(A) 151 Q ST, NE
Residential: 255 units
Retail: 1,250 SF
(B) 100 Q ST, NE
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**
Aria Development Group
Residential: 560 units
Retail: 3,000 SF
- 6 O STREET SITES**
Douglas Development
Office: 1,200,000 SF
Residential: 557 units
Retail: 15,967 SF
- 7 LOT 854**
ASB Real Estate Investments
Mixed-Use: 965,000 SF
- 8 WASHINGTON GATEWAY**
MRP Realty
Apartments: 400 units
Retail: 5,000 SF
(A) ELEVATION
Apartments: 400 units
Retail: 5,000 SF
(B) THE BURTON
Residential: 372 units
(C) THE 202
Residential: 254 units
- 9 COURTYARD BY MARRIOTT**
Magna Hospitality
Hotel: 204 rooms
Retail: 10,000 SF
- 10 ATF HEADQUARTERS**
U.S. Government
99 NEW YORK AVE, NE
Office: 422,000 SF
Retail: 8,000 SF
- 11 LACEBARK ALLEY**
JBG Smith
(A) 77 NEW YORK AVE, NE
Office: 900,000 SF
(B) 51 N ST, NE
Residential: 220 units
Retail: 11,000 SF
(C) 1250 FIRST ST, NE
Office: 240,000 SF
Retail: 17,000 SF
(D) 50 PATTERSON, NE
Office: 128,000 SF
Retail: 35,000 SF

- NOMA BOUNDARY
- RESIDENTIAL
- COMMERCIAL
- UNDER CONSTRUCTION
- PLANNED

SITE PLAN

PIERCE STREET

FIRST STREET (7,912 VPD)



1150

FIRST STREET NE

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