

327 S STREET NE

Washington, DC 20002

RETAIL OFFICE & INDUSTRIAL LEASING OPPORTUNITIES

NEW OWNERSHIP



- **Retail Rate:** \$25.00-30.00 NNN
- **Office Rate:** \$25.00-27.00 Industrial Gross

Retail Suites (Ground Level)

- **Space A:** ±5,221 SF (Leased)
- **Space D:** ±3,760 SF
- **Space E:** ±3,208 SF
- **Space F:** ±3,939 SF (Leased)
- Open layouts with high ceilings, flexible for showroom, production, service, light assembly, or retail use.

Creative Office

- **2nd Floor Office:** ±2,480 SF
- **3rd Floor Office:** ±2,031 SF
- Bright, open-plan layouts with private offices and breakout areas—ideal for creative firms, nonprofits, or boutique agencies, or retail use.



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HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 31,803 SF mixed-use industrial-retail asset in the Union Market District
- Established tenants, including Lost Generation Brewery and GoPuff
- 11,500 SF± immediately available for retail, office, or production users
- PDR-2 zoning allows for broad flexibility (retail, production, commercial kitchen, light assembly, storage, etc.)
- Dedicated parking & loading with enclosed outdoor area
- High ceilings & versatile layouts
- Recently renovated restrooms and shared amenities

LOCATION ADVANTAGES

- Steps from Union Market, DC's premier dining & retail destination (1.2M+ annual visitors)
- Walkable to NoMa-Gallaudet and Rhode Island Ave Red Line Metro stations
- Adjacent to the Metropolitan Branch Trail for easy pedestrian & bike access
- Surrounded by 4,400+ new multifamily units delivered since 2017, with another 3,000+ units planned



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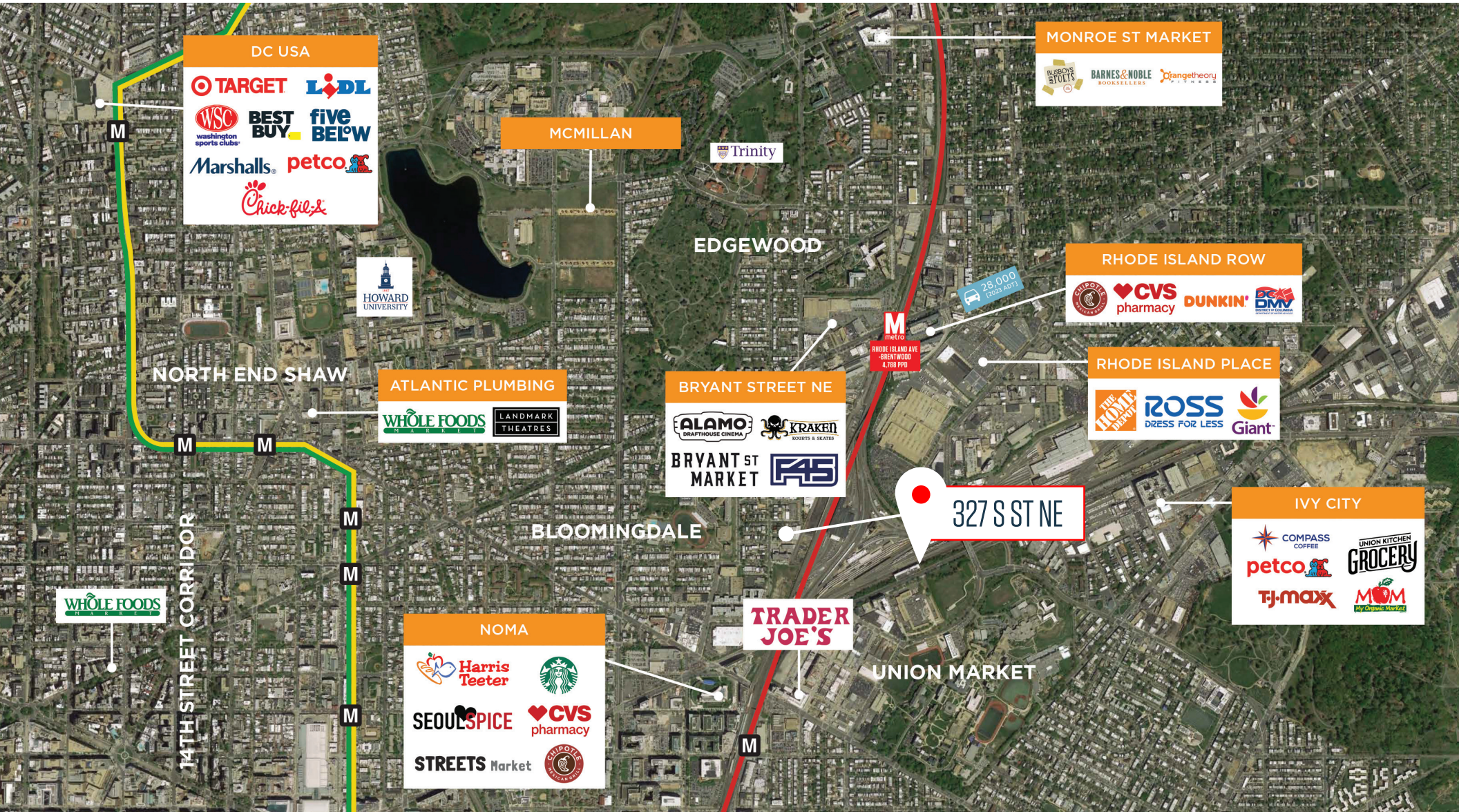
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MARKET AERIAL



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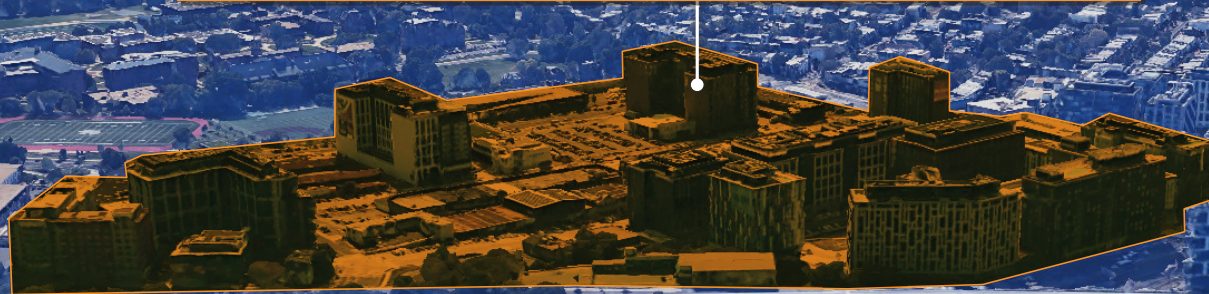
MARKET



TRADER JOE'S **FRAMEBRIDGE**
WARBY PARKER **Herman Miller**



VanLeeuwen
sweetgreen



New York Ave

UNION MARKET



Formerly an industrial park nestled within Northeast DC, Union Market has undergone an incredible transformation over the last 7 years, emerging a radiant epicenter of luxury apartment living, top-of-the-line retail, and acclaimed restaurant establishments, attracting 1.2 million visitors per year. Union Market offers an eclectic mix of culinary options consisting of locally favored restaurants, Michelin dining, paired with a sprawling food hall make an ideal destination for DC's residents. Before or after meals, visitors have the opportunity to engage in shopping Union Market's designer fashion, home décor, and the Boston Based F1 Arcade. The neighborhood is anchored by its thriving residential pipeline, delivering over 16 buildings, totaling 4.9M SF and 4,400 multifamily units.

METROPOLITAN
BRANCH TRAIL

Metro Red Line

327 S ST NE



MARKET

320,000 SF OF CLASS A OFFICE

4.9M SF | 4,400+ UNITS OF
MULTIFAMILY APARTMENTS
DELIVERED BETWEEN 2017-2023,
AVERAGING ABOUT 3 YEARS OLD

HIGHLY AMENITIZED LOCATION
PROXIMATE TO ONE OF DC'S
PROFOUND SHOPPING/LIVING
DESTINATIONS

MARKET



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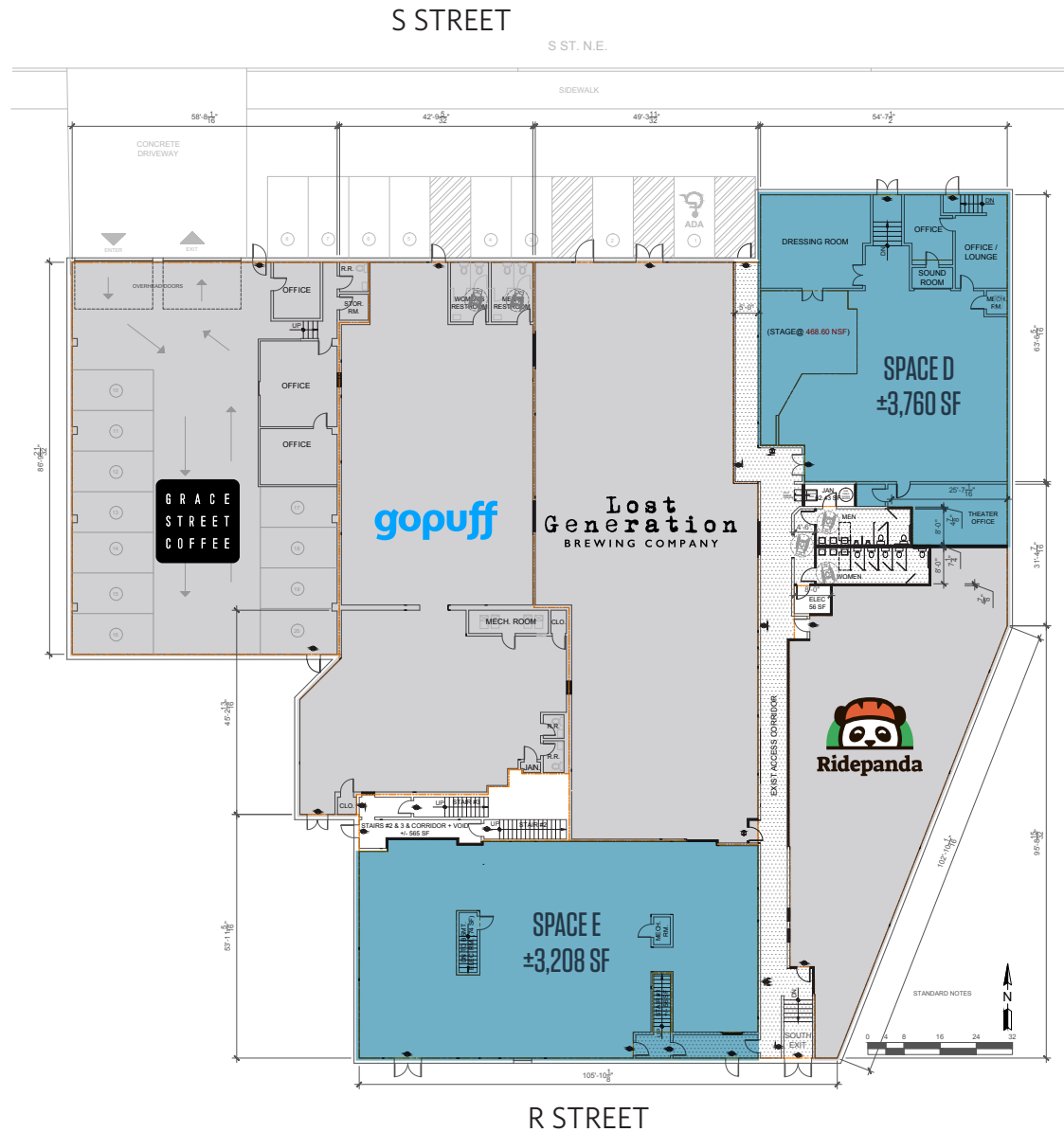
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SITE PLAN

GROUND FLOOR



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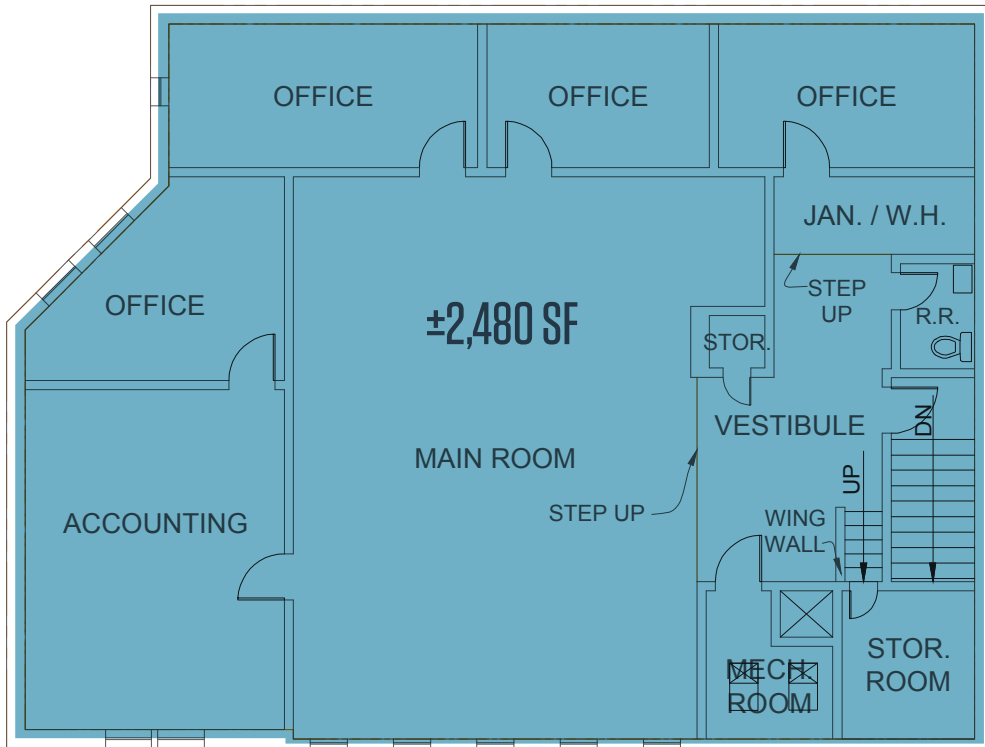


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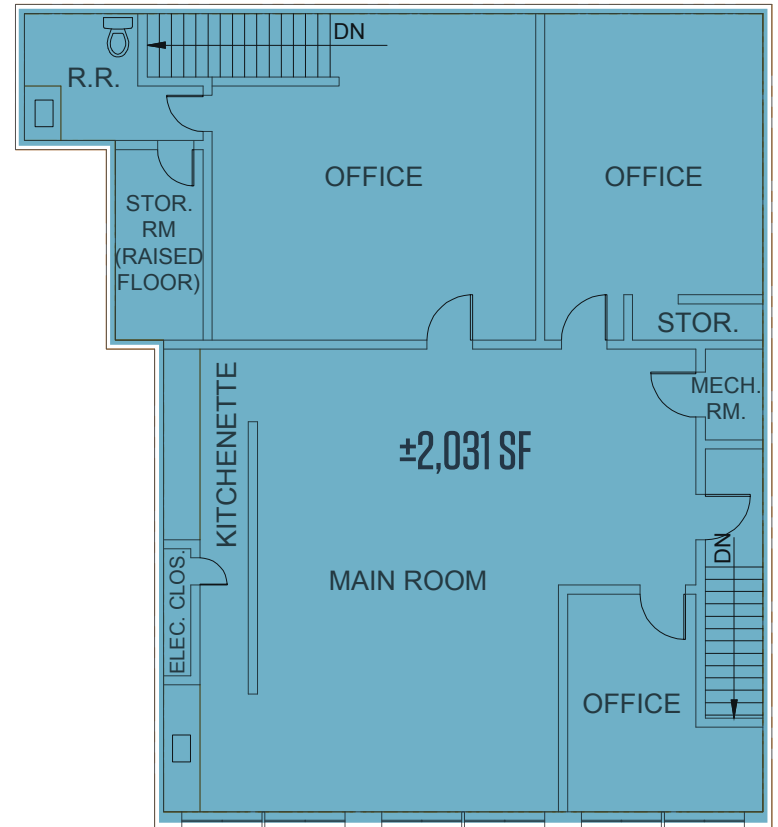
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SITE PLAN

2ND FLOOR



3RD FLOOR



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PHOTOS



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