



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





HEALTH CENTERS

MULTIFAMILY

RETAIL & DINING

TOWNHOMES

COMMUNITY CENTER

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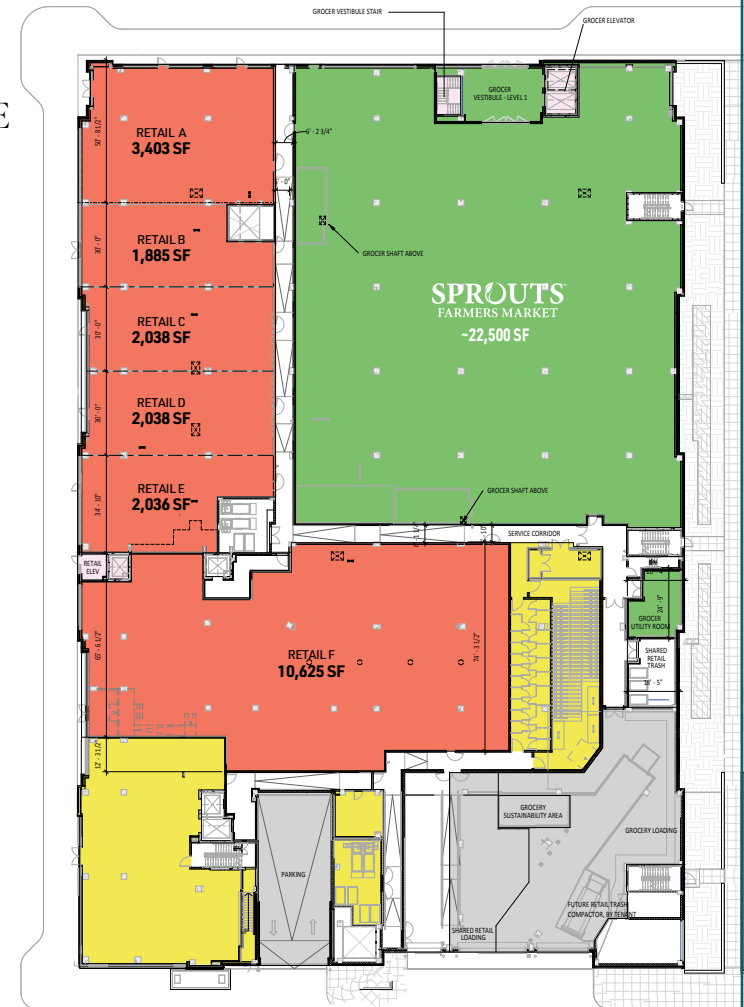
AVAILABILITY

21,700 SF
AVAILABLE
(DIVISIBLE)

RETAIL

RESIDENTIAL

PARKING/LOADING



AVAILABILITY

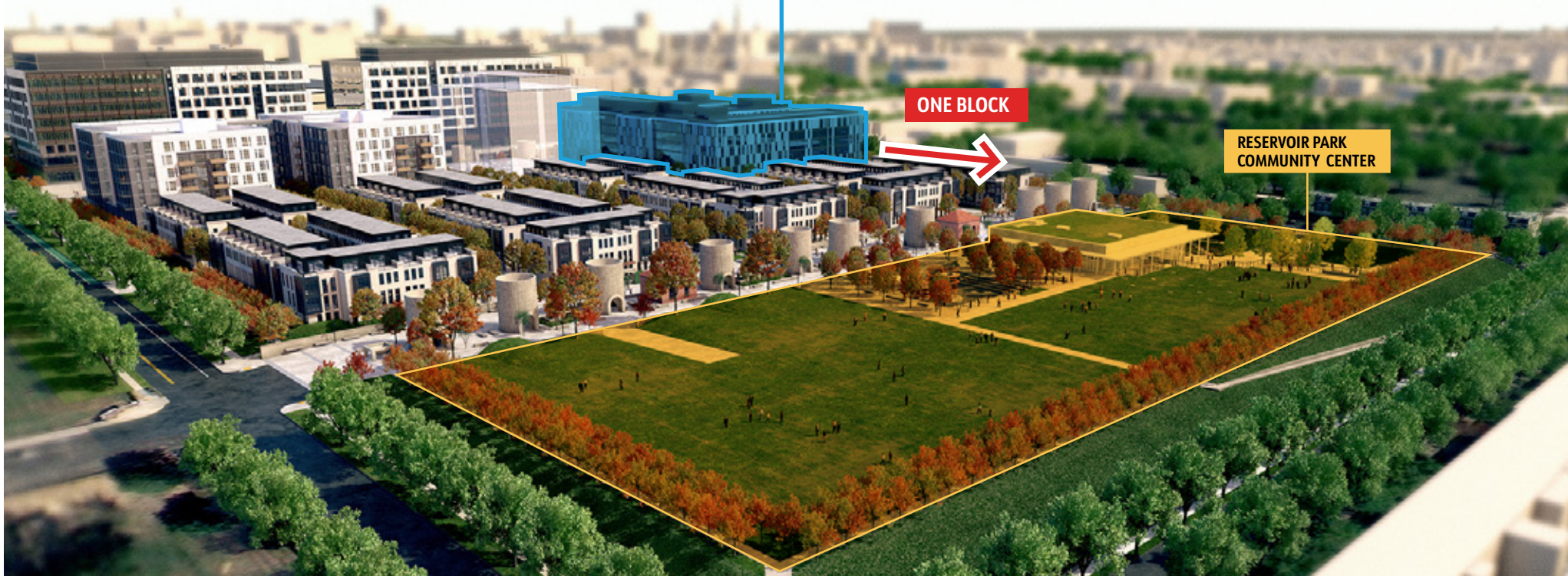
Daycare Opportunity

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

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AVAILABILITY

13,300 SF AVAILABLE

RETAIL

RESIDENTIAL

PARKING/LOADING

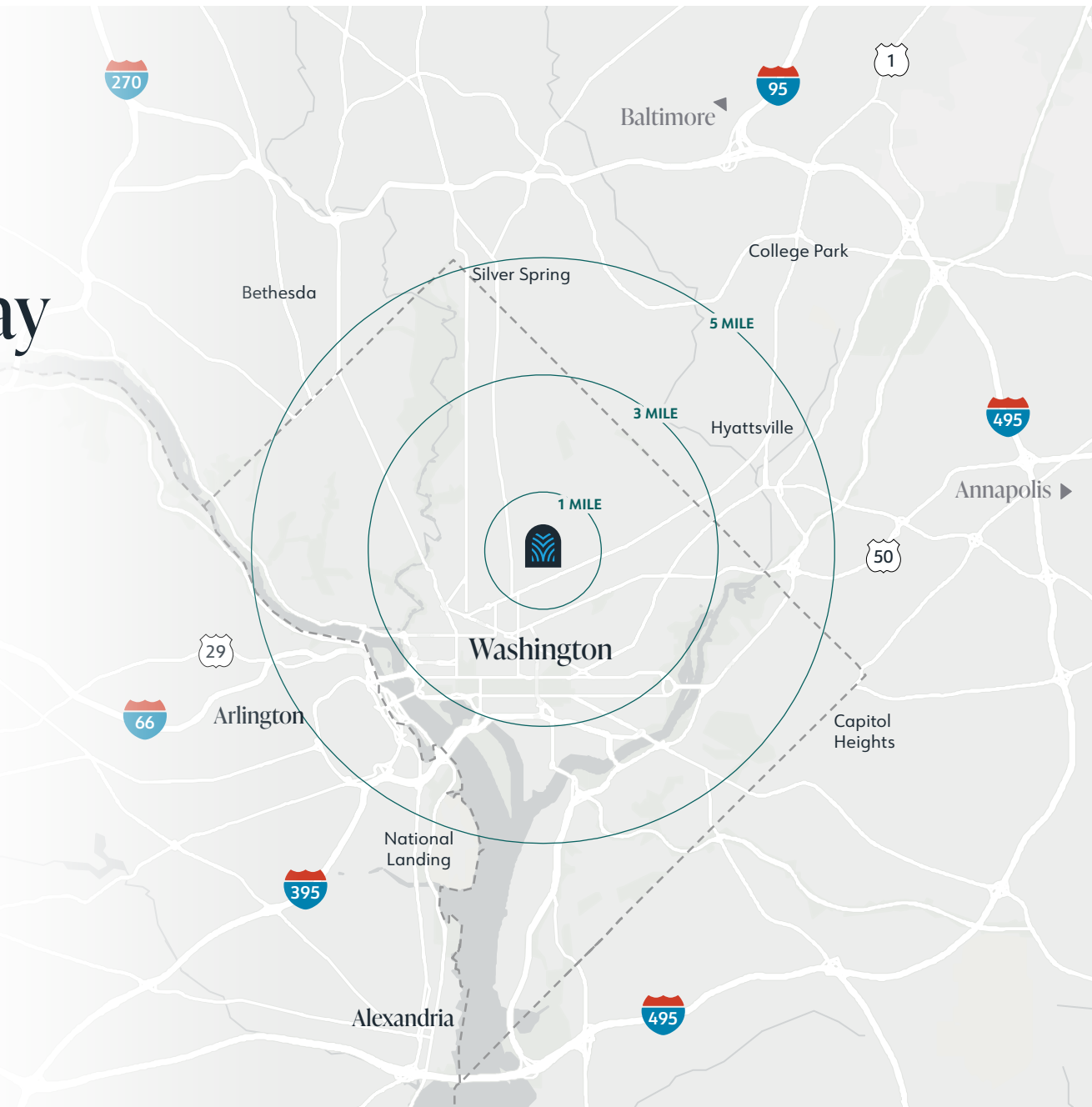


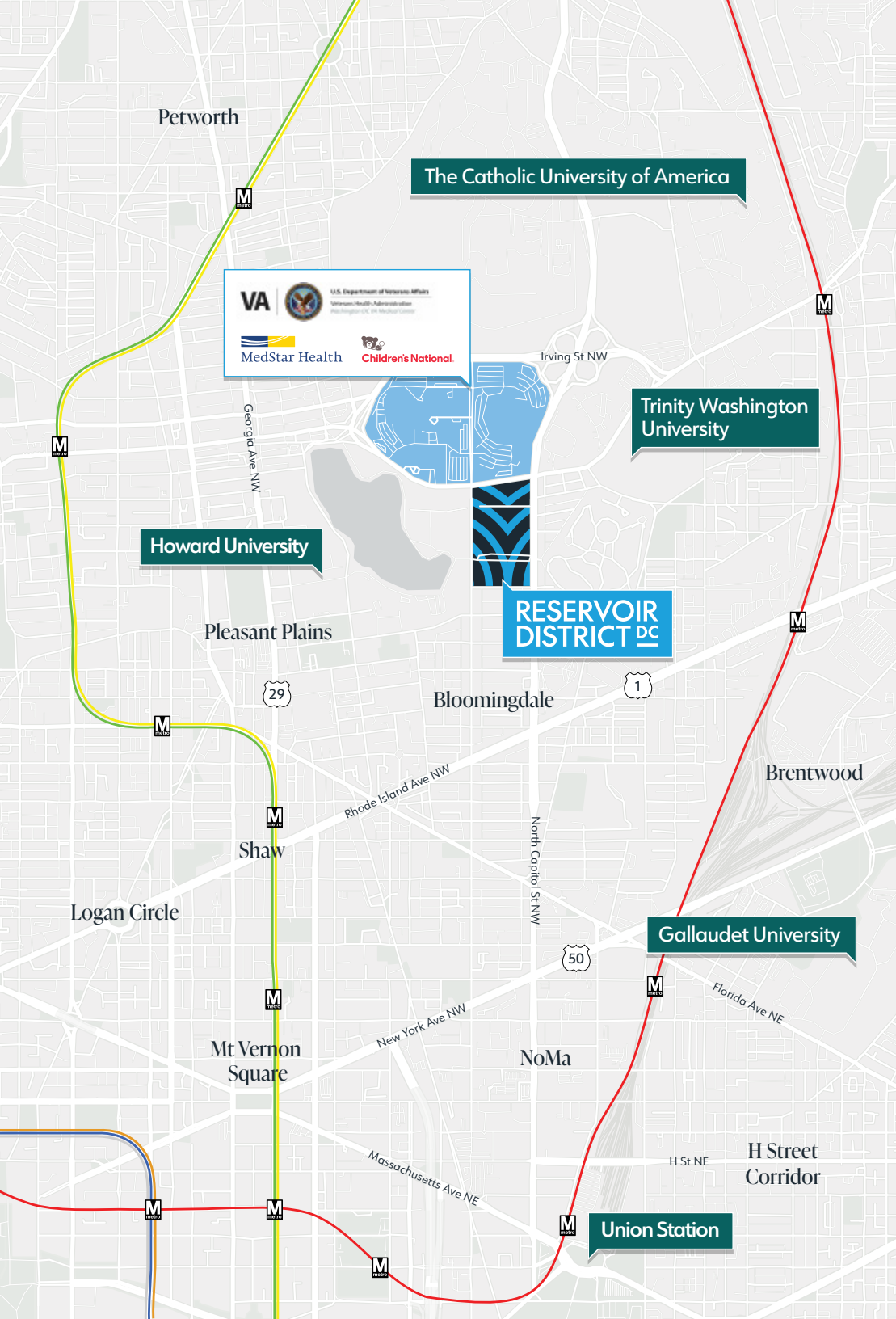
LOCATION

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





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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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