



DOCHTER & ALEXANDER
RETAIL ADVISORS

THE 202

WASHINGTON, DC | UNION MARKET DISTRICT



Square Footage | +/- 1,179 - 3,750 SF

Frontage | 127' 4"

Ceiling Heights | 19' 1"

Rent | \$50.00 PSF NNN

Timing | December 2023

CONTACT

Laura Bellantoni

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David Dochter

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Matthew Alexander

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HIGHLIGHTS

- New development **one block** from the **NoMA-Gallaudet U Metro station** supporting **6,091 riders a day** with a newly built ramp leading to the **Metropolitan Branch Trail**
- **Unique branding opportunity** between NoMA and the Union Market District with exposure to **9,813 residents**
- Surrounded by **14.3M SF of office** where **85% of NoMA BID residents** get to work without a car

NEARBY TENANTS

UNION MARKET
DISTRICT

LA COSECHA

TRADER JOE'S



Toastique



Masovia

Orangetheory

NEARBY CO-TENANCY

Demographics*

	.25 Miles	.5 Miles	1 Mile
Daytime Population	5,422	18,513	116,270
Average Household Income	\$206,283	\$187,239	\$168,397
Households	2,513	8,844	40,025
Employees	3,022	9,390	68,522

*2023 Data



HOMWOOD
SUITES by Hilton

SONGBYRD
WASHINGTON'S FIRST MUSIC HOUSE

ANGELIKA POP

PNC

Masooria

PASTIS

Cotton & Reed

UNION MARKET

SALT & SUNDY YASMINE (peragrine) espresso
Ugu BUCHER BUNDLP KREWE
the creamery 2fifty's puddin'

Minetta
TAVERN

SCOTCH & SODA

POLITICS
PROSE
MODERATORS

O-KU

SHELTER

CSF
Fitness

CROOKED RUN
FERMENTATION

Clyde's

GALLAUDET
UNIVERSITY
TOTAL STUDENTS | 1,451
FULL TIME ENROLLMENT | 1,161
FACULTY | 242

St. Anselm

Van Leeuwen

UNION
DISTRICT

The Bakery

Italy

NEIGHBORS DC

BLUE BOTTLE
COFFEE

SHOLK

STELLINA
PIZZERIA

TRADER JOE'S

LA COSECHA
DONSIMA inc. GRAND CATA
UNIDO COFFEE ROASTERS
MOSAICO Peruviana
PERUVIAN BROTHERS
destino elerel

MARCELLINO

Toastique

SHOP
MADE
IN:DC

Orangetheory

SALADWORKS

MARKET HOUSE

placemakr

RIGBY

CURIO
COLLECTION
by Hilton

LE CLOU

REI
COOP

THE 202

DA

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202 Florida Ave NE
Washington, DC



FIVE GUYS
BURGERS and FRIES

COURTYARD
by MARRIOTT

Tacos de Birria

NOMA-GALLAUDET U
6,091 2023 / 10,352 2019
AWD EXITS

M
metro

MOE's
SOUTHWEST GRILL

SEOUL SPICE
KOREAN COMFORT FOOD

WELLS
FARGO

rōti

CVS
pharmacy

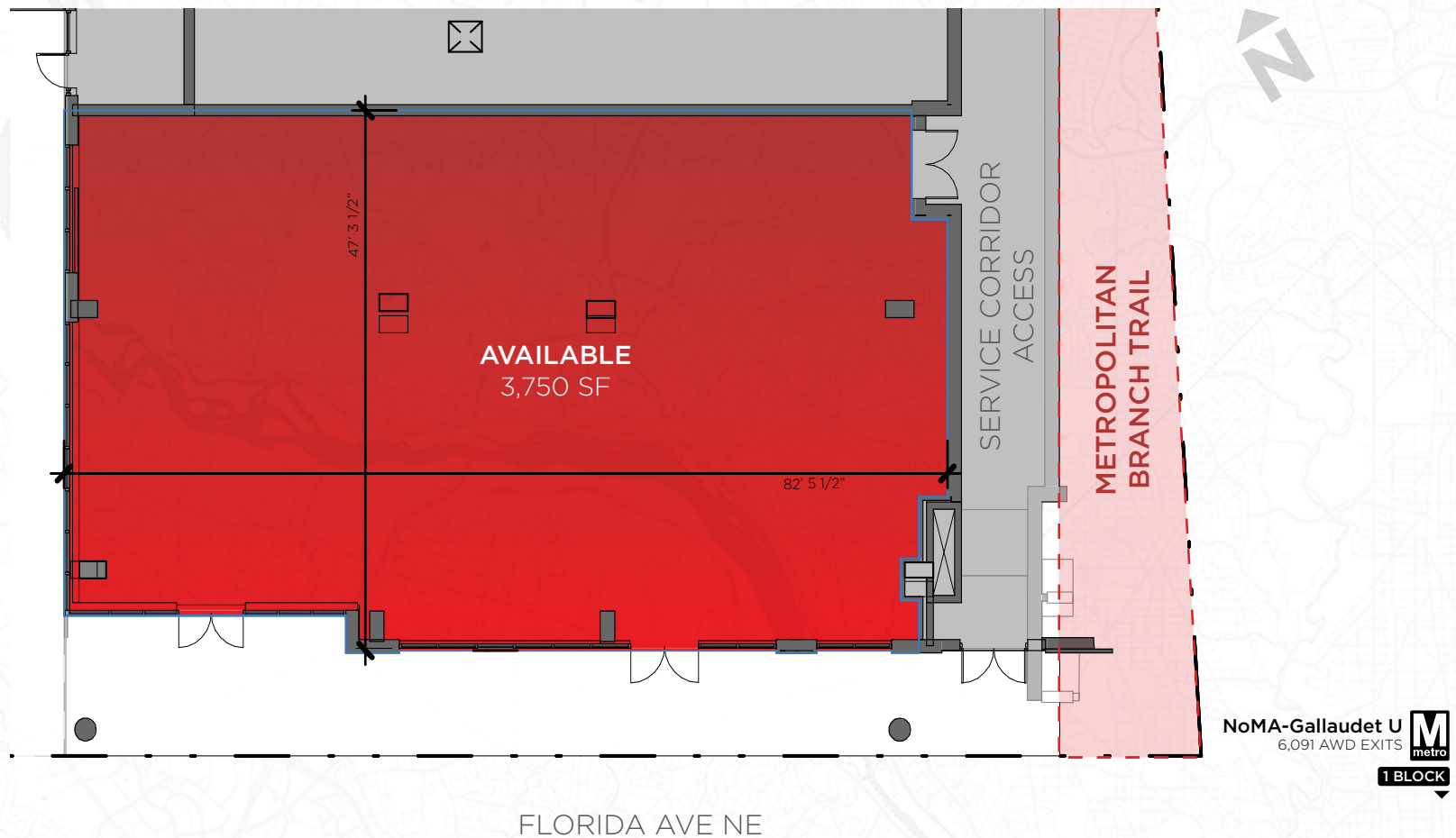
Hilton
Garden Inn

Harris Teeter
Neighborhood Food & Pharmacy

CR
JOE'S

NOMA RESIDENTIAL
NEIGHBORHOOD

FULL FLOORPLAN



SPECS

Square Footage | 3,750 SF

Ceiling Heights | 19' 1"

Frontage | 127' 4"

Timing | December 2023

Rent | \$50.00 PSF NNN

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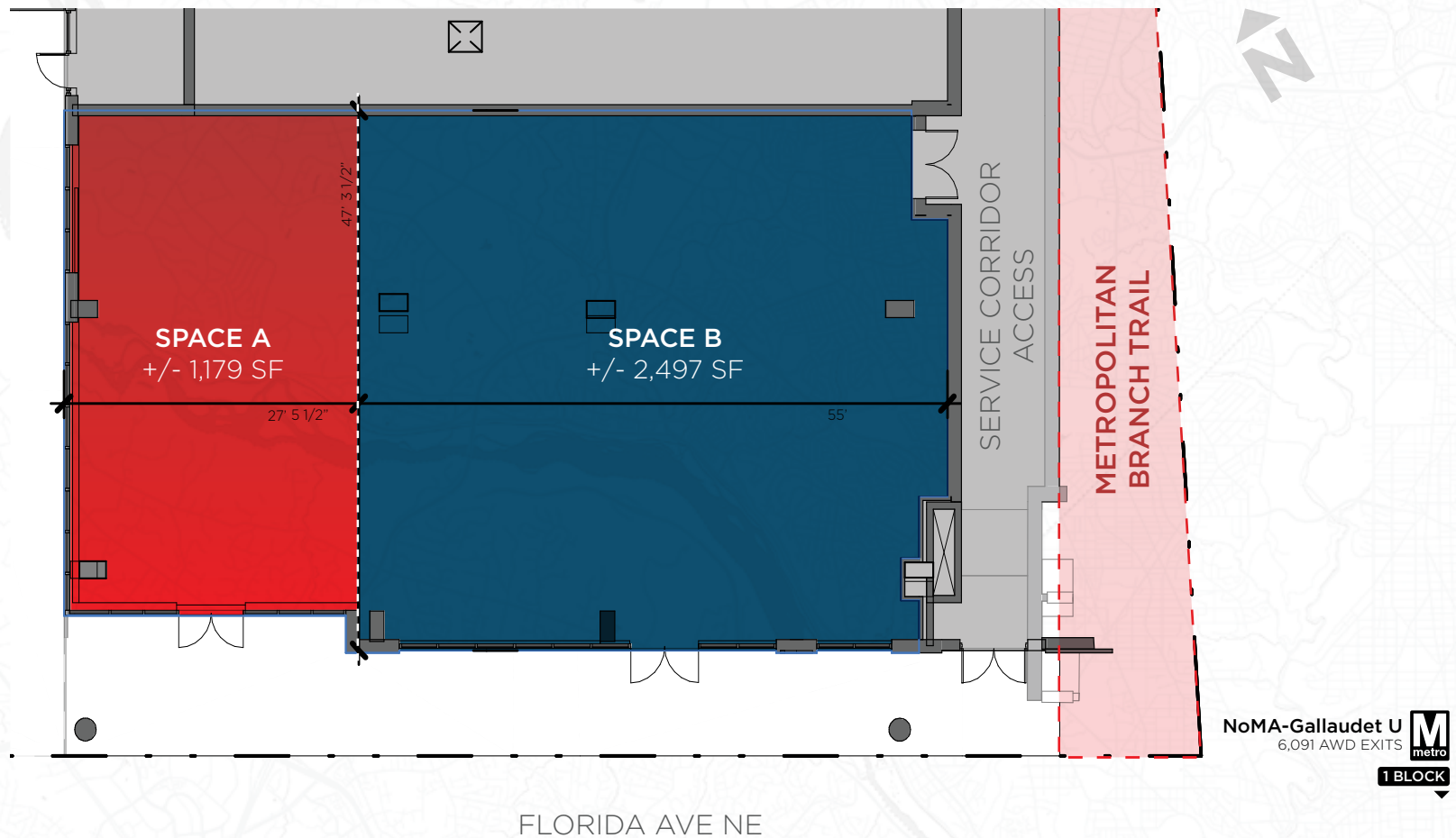
DOCHALEX.COM

202 Florida Ave NE
Washington, DC

THE 202

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OPTION 1



SPECS

SPACE A

Square Footage | +/- 1,179 SF

Ceiling Heights | 19' 1"

Frontage | 74' 9"

Timing | December 2023

Rent | \$50.00 PSF NNN

SPACE B

Square Footage | +/- 2,497 SF

Ceiling Heights | 19' 1"

Frontage | 55'

Timing | December 2023

Rent | \$50.00 PSF NNN

CONTACT

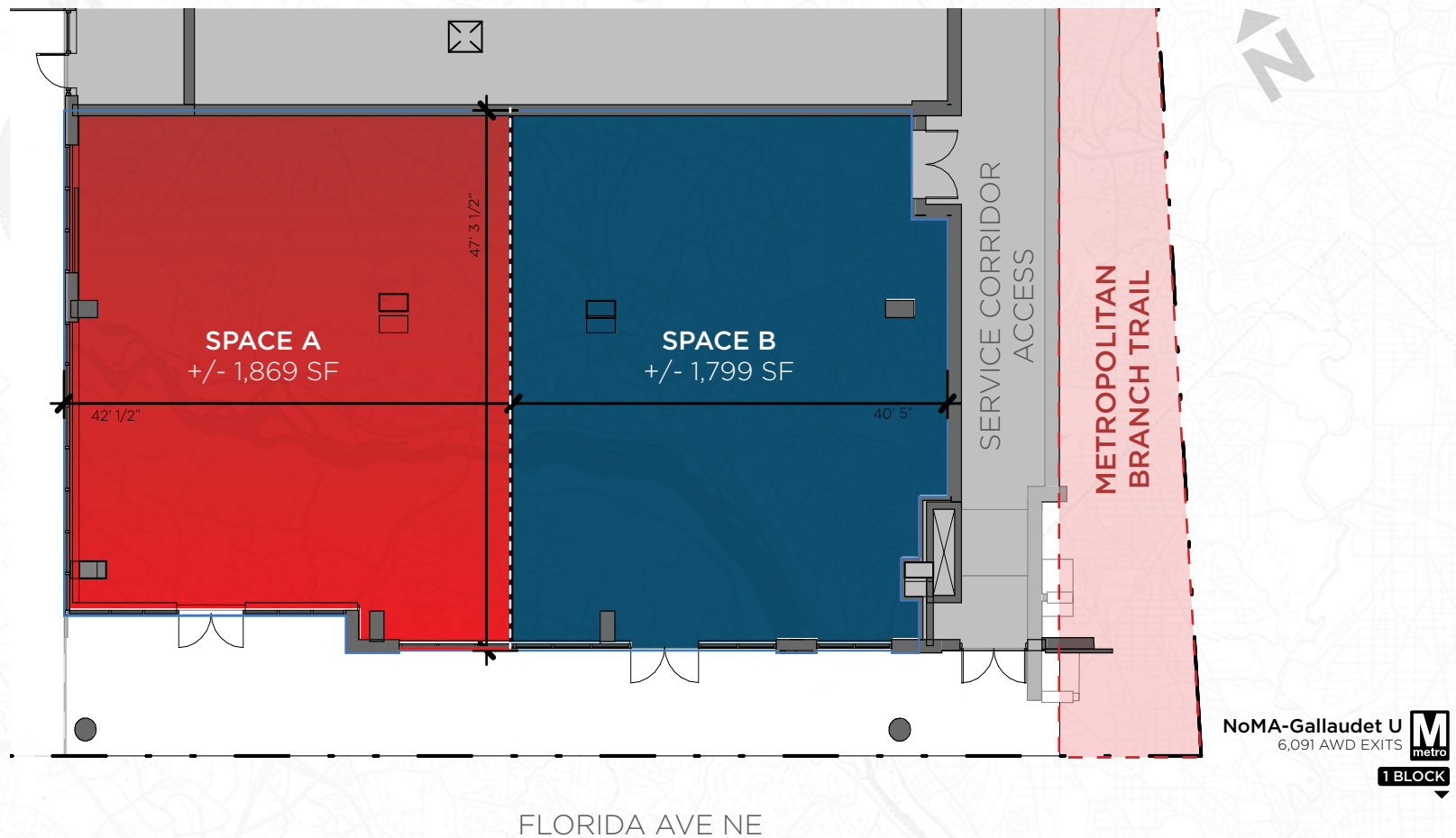
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OPTION 2



SPECS

SPACE A

Square Footage | +/- 1,869 SF

Ceiling Heights | 19' 1"

Frontage | 89' 4"

Timing | December 2023

Rent | \$50.00 PSF NNN

SPACE B

Square Footage | +/- 1,799 SF

Ceiling Heights | 19' 1"

Frontage | 40' 5"

Timing | December 2023

Rent | \$50.00 PSF NNN

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NEARBY APARTMENTS AND HOTELS

WITHIN .5 MILES

12,899

APARTMENTS

1,909

HOTEL KEYS

NOMA BID

OFFICE SQUARE FOOTAGE

12.5M SF

WITHIN .5 MILES

AVERAGE DAILY METRO RIDERS

FROM NOMA-GALLAUDET U

7,040

WEEKDAYS

4,238

WEEKENDS

DEMOGRAPHICS*

.25 Miles

.5 Miles

1 Mile

DAYTIME POPULATION

5,422

18,513

116,270

AVERAGE HOUSEHOLD INCOME

\$206,283

\$187,239

\$168,397

HOUSEHOLDS

2,513

8,844

40,025

EMPLOYEES

3,022

9,390

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