



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 | Immediate

CONTACT

David Dochter

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Matthew Alexander

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Elena Kozak

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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



Masania

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



NOMA-GALLAUDET U
6,051 2023 / 10,352 2019
AWD EXITS



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

202 Florida Ave NE
Washington, DC

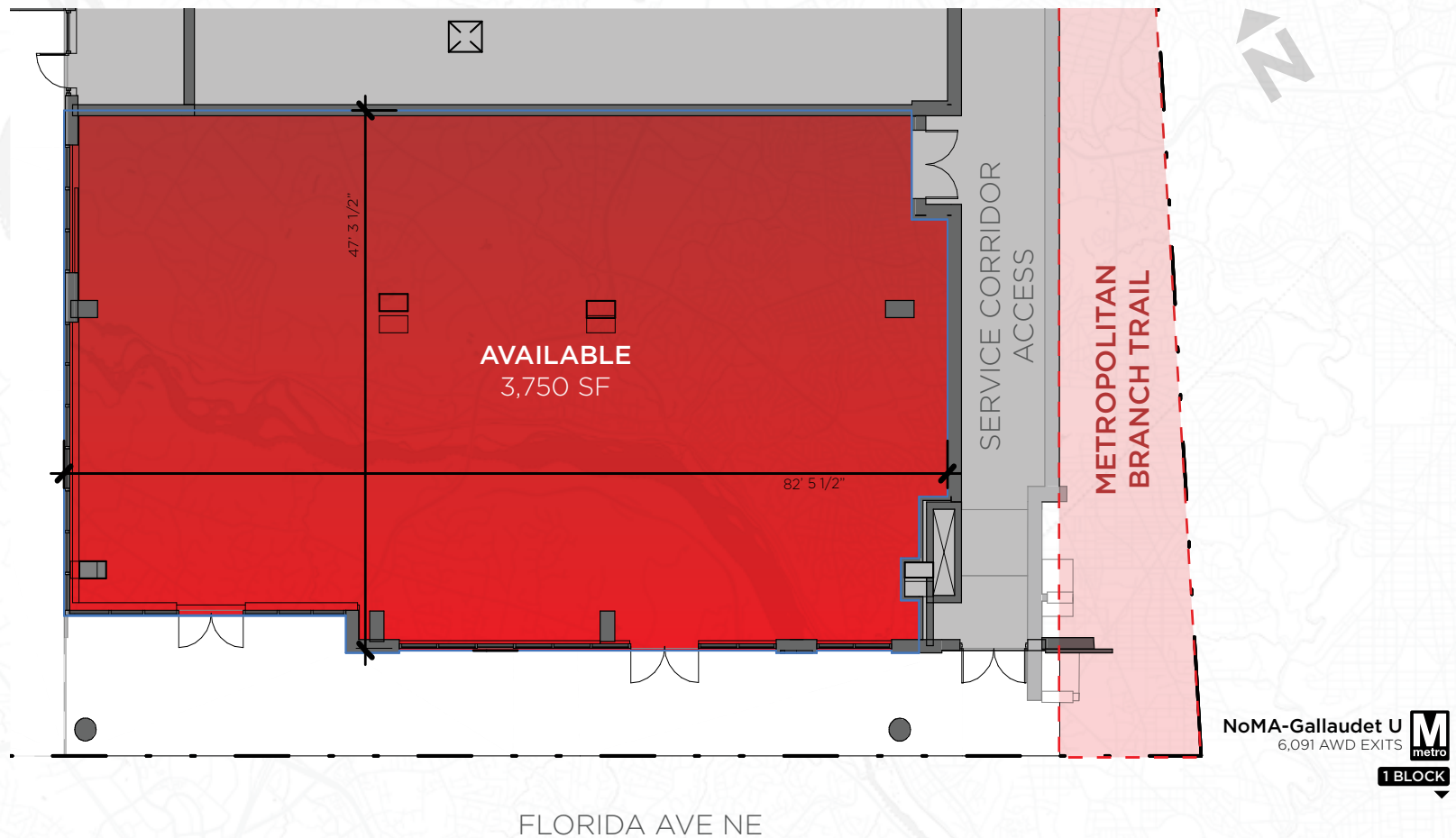


THE 202



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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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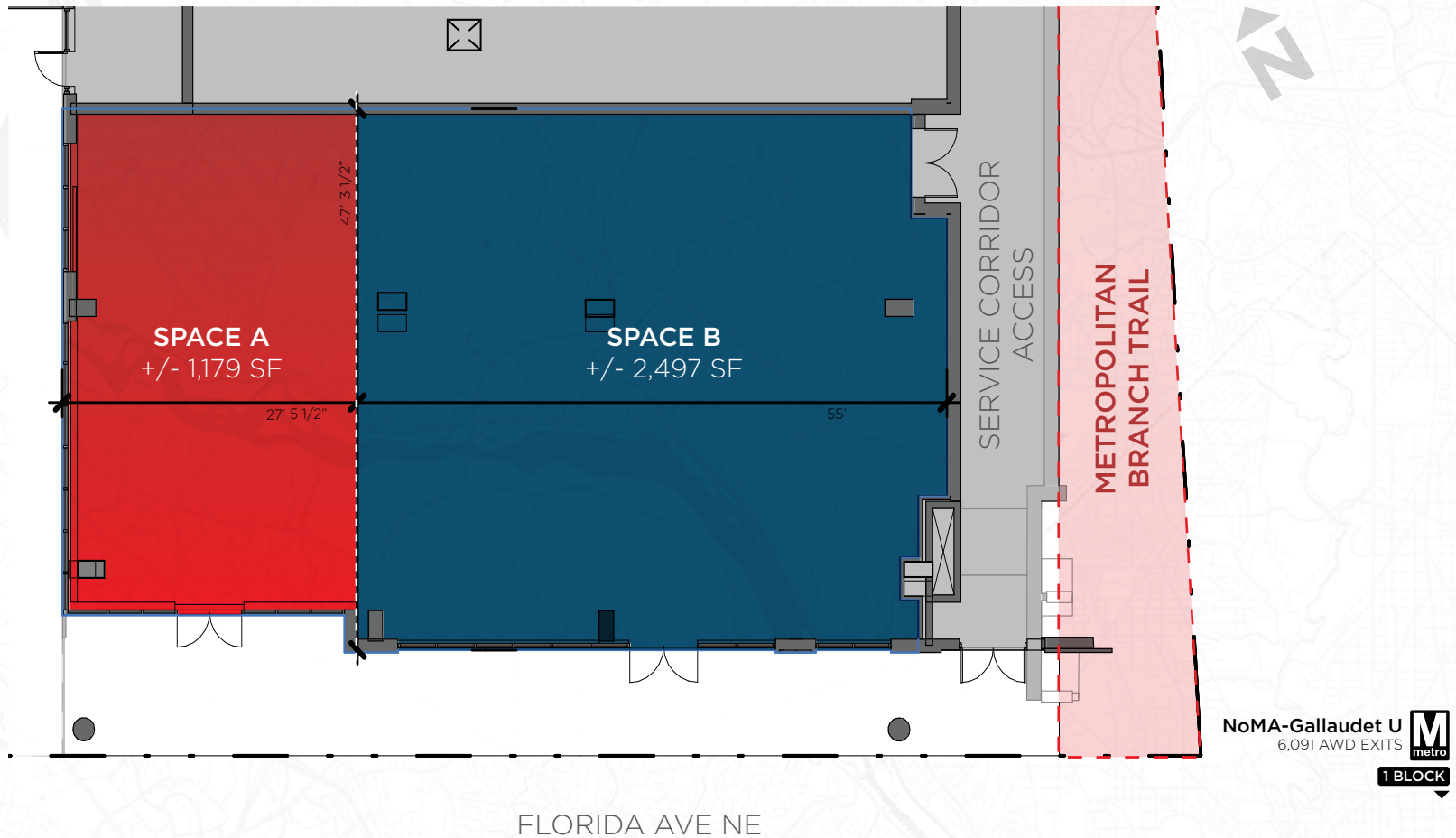
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202 Florida Ave NE
Washington, DC



FLOORPLAN



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

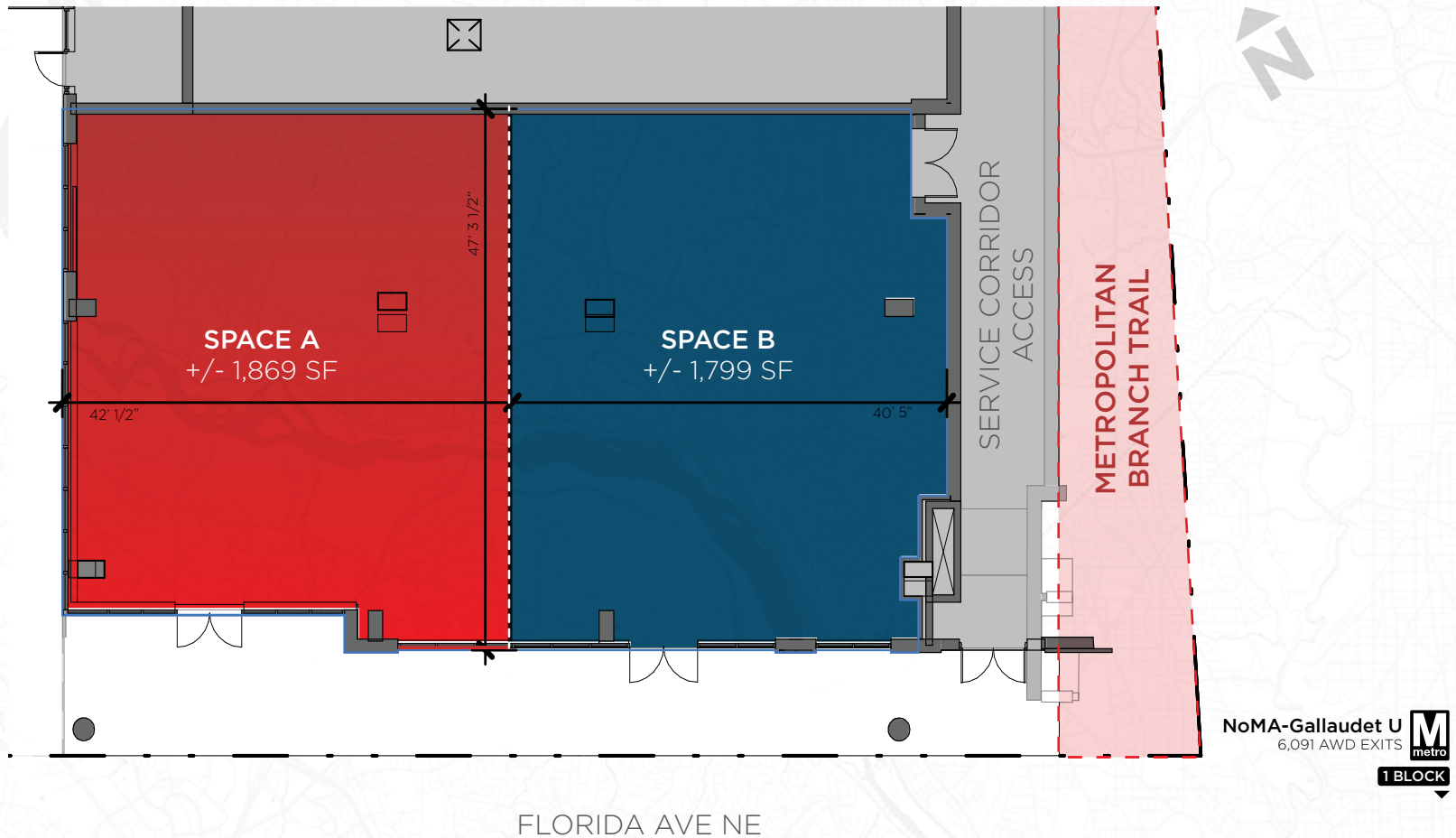
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OPTION 2



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	68,522

*2023 Data