



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/Nets | Available Upon Request

Timing | Immediate

CONTACT

David Dochter

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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

NEIGHBORHOOD SUBMARKETS

NOMA DEVELOPMENT KEY

- HOTEL
- RESIDENTIAL
- OFFICE
- UNDER CONSTRUCTION
- PLANNED

NOMA

MODERN RAPIDLY GROWING
TRANSIT OFFICE & RESIDENTIAL

- 44,000 residents
- 12.8M sf Office
- 54,000 daytime employees
- 360,000 sf Retail
- 2.1M sf of Development Under Construction

202 FLORIDA AVE NE

UNION MARKET

EMERGING WAREHOUSE
DISTRICT

- 1,800 New Residential Units
- 280,000 SF Retail Today
- 400,000 Additional SF Retail Planned
- Union Market, REI, Trader Joe's

GALLAUDET
UNIVERSITY

H STREET CORRIDOR

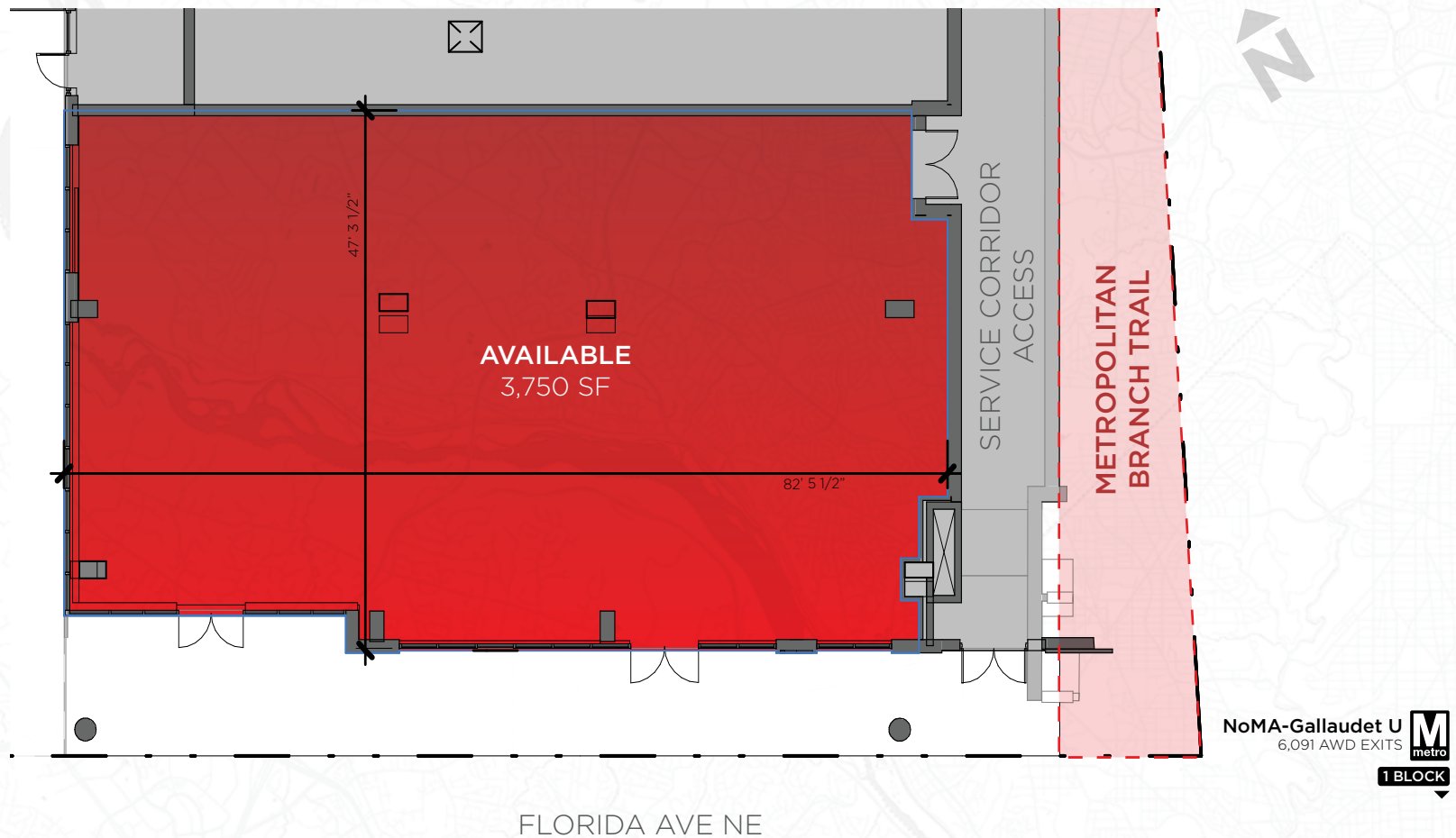
COOL MIXED-USE LINEAR STREET
DESTINATION F&B

- 1 Mile of retail / mixed use
- 700,000 SF retail
- 80,000 SF retail under construction
- 3,451 Housing Units
- Over 2,000 New Residential Units near-term

UNIONSTATION
WASHINGTON D.C.

- 32,000 daily metro riders
- 70,000 daily rides
on Amtrak/VRE/MARC

FULL FLOORPLAN



SPECS

Square Footage | 3,750 SF

Ceiling Heights | 19' 1"

Frontage | 127' 4"

Timing | Immediate

Rent/Nets | Available Upon Request

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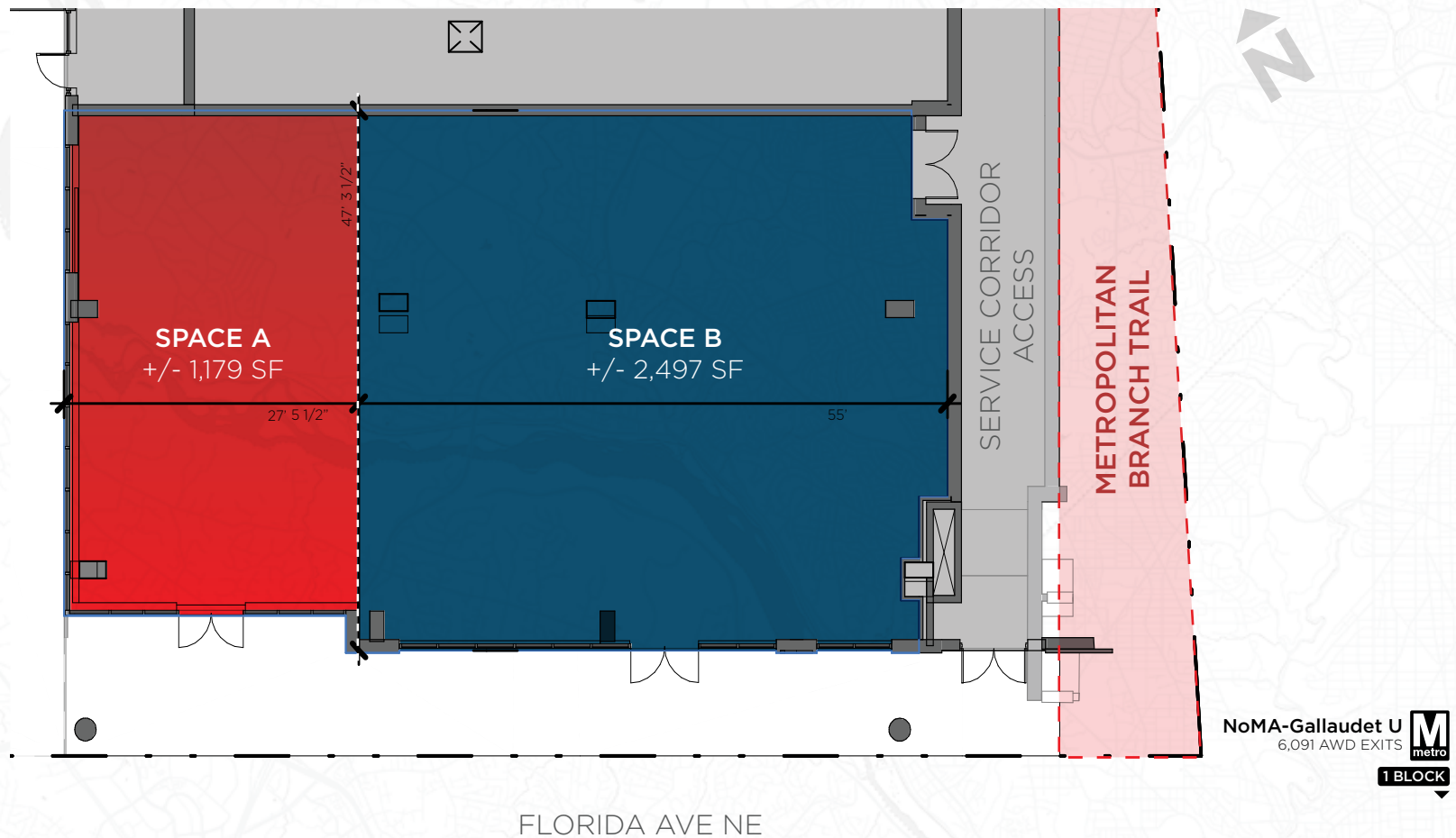
DOCHALEX.COM

202 Florida Ave NE
Washington, DC

THE 202

DOCHTER & ALEXANDER
RETAIL ADVISORS

OPTION 1



SPECS

SPACE A

Square Footage | +/- 1,179 SF

Ceiling Heights | 19' 1"

Frontage | 74' 9"

Timing | Immediate

Rent/Nets | Available Upon Request

SPACE B

Square Footage | +/- 2,497 SF

Ceiling Heights | 19' 1"

Frontage | 55'

Timing | Immediate

Rent/Nets | Available Upon Request

CONTACT

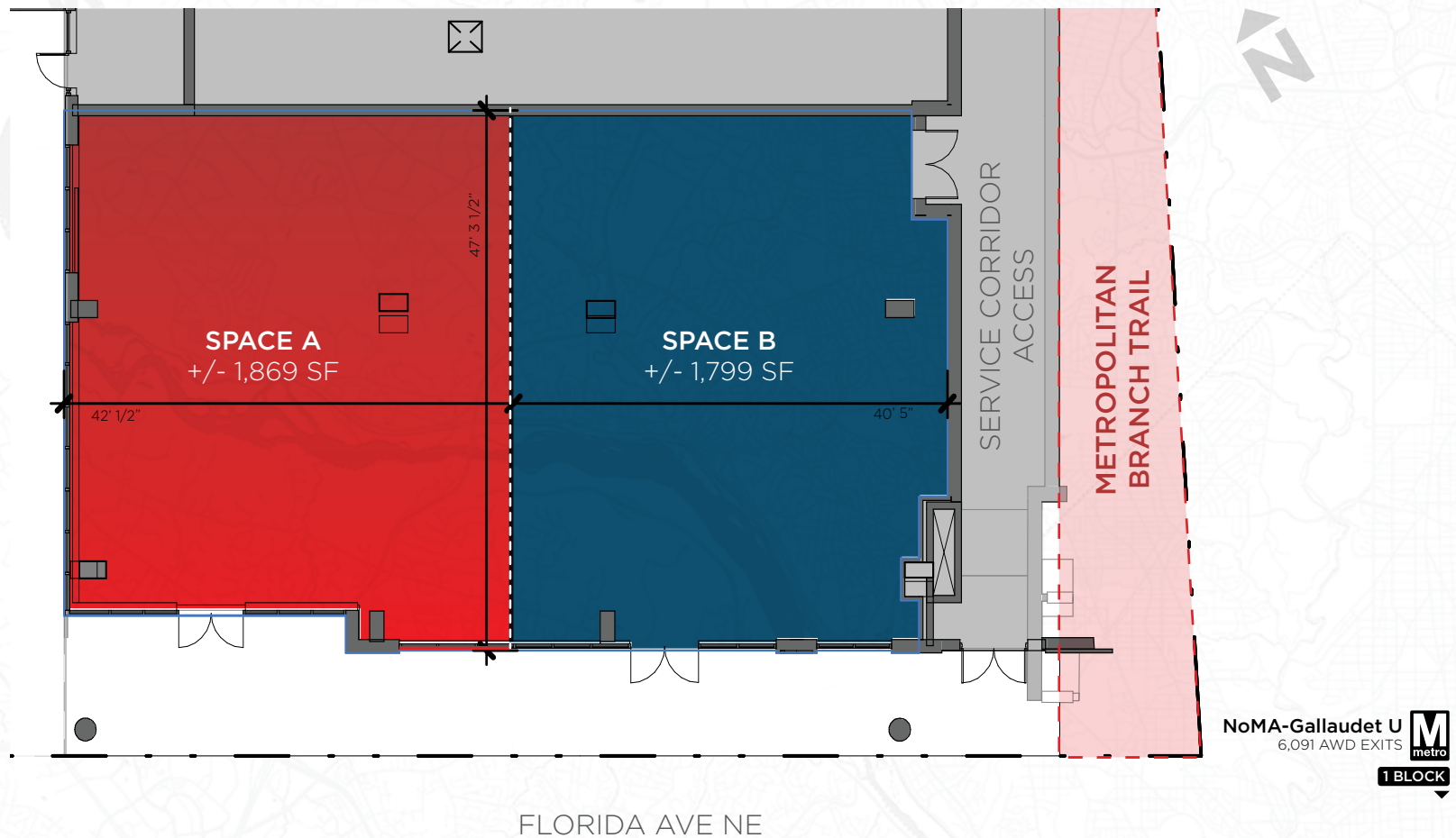
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OPTION 2



SPECS

SPACE A

Square Footage | +/- 1,869 SF

Ceiling Heights | 19' 1"

Frontage | 89' 4"

Timing | Immediate

Rent/Nets | Available Upon Request

SPACE B

Square Footage | +/- 1,799 SF

Ceiling Heights | 19' 1"

Frontage | 40' 5"

Timing | Immediate

Rent/Nets | Available Upon Request

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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