



## NoMa Leases Over 1 Million SF in 2009

NoMa, the area north of Massachusetts Avenue, leased more than one million square feet in 2009, despite economic woes nationwide. The neighborhood’s ability to attract prestigious tenants resulted in stellar net absorption and pre-leasing activity.

### Net Absorption:\*

- NoMa experienced more net absorption in the fourth quarter (338,000 SF) than any other District submarket.
- NoMa experienced more net absorption in all of 2009 (494,000 SF) than any other District submarket.
- NoMa’s 2009 net absorption represents 53 percent of all net absorption in the District of Columbia.

### Pre-Leasing Activity:\*

- Of the space currently under construction in NoMa, 63 percent is pre-leased.\* NoMa’s pre-lease rate (63%) is 14 percentage points higher than the District average (49%).
- NoMa has more pre-leased space than any other submarket in the District (917,280 SF).

### Major NoMa Leases Signed in 2009:\*\*

Tenant	Address	SF
Dept. of Homeland Security	131 M Street NE	12,500
Internal Revenue Service	1200 First Street NE	20,800
Dept. of Homeland Security	131 M Street NE	24,600
Dept. of Homeland Security	1200 First Street NE	30,000
Federal Energy Regulatory Commission	1100 First Street NE	30,200
Veterans Affairs	131 M Street NE	35,400
Internal Revenue Service	77 K Street NE	167,000
DC Government (DCPS & DDOE)	1200 First Street NE	200,000
Kaiser Permanente	700 Second Street NE	213,000
General Services Administration HQ	1275 First Street, NE	288,300
<b>Total:</b>		<b>1,021,700</b>

\*Source: Delta Associates

\*\*Source: NoMa BID

NoMa is transitioning from an office market to a full-service mixed-use neighborhood in 2010. Several new properties are under construction and delivering in 2010, including:

- **Residential:** 750 units anticipating 1,300 residents
- **Hotel:** Hilton Garden Inn, 211 Rooms Opening 2011
- **Retail:** More than 100,000 SF, including Harris Teeter
- **Office:** 1,477,000 SF including Department of Justice & GSA Headquarters