



Just four blocks from the US Capitol and steps from Union Station, NoMa is the fastest growing neighborhood in Washington, DC. Brokers have inked more than 3 million SF of leases in three years. NoMa's daytime population is 40,000 and growing. Fifteen modes of transportation connect NoMa to the rest of DC and the region.

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Retail & Hospitality

Hilton Garden Inn	Watershed Restaurant
Courtyard by Marriott	Kitchen on K Street
Harris Teeter	Tynan Coffee & Tea
CVS	Five Guys Burgers
TD Bank	Café Phillips
Au Bon Pain	Constitution Café
Potbelly Sandwich Shop	The Perfect Pita
Roti Mediterranean Grill	



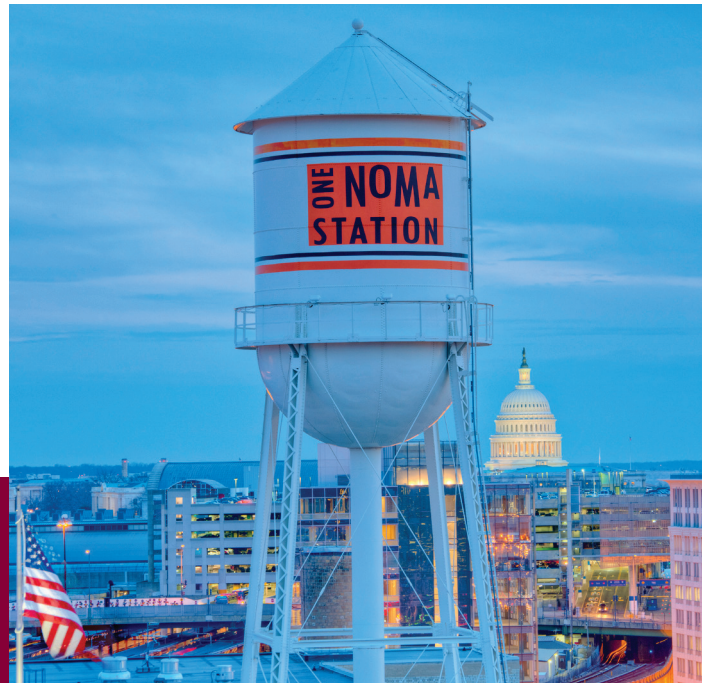
Major Office Tenants

NPR	ATF
CareFirst	Sirius XM Radio
GSA	CQ-Roll Call
Dept. of Justice	DC Public Schools

Demographics

	1/2 mile	1 mile	3 Mile
Residents	10,000	43,000	311,000
Households	3,000	18,000	141,000
Average HH Income	\$53,000	\$66,000	\$69,000
Median Age	36	37	36
Employees	40,000	62,600	524,700
Average Employee Income*	\$90,000	n/a	n/a

Sources: ESRI, 2010 Estimates, courtesy of WDCEP.
 *BLS 2009 average for government employees in Washington, DC.

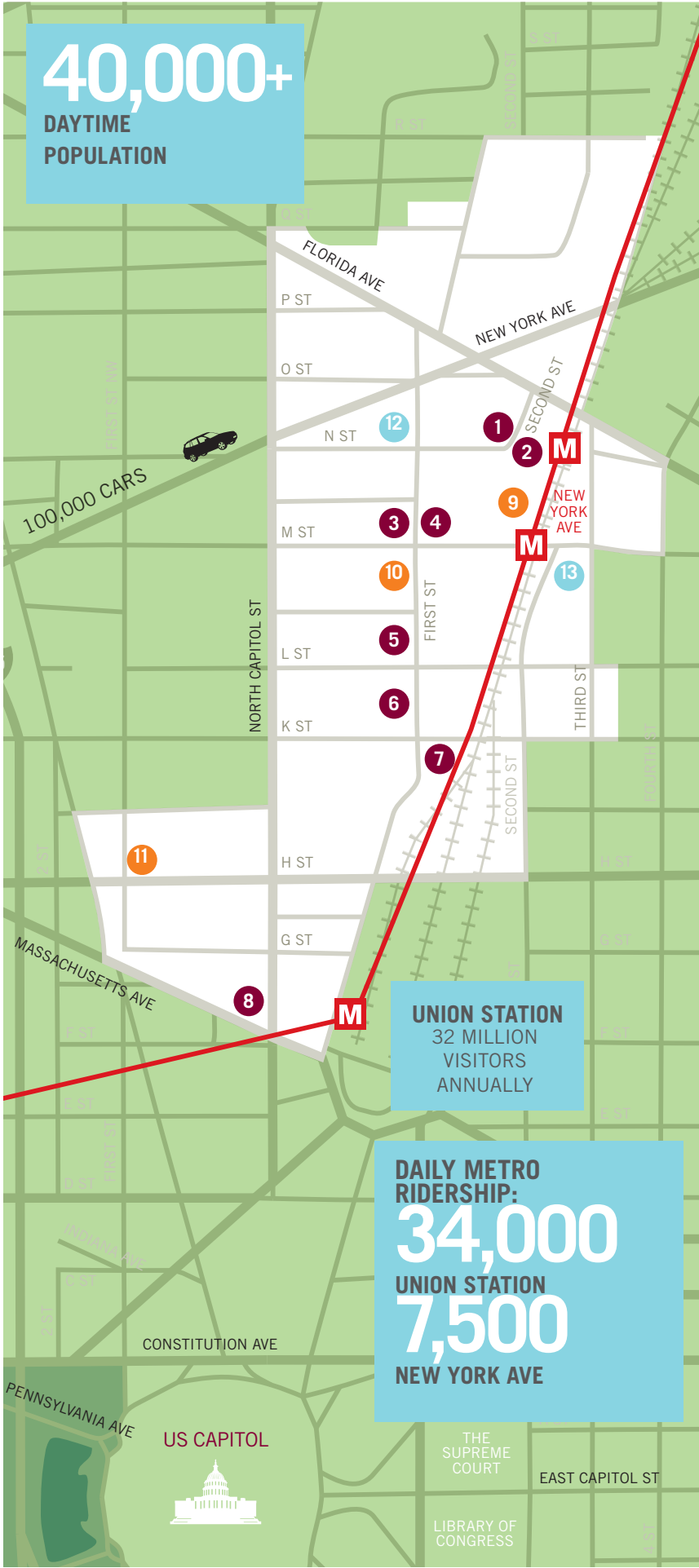


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 NoMa Business Improvement District
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Development Summary

TYPE	OFFICE (SF)	RETAIL (SF)	RESIDENTIAL (UNITS)	HOTEL (ROOMS)	TOTAL (SF)	% OF TOTAL
Existing/ Under Construction	12,045,000	526,950	2,812	422	15,658,350	48%
Planned	8,984,000	862,000	6,544	680	16,822,000	52%
TOTAL	21,029,000	1,388,950	9,356	1,102	32,480,350	100%

40,000+
DAYTIME
POPULATION



100,000 CARS

UNION STATION
32 MILLION VISITORS ANNUALLY

DAILY METRO RIDERSHIP:
34,000
UNION STATION
7,500
NEW YORK AVE

IMMEDIATELY AVAILABLE

1. ATF HEADQUARTERS – 1312 SECOND STREET, NE

Total Retail: 8,000 SF | Available: 1,500 SF | 750 SF
Robert Tack | Capital Retail Group | (202) 319-2884 | robert@capitalretailgroup.com
Adjacent to the ATF headquarters, the Courtyard by Marriott and the New York Avenue Metro station. Current retailers include Five Guys and The Perfect Pita.

2. COURTYARD BY MARRIOTT – 1325 SECOND STREET, NE

Finvarb Group | Total Retail: 10,000 SF | Available: 3,600 SF
Mike Howard | The Rappaport Companies | (571) 382-1200 | mhoward@rappaportco.com
Adjacent to the New York Avenue Metro, the hotel benefits from steady foot traffic throughout the day. Current retailers include Au Bon Pain and 7-Eleven.

3. CAPITOL PLAZA – 1200 FIRST STREET, NE

Polinger, Shannon & Luchs | Total Retail: 17,000 SF | Available: 7,000 SF
Billy Orlove | JBG Rosenfeld | (301) 657-7343 | borlove@jbgr.com
Adjacent to Harris Teeter and Constitution Square. Current retailers include CVS. Office is 100% leased.

4. CONSTITUTION SQUARE – 1275 FIRST STREET, NE

StonebridgeCarras | Total Retail: 80,000 SF | Available: 3,500 SF | 2,600 SF | 900 SF
Billy Orlove | JBG Rosenfeld | (301) 657-7343 | borlove@jbgr.com
Constitution Square has attracted national retailers such as Harris Teeter, Potbelly, and TD Bank. The 1.6 million SF development includes a Hilton Garden Inn, 440 apartments, and 1 million SF of office, which is 100% leased.

5. 1100 FIRST ST, NE

Tishman Speyer | Total Available Retail: 4,400 SF
Billy Orlove | JBG Rosenfeld | (301) 657-7343 | borlove@jbgr.com
Centrally located in NoMa with retail facing First Street. Office is 100% leased to private sector and government tenants.

6. SENTINEL SQUARE – 90 K STREET, NE

Trammell Crow Company | Total Available Retail: 10,000 SF
Tom Finan | Trammell Crow | (202) 295-3825 | tfinan@trammellcrow.com
This 400,000 office building sits at the corner of First and K Streets, NE, one of the most prominent boulevards in Washington, DC.

7. 111 K ST NE

J Street Development | Total Available Retail: 1,100 SF
Anastasia Kharchenko | Woodmark | 202-857-4300 | ak@woodmarkre.com
Centrally located office condominium building at First and K Streets, NE.

8. REPUBLIC SQUARE

Republic Properties | Total Available Retail: 3,000 SF
Glenn Hugo | (202) 552-5300 | ghugo@republicpropertiescorp.com
Three blocks from the U.S. Capitol and one block from Union Station, which draws 32 million visitors per year.

UNDER CONSTRUCTION

9. CONSTITUTION SQUARE II – 199 N STREET, NE

StonebridgeCarras | Retail: 5,000-7,000 SF | Available 2Q 2013
Billy Orlove | JBG Rosenfeld | (301) 657-7343 | borlove@jbgr.com

10. ARCHSTONE FIRST & M – 1160 FIRST STREET, NE

Archstone | Retail: 2,800 SF | Available 4Q 2012
Mike Howard | The Rappaport Companies | (571) 382-1200 | mhoward@rappaportco.com

11. WALMART – FIRST AND H STREETS, NW

JBG | Total Retail: 90,000 SF | 10,000 SF Available 2Q 2012
Rafael Muniz | JBG | (240) 333-3600 | rmuniz@jbg.com

PLANNED (100,000 SF)

12. CAPITOL SQUARE – FIRST AND N STREETS, NE

Rafel Muñoz | JBG | (240) 333-3600 | rmuniz@jbg.com

13. ULINE ARENA – SECOND AND M STREETS, NE

Norm Jemal | Douglas Development | (202) 638-6300 | njemal@douglasdev.com