

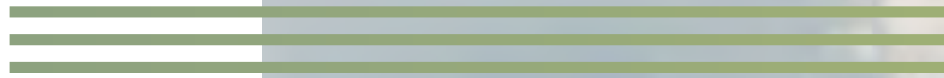
12  
UNION STREET  
75

a fresh  
take.



# 1275

UNION STREET



## AN OPPORTUNITY TO ENERGIZE.

Stream Realty Partners, acting as exclusive agent for Carmel Partners, is pleased to offer the last remaining ground-up, build-to-suit office development in Market Terminal located within the thriving Union Market District.



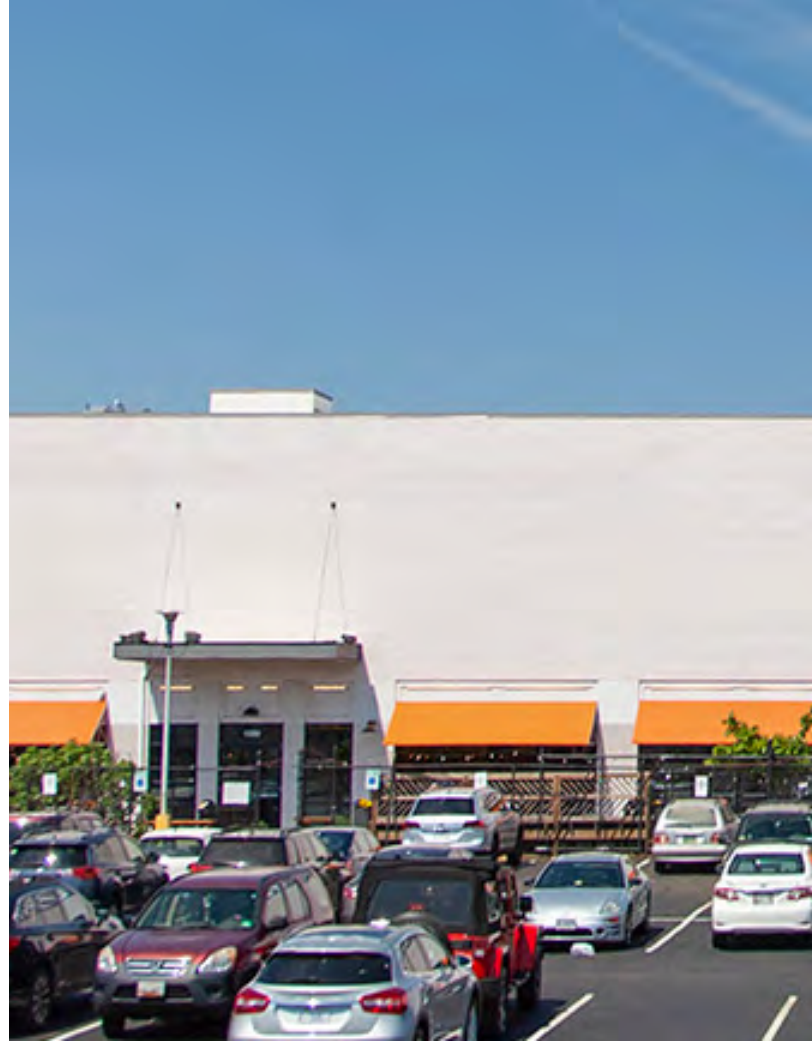




# a custom solution.

## INSPIRE CREATIVITY.

Fully approved to span approximately 240,000 square feet and rise to a height of 130 feet, 1275 Union Street NE will provide forward thinking tenants interested in locating amongst the diverse vibrance of an eclectic community of makers, visionaries, innovators, artists, chefs, and entrepreneurs the opportunity to celebrate their employees like never before and embrace a truly unique, tailor-made lifestyle office environment.





## SPARK CONVERSATION.

Union Market District is a creative economic platform for celebration of food, art, music and the culture that makes Washington DC unique. It is a place where people are comfortable and energized, a place where creativity is inspired and a place that attracts builders, thinkers and doers.



# UNION MARKET

## D I S T R I C T

- 1 Marcellino Pane & Vino
- 2 El Presidente
- 3 Toastique
- 4 Saladworks
- 5 Orange Theory Fitness
- 6 Pluma by Bluebird Bakery
- 7 Shouk
- 8 Trader Joe's
- 9 Stellina Pizzeria
- 10 Blue Bottle Coffee
- 11 Autoshop
- 12 Van Leeuwen Ice Cream
- 13 St. Anslem
- 14 Bread Alley
- 15 Union District Oyster Bar
- 16 Total Source Fitness
- 17 The Village Cafe
- 18 O-Ku
- 19 Lunas de Buenos Aires
- 20 Maman
- 21 Scotch & Soda
- 22 Last Call
- 23 Masseria
- 24 Cotton & Reed
- 25 Hi-Lawn
- 26 Dock5
- 27 Songbyrd Music House
- 28 Selina Hotel
- 29 Homewood Suites by Hilton





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UNION MARKET

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1275  
UNION STREET

LA COSECHA  
mercado . arte . cultura

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# balance work & life.





## LIMITLESS POTENTIAL.

Maximum Square Footage = Approximately 240,000 SF

Maximum Building Height = 130'

Typical Floor = Approximately 21,250 SF

Occupiable Penthouse = Approximately 7,000 SF



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