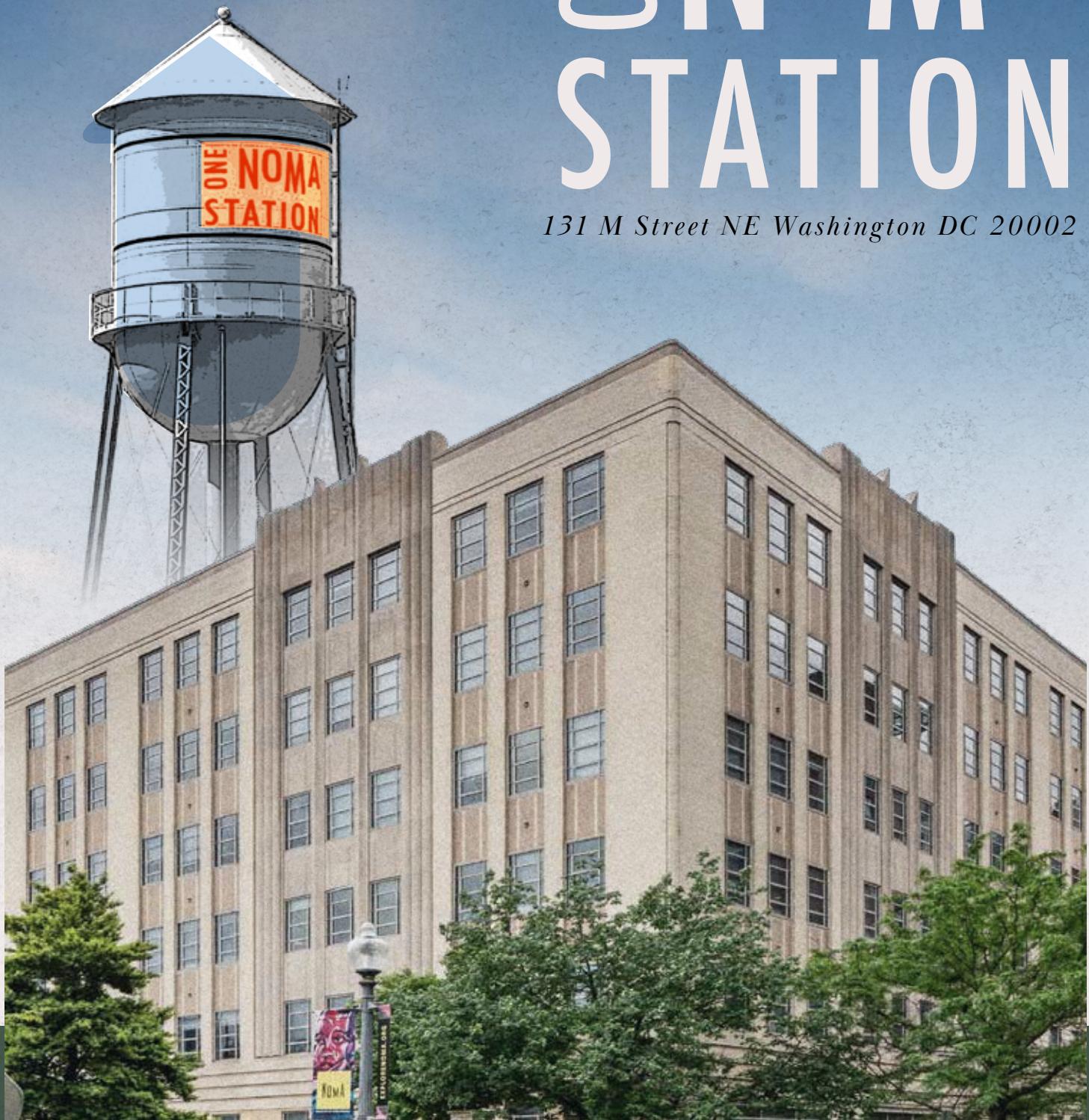


ONE NOMA STATION

131 M Street NE Washington DC 20002



Work. Play. Live.



ONE NOMA STATION

Historic Roots, Modern Revival

Originally constructed between 1937 and 1939 by Abbott, Merkt & Company, as the Woodward & Lothrop Service Warehouse, this architectural icon was meticulously transformed 20 years ago into a beautiful, Class A hub for a host of federal agency tenants.

Maintaining its industrial charm, this DC landmark carefully preserved exterior and iconic water tower, are a testament to the evolution of the NoMa neighborhood into a vibrant, adaptive reuse destination, that offers the convenience of transit and the appeal of diverse retail and dining experiences.



ENERGY STAR



HIGHLIGHTS

BUILDING SIZE: 411,576 SF

Built in 1930s as the Woodward & Lothrop Service Warehouse/Converted into a Class A office building in 2005

Designated a DC Historic Landmark in 1993 and listed on the National Register of Historic Places

All floors feature generous ceiling heights and column spacing with expansive window lines and city views

TYPICAL FLOOR: 60,812 SF

On-site amenities include dedicated outdoor green space, parking, fitness center and on-site food service.

Directly across the street from NoMa-Gallaudet U New York Ave Metro Stop, Union Station and countless neighborhood amenities

A Vibrant Work, Play Neighborhood



EXPLORE THE FOOD & CULTURE AT UNION MARKET



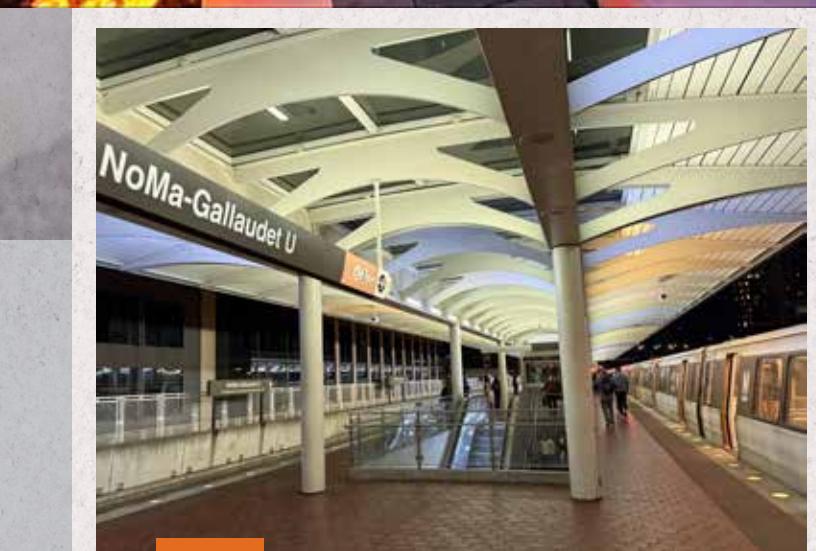
A GREAT LOCATION TO BIKE TO WORK



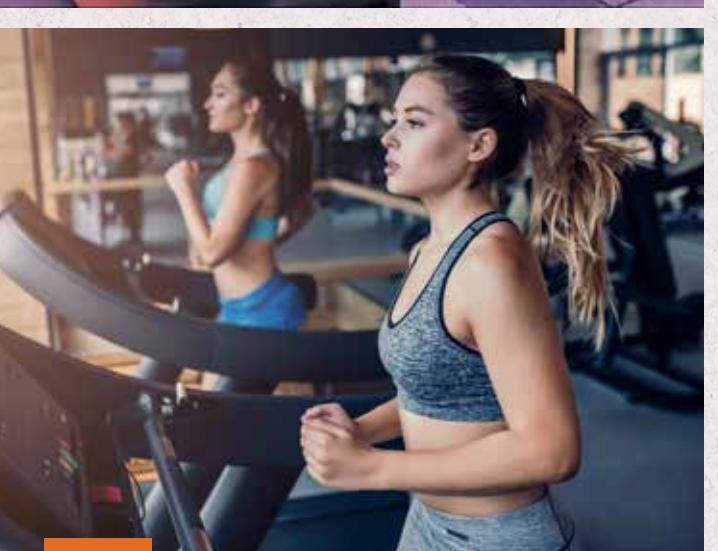
A GREAT LOCATION TO BIKE TO WORK



ENJOY A ROOFTOP COCKTAIL ACROSS THE STREET AT THE MORROW



STEPS TO THE NOMA-GALLAUDET U METRO STATION



ON-SITE FITNESS CENTER

Stacking Plan

TOTAL AVAILABLE SPACE: 231,991 SF

LEASED

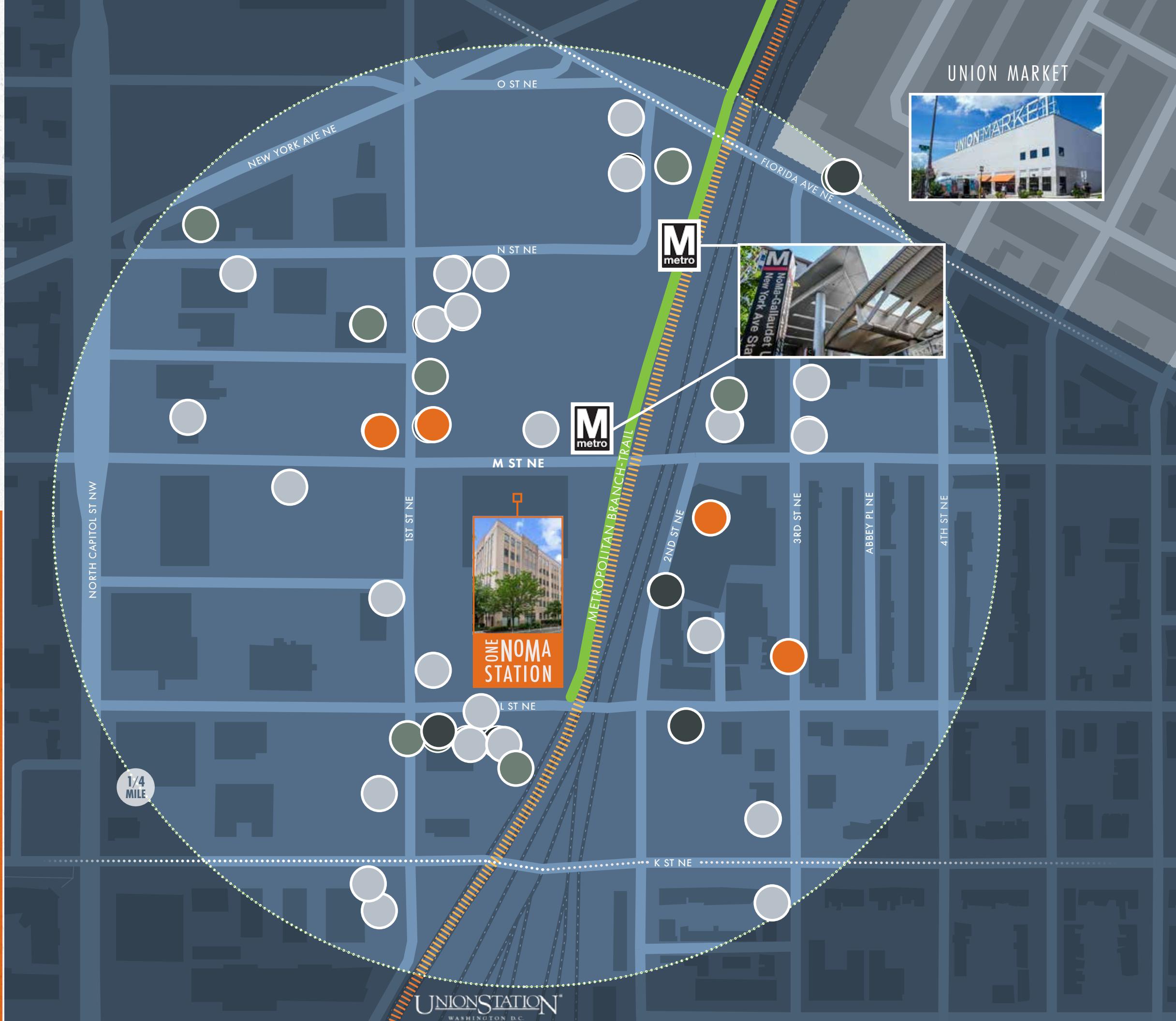
AVAILABLE NOW

AVAILABLE 2026



Explore NoMa

Situated adjacent to the NoMa–Gallaudet U Metro station to offer a convenient, commuter-friendly workplace, One NoMa Station also provides a gateway to a dynamic and revitalized neighborhood experience. Seamlessly blending into the growing adaptive reuse movement of D.C.'s eclectic NoMa district, tenants are granted walkable access to this vibrant, mixed used destination full of vibrant dining, retail and cultural experiences.



Regional Accessibility

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For more information, please contact:

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