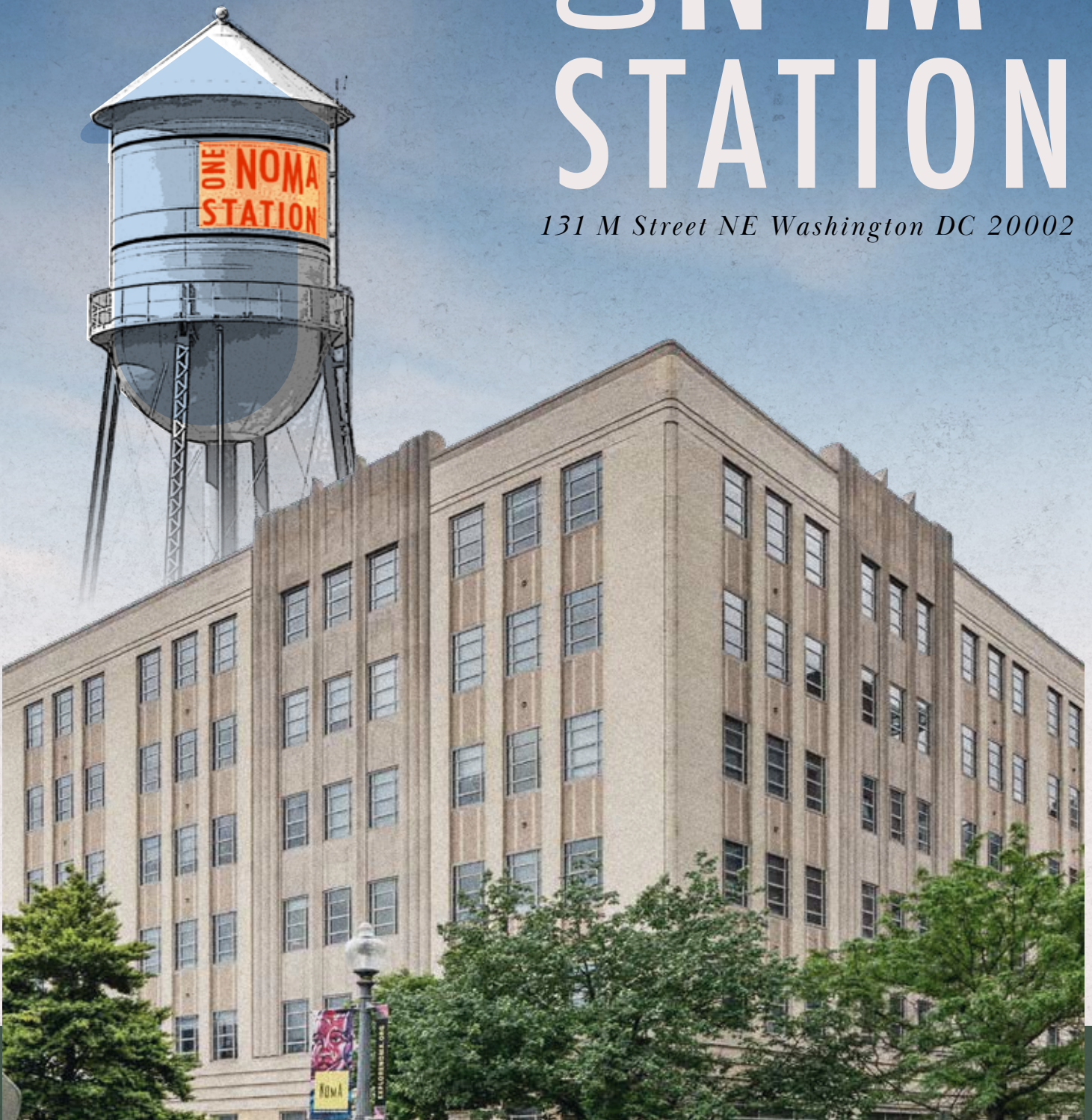


THE NOMA STATION

131 M Street NE Washington DC 20002



Work. Play. Live.



THE 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.



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



A GREAT LOCATION TO
BIKE TO WORK



ENJOY A ROOFTOP COCKTAIL
ACROSS THE STREET AT
THE MORROW



EXPLORE THE FOOD & CULTURE AT
UNION MARKET



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

6TH FLOOR - **33,212 RSF**

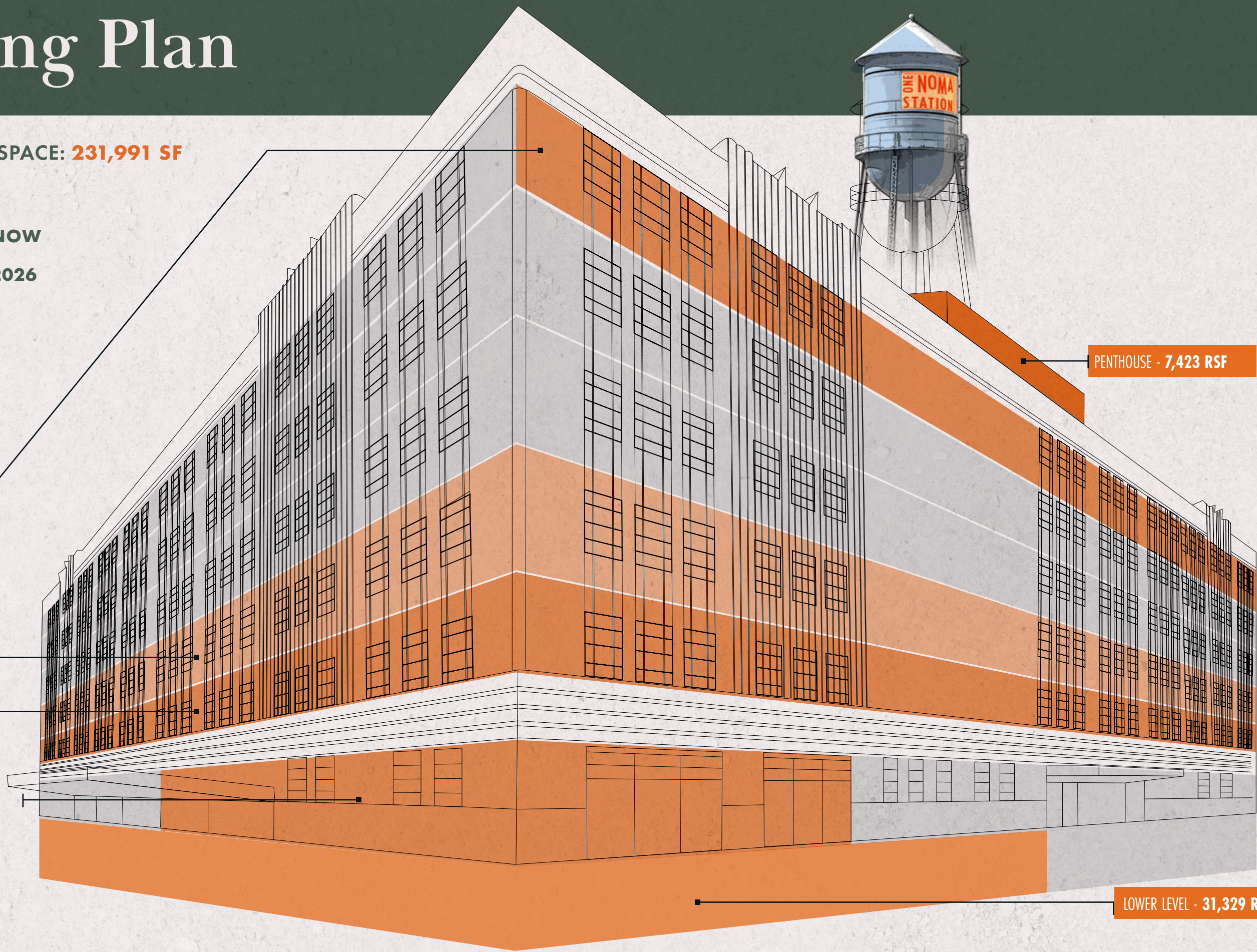
3RD FLOOR - **60,812 RSF**

2ND FLOOR - **60,847 RSF**

1ST FLOOR - **1,007 RSF**
- **17,942 RSF**
- **19,419 RSF**

PENTHOUSE - **7,423 RSF**

LOWER LEVEL - **31,329 RSF**



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.



WALK
SCORE

94



BIKE
SCORE

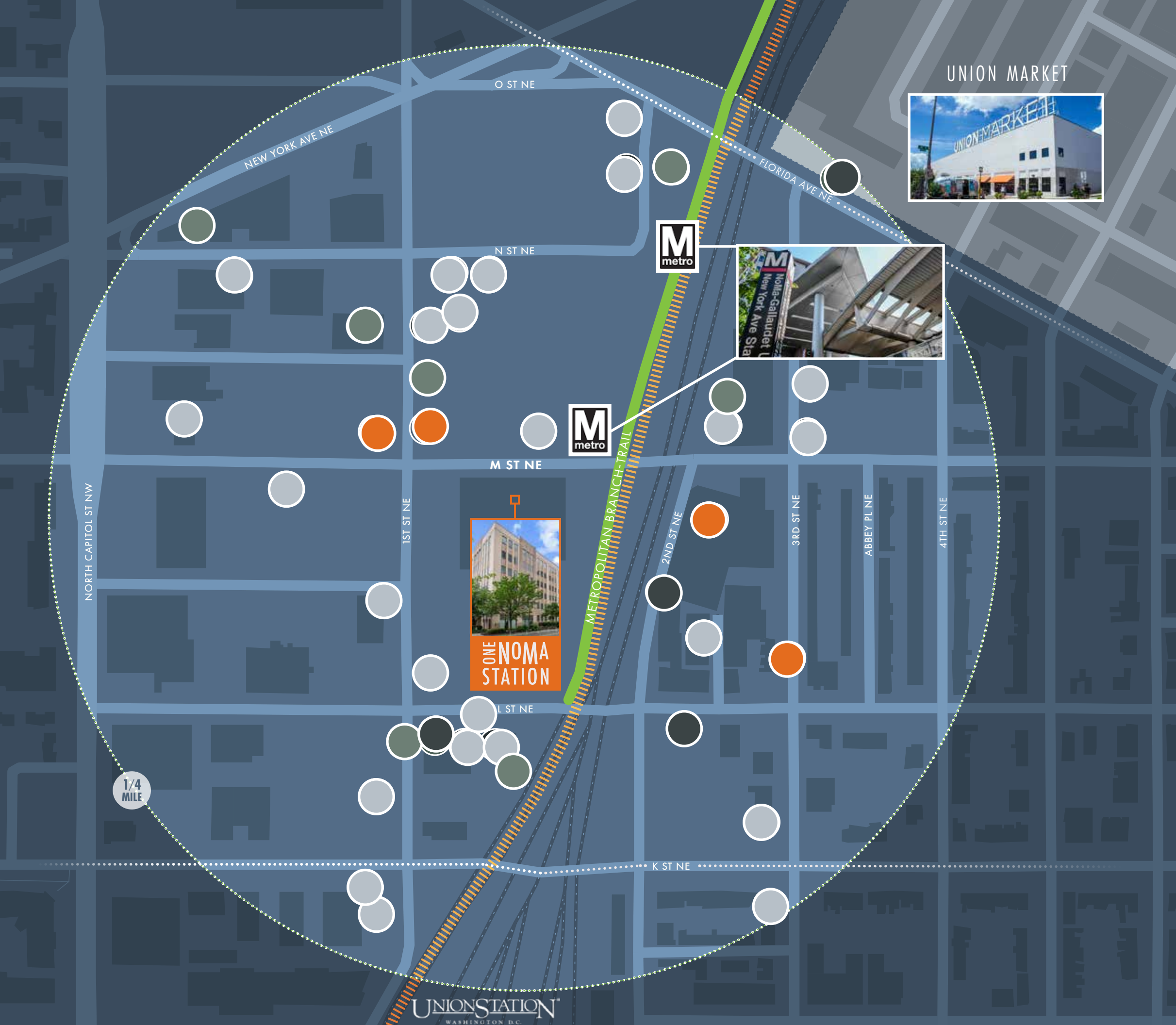
95



TRANSIT
SCORE

87

LEGEND		
	SHOPPING/RETAIL	4
	RESTAURANTS	24
	HOTELS	7
	HEALTH CLUBS/GYMS	4



Regional Accessibility

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.





ONE NOMA
STATION

For more information, please contact:

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