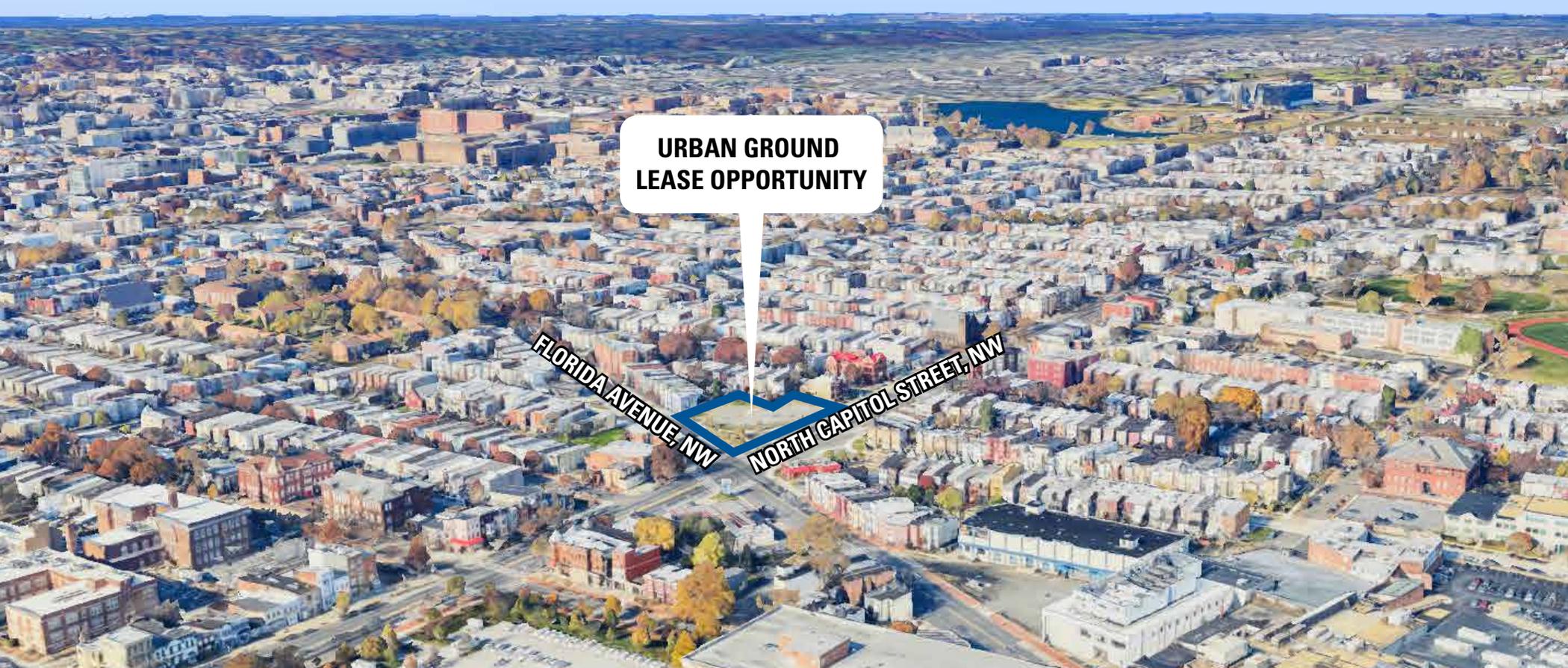


# 1600 NORTH CAPITOL

WASHINGTON, D.C.  
18,984 SF GROUND LEASE

RAPPAPORT



**URBAN GROUND  
LEASE OPPORTUNITY**

**FLORIDA AVENUE, NW**

**NORTH CAPITOL STREET, NW**

# 1600 NORTH CAPITOL

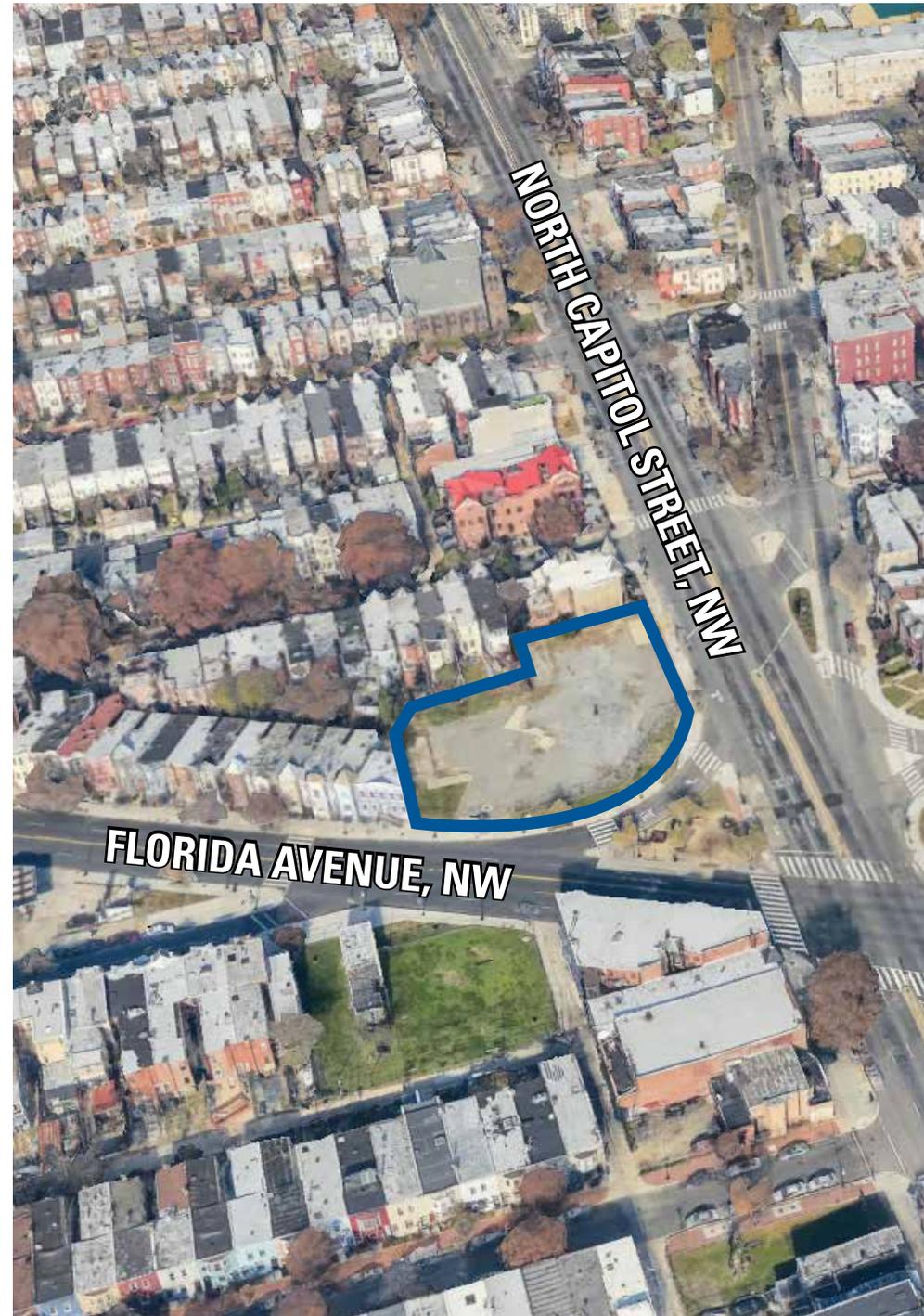
## WASHINGTON, D.C.

- | Ground lease available on busy North Capitol Street, NW
- | Excellent daytime and residential density
- | Major intersection between Florida Avenue and North Capitol Street with 62,800 vehicles per day combined
- | Site serves the booming Eckington, Truxton, Shaw and Noma neighborhoods
- | Major arterial access to the U.S. Capitol
- | Benefits from commuter traffic of people coming in and out of the district on Florida Avenue and North Capitol Street

### DEMOGRAPHICS 2017

	1 MILE	3 MILES	5 MILES
 POPULATION	5,359	19,757	67,934
 DAYTIME POPULATION	2,108	12,936	73,676
 HOUSEHOLD INCOME	\$122,278	\$103,457	\$106,728
 VEHICLES PER DAY	34,800 on North Capitol Street, NW 28,000 on Florida Avenue		

### AREA RETAILERS



**1600 NORTH CAPITOL  
WASHINGTON, D.C.**



**1600 NORTH  
CAPITOL STREET**

**SURROUNDING AREA**

**OFFICE:** 4.3M SF  
**RESIDENTIAL:** 1.8M SF & 2,034 UNITS  
**RETAIL:** 50K SF

**EXISTING  
RESIDENTIAL:** 4M SF & 4,500 UNITS  
 (WITHIN 3 BLOCKS)

**RHODE ISLAND AVENUE  
SHOPPING CENTER**



**UNION MARKET**



**RHODE ISLAND PLACE**



**DOUGLAS DEVELOPMENT IVY CITY**

DELIVERS: 2020  
 1.5M SF MIXED USED  
 555K SF RETAIL  
 156 HOTEL ROOMS  
 450 RESIDENTIAL UNITS  
 GROCERY & MOVIE THEATER ANCHORED  
 ADJACENT TO HECHTOR WAREHOUSE  
 EXPERIENTIAL RETAIL



GALLAUDET  
UNIVERSITY  
1,011 STUDENTS

**GALLAUDET UNIVERSITY  
& JBG COMPANIES  
DEVELOPMENT  
(6TH STREET & FLORIDA AVENUE)**

DELIVERS 2019-2022  
 1.5M SF  
 1.3 SF RESIDENTIAL  
 135K SF RETAIL  
 116K SF OFFICE

**ULINE ARENA**

OPENED LATE 2016  
 172K SF OFFICE  
 73K SF RETAIL  
 51K SF REI



**UNION STATION**

31,000 METRO COUNTS



H STREET  
CORRIDOR

LUDLOW-TAYLOR  
ELEMENTARY  
SCHOOL

STUART HOBSON  
MIDDLE SCHOOL



FLORIDA AVENUE 28,000 VPD  
 RHODE ISLAND AVENUE NE  
 NORTH CAPITOL STREET 34,800 VPD

NEW YORK AVENUE NE 31,300 VPD  
 NEW JERSEY AVENUE NW

**DC CONVENTION CENTER**

2.3M SF EVENT SPACE

**CAPITOL CROSSING**

DELIVERS: 2019-2021  
 2.2M SF  
 75K SF RETAIL  
 8,000 NEW EMPLOYEES  
 (DAYTIME TRAFFIC)

**KEY**

NEW DEVELOPMENTS



# RAPPAPORT

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