

OZMA

SKANSKA

WELCOME TO
OZMA
44 M ST NE WASHINGTON DC, 20002

275
UNIT
RESIDENTIAL

7,700
SF GROUND
FLOOR RETAIL

STEP INTO OZMA, A BRAND NEW VISION OF MODERN LIVING. OZMA BLENDS SERENE NATURE WITH INSPIRED AMBIENCE AND SUBTLE SOPHISTICATED DESIGN. A PERFECT BACKDROP FOR INDEPENDENT SPIRITS WHO KNOW EXACTLY WHERE THEY WANT TO LIVE.

LOCATED IN THE PRIME LOCATION OF NOMA. ADJACENT TO THE MEANDER, A UNIQUE 5-BLOCK PEDESTRIAN WALKWAY WITH RETAIL AND GREENERY.



OZMA
TIMELINE

**BREAK
GROUND**

4TH QUARTER 2021

**PROJECT
COMPLETE**

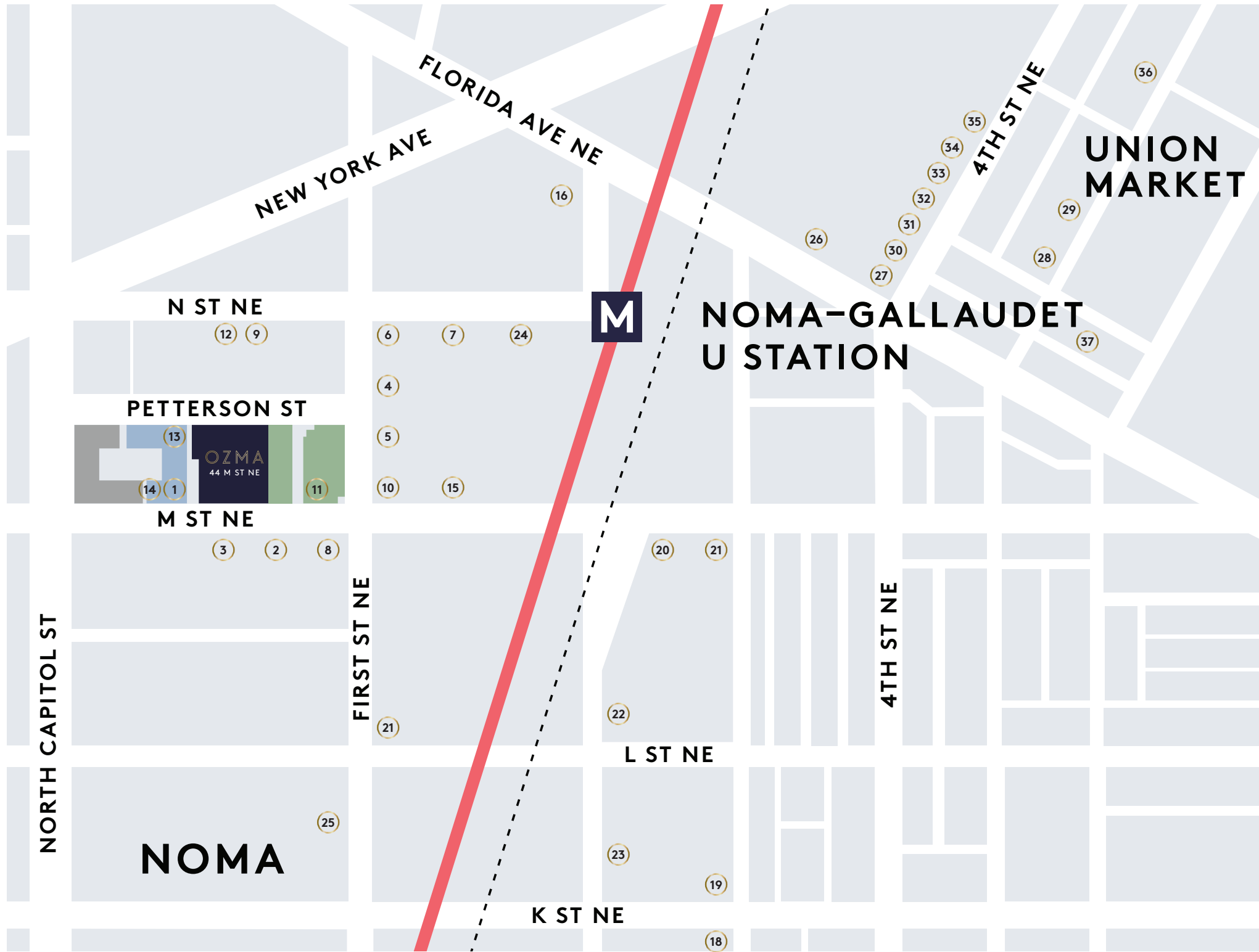
2ND QUARTER 2024

the aerie
2ND QUARTER
2025






































the aerie
1ST QUARTER
2025

**RETAIL
DELIVERY**

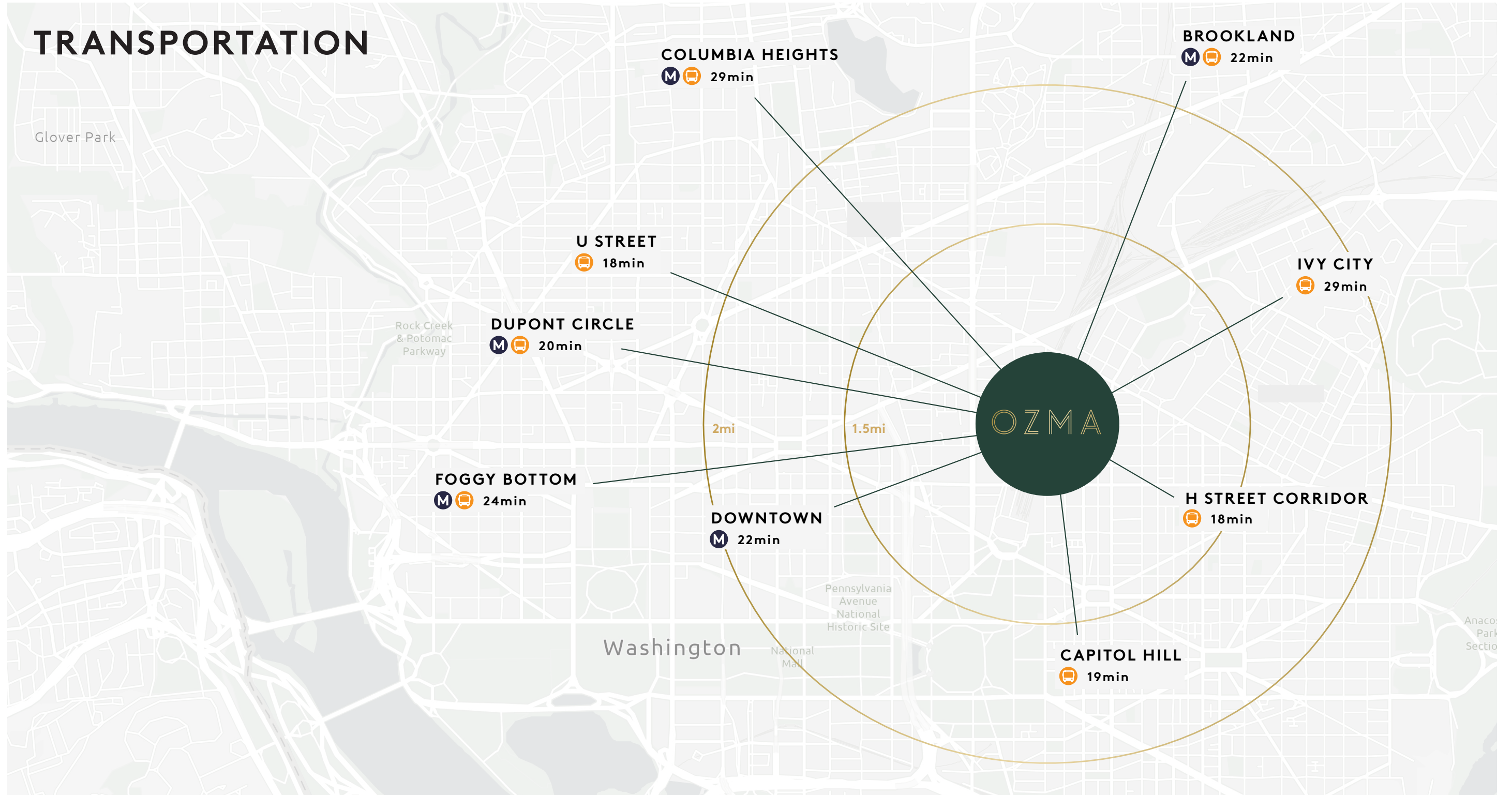
4TH QUARTER 2023



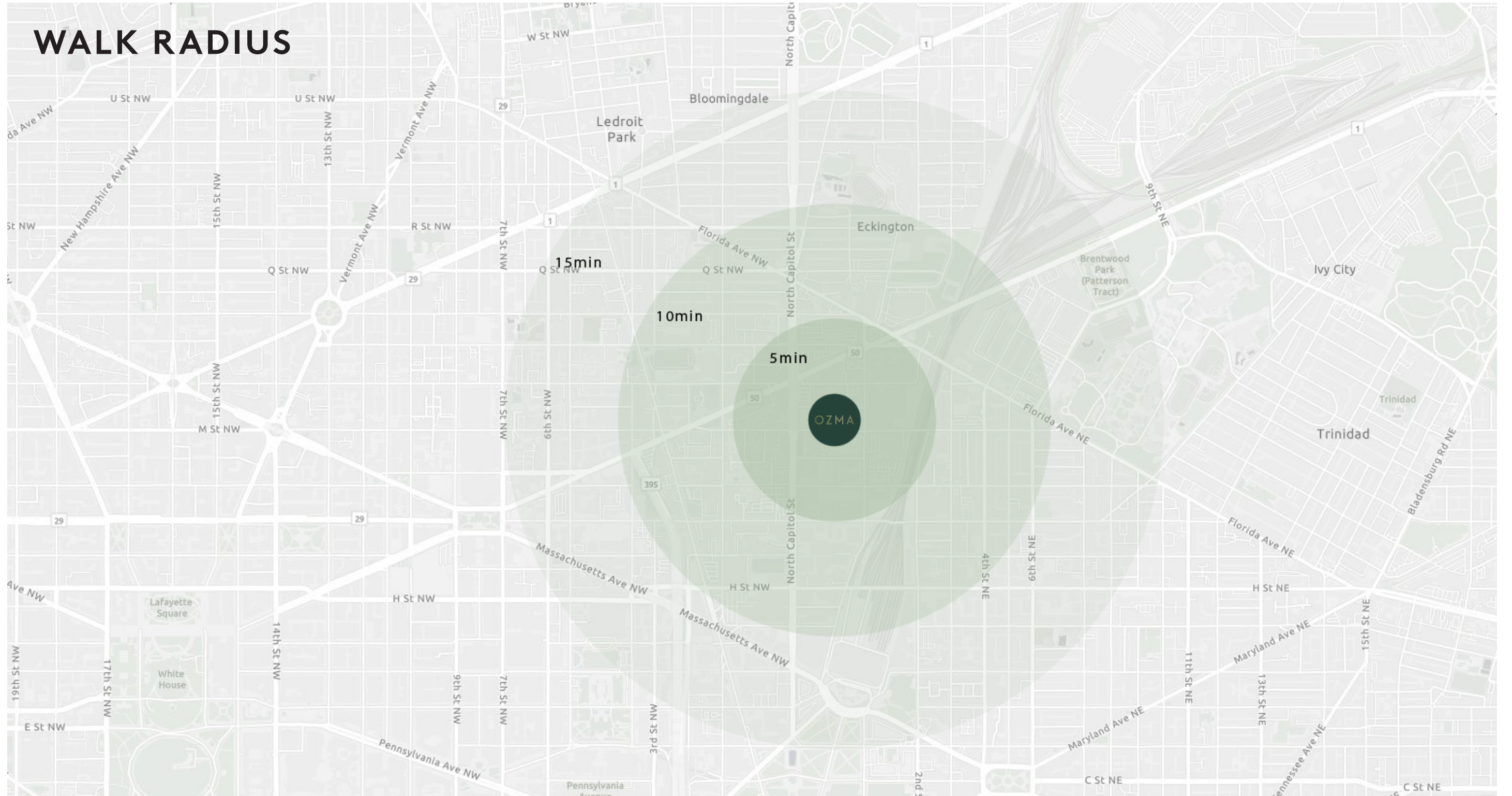
RETAILERS

- | | | |
|--|--|---|
| 
1. KING STREET OYSTER BAR | 
14. DUNCAN DOG HOTEL | 
27. TRADER JOE'S |
| 
2. ANDY'S PIZZA | 
15. CARVING ROOM | 
28. ST. ANSELM |
| 
3. STREETS MARKET | 
16. FIVE GUYS | 
29. O-KU |
| 
4. ROTI | 
17. WUNDER GARTEN | 
30. STELLINA PIZZERIA |
| 
5. POTBELLY | 
18. INDIGO | 
31. SHOUK |
| 
6. PEET'S COFFEE | 
19. LAOS IN TOWN | 
32. FRAMEBRIDGE |
| 
7. SEOULSPICE | 
20. RED BEAR BREWING | 
33. LULULEMON |
| 
8. STARBUCKS | 
21. REI | 
34. LA COSECHA |
| 
9. MENOMALE | 
22. CYCLEBAR | 
35. MASSERIA |
| 
10. HARRIS TEETER | 
23. F45 TRAINING | 
36. COTTEN & REED |
| 
11. CVS | 
24. DUNKIN DONUTS | 
37. UNION DISTRICT OYSTER BAR |
| 
12. SWEET SCIENCE COFFEE | 
25. LA LUXE DENTAL | |
| 
13. WINE BAR (COMING SOON) | 
26. ORANGETHEORY | |

TRANSPORTATION



WALK RADIUS



NOMA BY THE NUMBERS

95

BIKE
SCORE

32,967

.5 MILE DAY TIME
POPULATION

\$113,000

.25 MILE MEDIAN
HOUSEHOLD INCOME

12,000+

CURRENT
POPULATION



94

MOBILITY
SCORE

60,000

TOTAL
EMPLOYEES

\$110,000

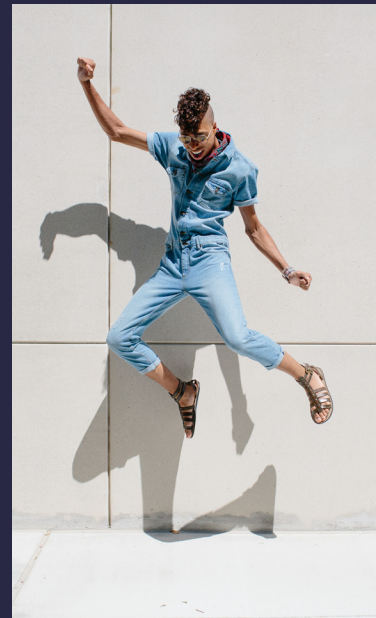
.5 MILE MEDIAN
HOUSEHOLD INCOME

10,000

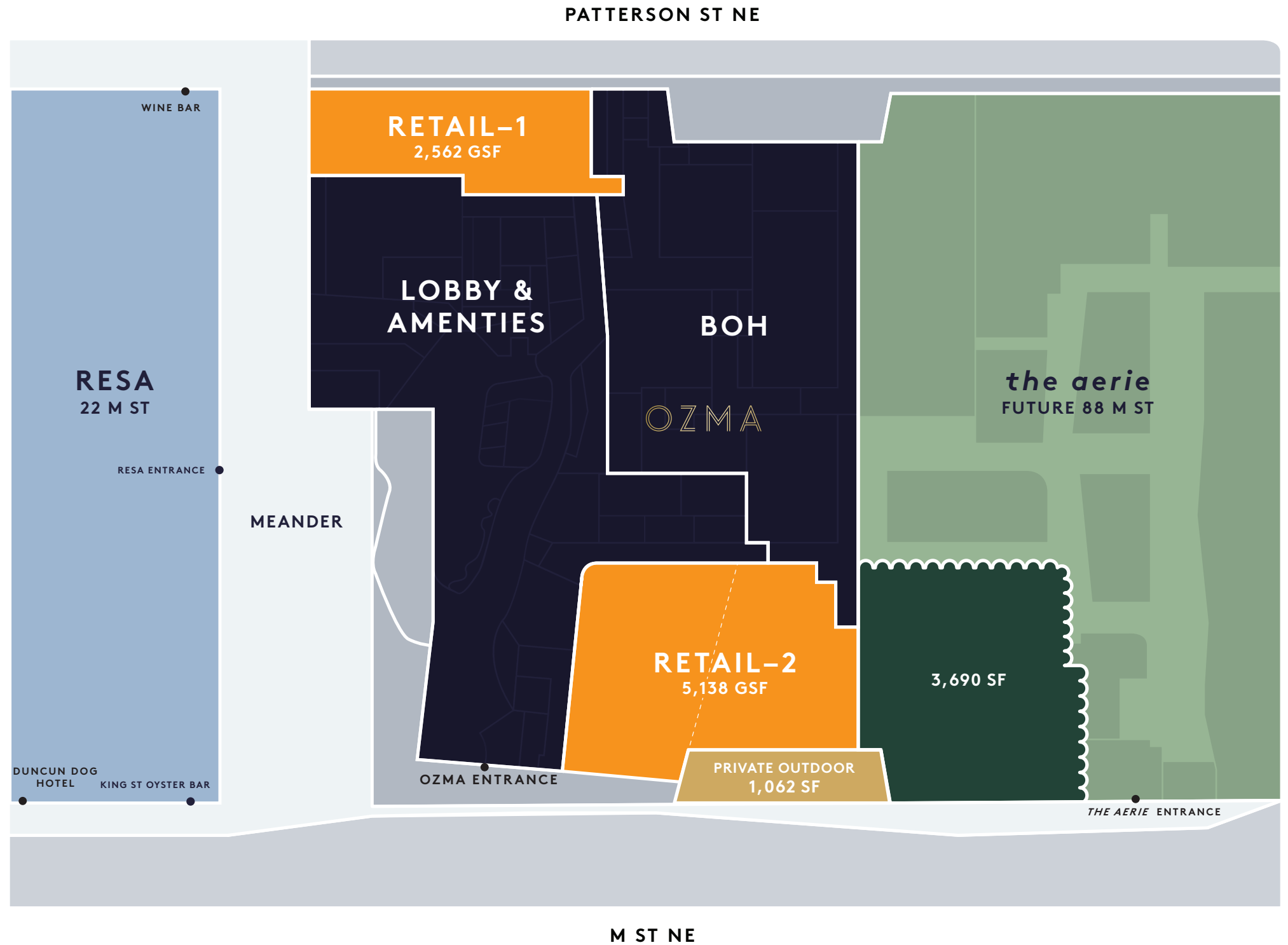
UNITS
(5,000 UNDER
CONSTRUCTION)

NOMA

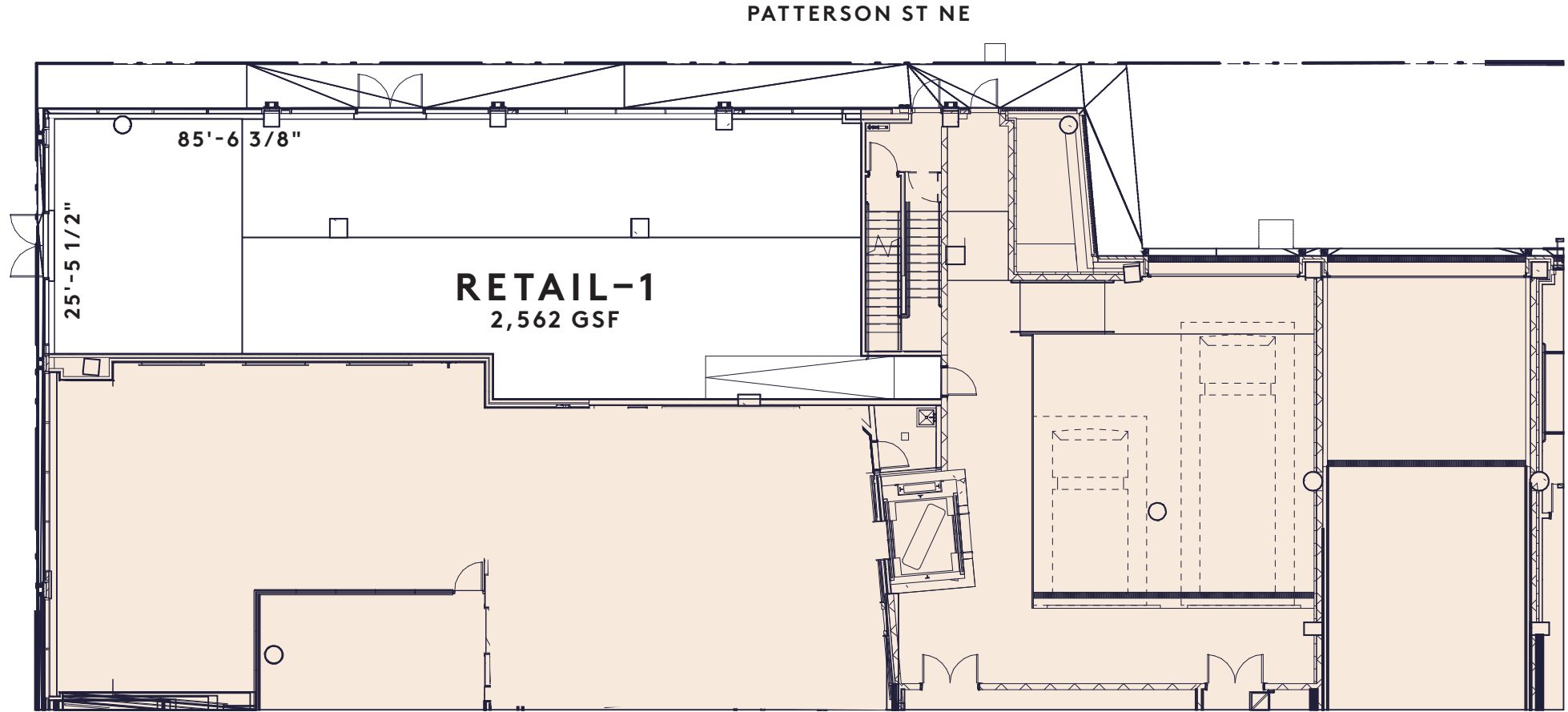
THE MOST CONNECTED NEIGHBORHOOD IN DC



RETAIL FLOOR PLANS

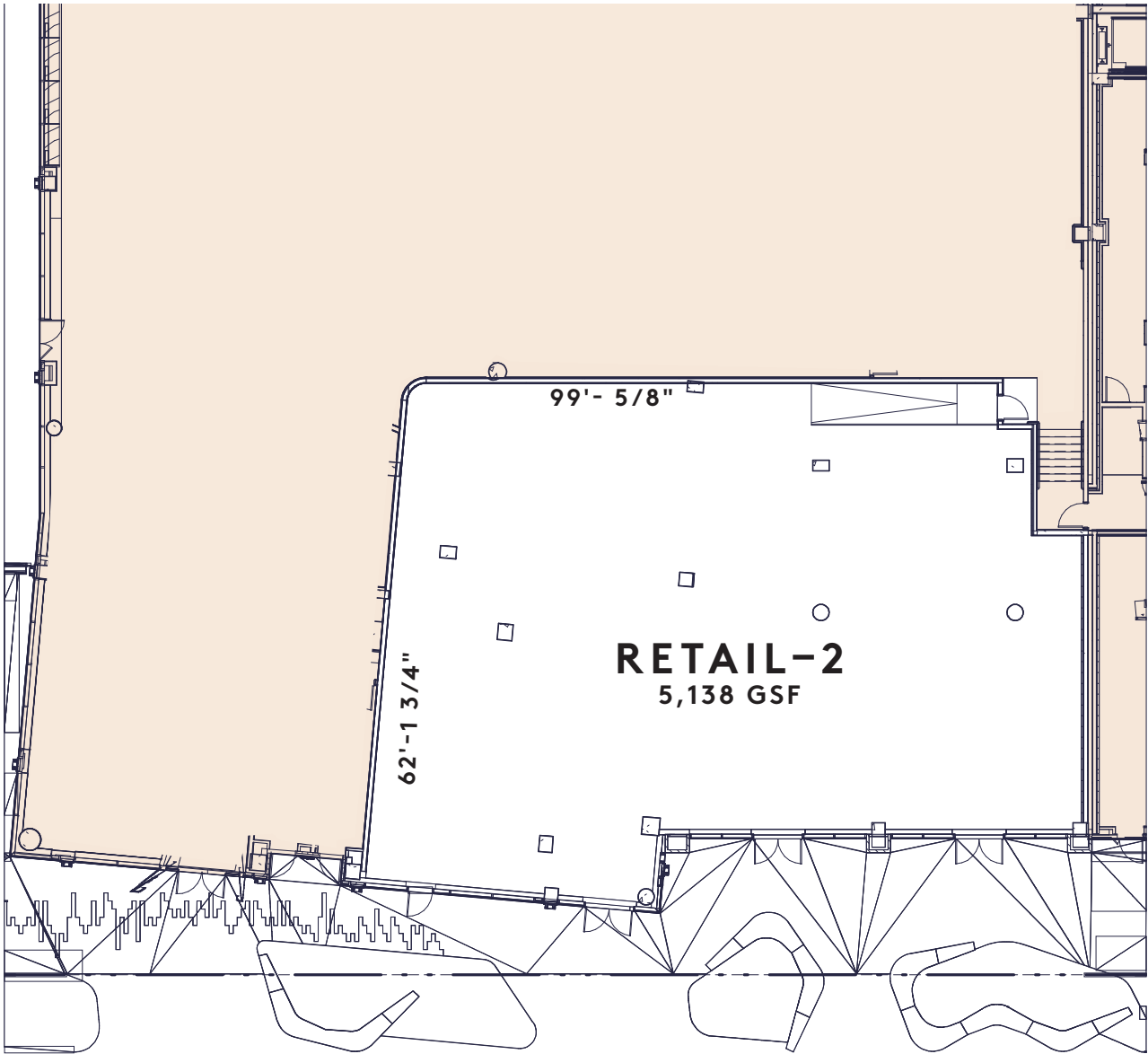


RETAIL-1 FLOOR PLANS



*CEILING HEIGHTS RANGE FROM 12'-11" TO 14'-3"

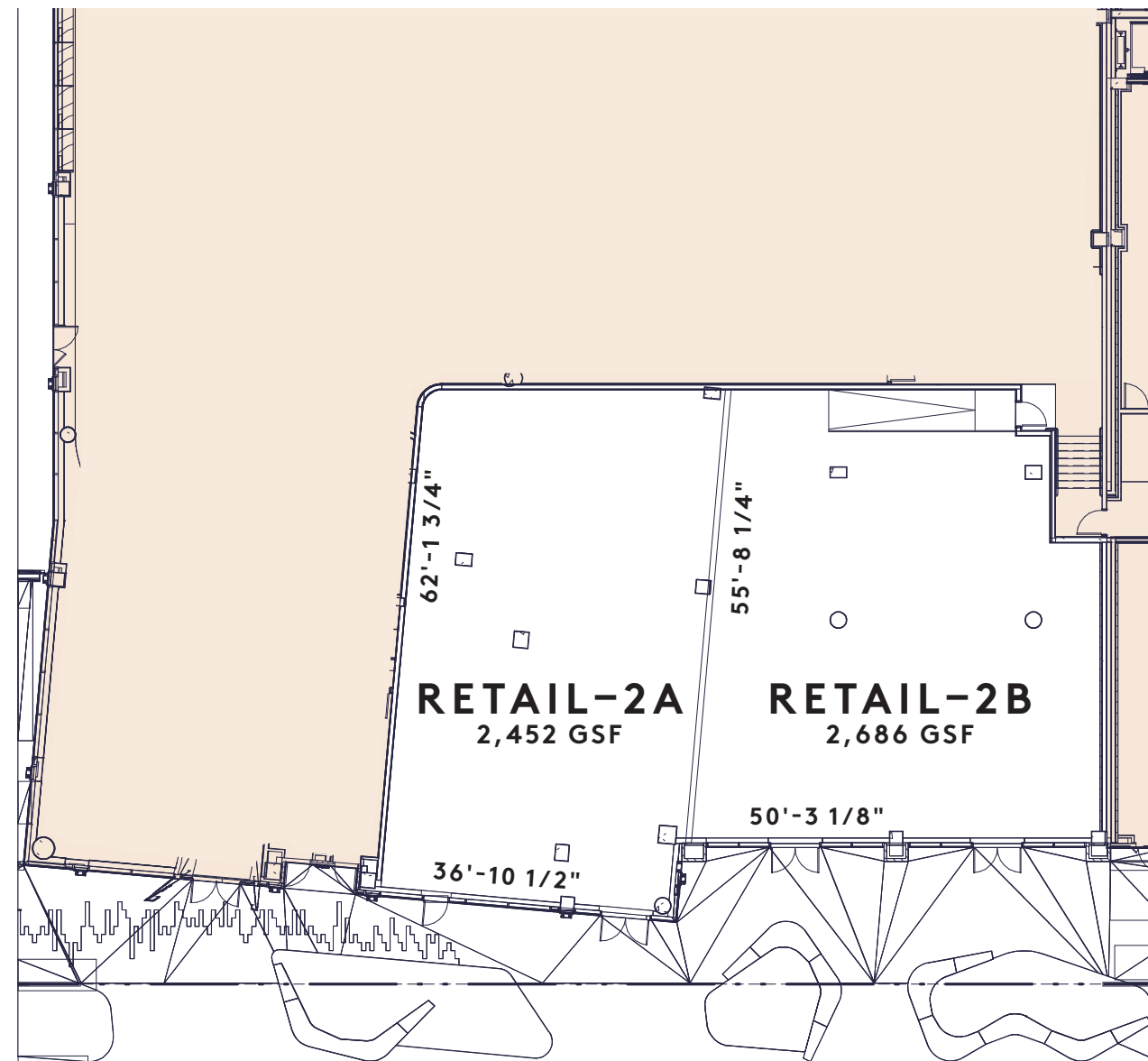
RETAIL-2 FLOOR PLANS



*CEILING HEIGHTS RANGE FROM 14'-2" TO 20'-8"

M ST NE

POTENTIAL DEMISING OPTION
RETAIL-2A + 2B
FLOOR PLANS



*CEILING HEIGHTS RANGE FROM 14'-2" TO 20'-8"

M ST NE



1200 FIRST ST
· CVS

44 M ST - OZMA

88 M ST - THE AERIE

PATTERSON ST

OZMA RETAIL 1 - 2,562 SF

22 M ST RESA

- KING ST OYSTER BAR
- DUNCAN DOG HOTEL COMING SOON
- WINE BAR COMING SOON

THE AERIE RETAIL 1 - 3,690 SF

M ST NE

OZMA RETAIL 2 - 5,138 SF

MEANDER





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DEVELOPED BY
SKANSKA

RETAIL LEASING BY

