

# CENTRAL ARMATURE WORKS

A MIXED-USE DEVELOPMENT



# Defining South Union Market

1200 3rd St NE | Washington, DC

In the heart of DC's fastest growing zip code, Central Armature Works sets the pace for South Union Market. With 640 premium residential units, a 203 key boutique hotel, and an unbeatable location, the best in class development offers curated retail, exceptional dining, and entertainment. A blend of industrial grit, clean lines, and a fresh perspective, Central Armature Works brings a new energy to South Union Market, a vibrant destination to shop, dine, stay and live.

## DETAILS

1,867 - 7,034 SF

Available Retail Space  
All Retail Spaces are Demisable\*

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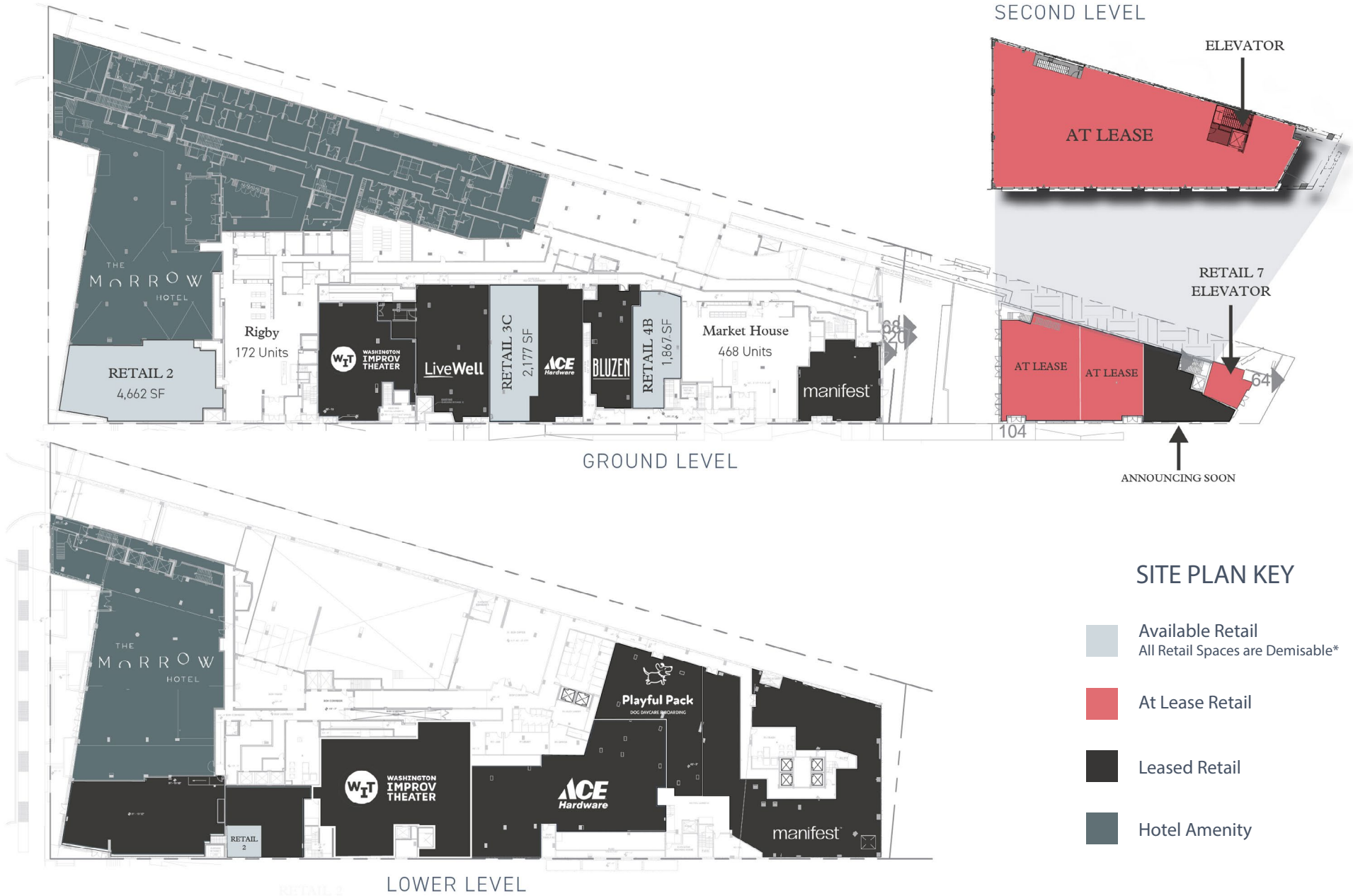
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# Site Plan

VIEW RETAIL 7 MATTERPORT HERE



## SITE PLAN KEY

- Available Retail  
All Retail Spaces are Demisable\*
- At Lease Retail
- Leased Retail
- Hotel Amenity

# Building Highlights

## South Union Market

South Union Market encompasses 180,000 SF of retail and 1,568 residential units.

## Retail

60,000+ SF of newly delivered retail space.

## Hotel

203 keys at boutique hotel, The Morrow, Curio Collection by Hilton.

## Residential

640 apartment units across two apartment towers: Rigby and Market House.

## Access

Located next to NoMa Metro, and within short walking distance to Union Market and H Street Corridor.

## WALKING DISTANCES

2 Minutes

NoMa Red Line Metro

5 Minutes

Union Market District

8 Minutes

Gallaudet University

10 Minutes

H Street Corridor

15 Minutes

Union Station



# Trade Area Highlights

## Energetic Neighborhood

13,000+ residents with 7,400 new apartments delivered in the past 5 years.

## Growing Population

The fastest growing neighborhood in the district with 8% continued growth projected in the next few years.

## Daytime Population

Draws more than 50,000 workers daily

## Affluent Neighborhood

\$151,712 average household income within a 15-minute walk from Central Armature Works.

## Excellent Accessibility

20,000+ NoMa Metro Riders weekly, and direct access to the Metropolitan Branch Trail and New York Avenue.



# South Union Market

NEW YORK AVE NE - 60,376 VPD

FLORIDA AVE NE - 32,388 VPD

CENTRAL ARMATURE WORKS

Single-Family Residences

**Elevation**  
400 Units

**The Burton**  
387 Units

**The 202**  
254 Units

**The Gantry**  
515 Units

**Margarite**  
260 Units

**Theory**  
159 Units

**Ledger**  
134 Units

**Gables**  
300 Units

**i5 Union Market**  
318 Units

**The Edison**  
187 Units

**Morse**  
279 Units

**Market House**  
468 Units

**Press House**  
356 Units

**The Lanes**  
110 Units

**Rigby**  
172 Units

**Cielo**  
457 Units

**Flats 130 at Constitutional Sq**  
634 Units

	Existing	Proposed
Retail	789,110 SF	291,000 SF
Multi-Family	17,275 Units	8,780 Units
Hotel	1,918 Rooms	842 Rooms
Office	10,570,505 SF	4,097,280 SF

\*within 10 minute walk

**GALLAUDET UNIVERSITY**  
1,647 Students

# The Neighborhood



NOMA



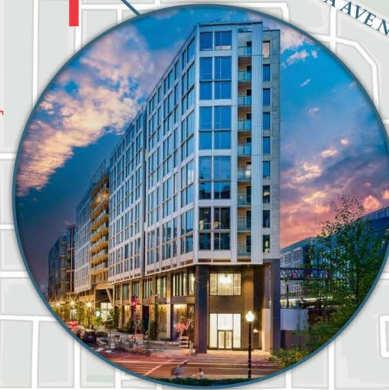
UNION MARKET DISTRICT



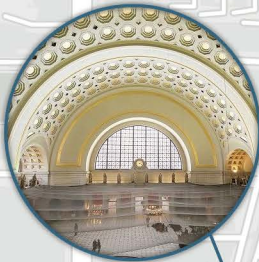
GALLAUDET UNIVERSITY

CENTRAL ARMATURE WORKS

SOUTH UNION MARKET



H STREET CORRIDOR



UNION STATION

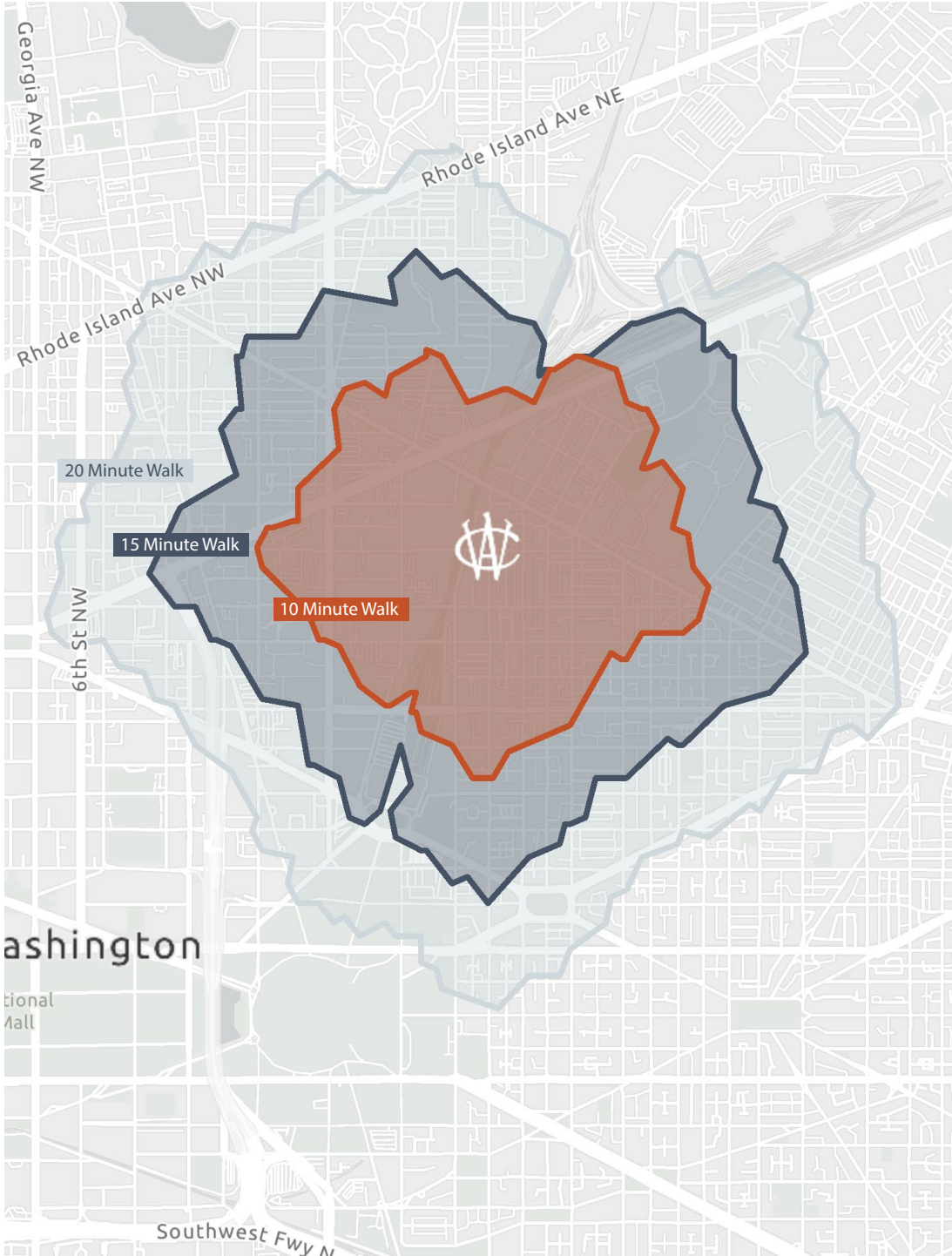


NEW YORK AVE NE - 60,376 VPD

FLORIDA AVE NE - 32,588 VPD

# Demographics

	10 Min Walk	15 Min Walk	20 Min Walk
Population	14,919	29,156	49,094
Households	8,350	15,107	24,996
Average Household Income	\$155,082	\$159,715	\$172,312
Daytime Population	22,604	43,946	73,884
Graduate Degree	42.9%	41.8%	42.3%





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