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5,972 SF BUILT OUT VENTED RESTAURANT IN NOMA

- As of April 2019, Dept of Justice has added 4,000 employees on the block at 3 and 4 Constitution Square
- Peace Corp will be moving into 175,000 SF at One Constitution Square in September 2019
- Join 12 Million SF office, 622 hotel rooms, and 579,876 SF retail
- Currently 4,803 residential units in NoMa with an additional 1,595 units under construction
- 110,000 pedestrians in NoMa on an average weekday
- 1 block from New York Avenue Metro (Red Line) which has 9,346 average weekday riders
- 14'6" ceiling heights

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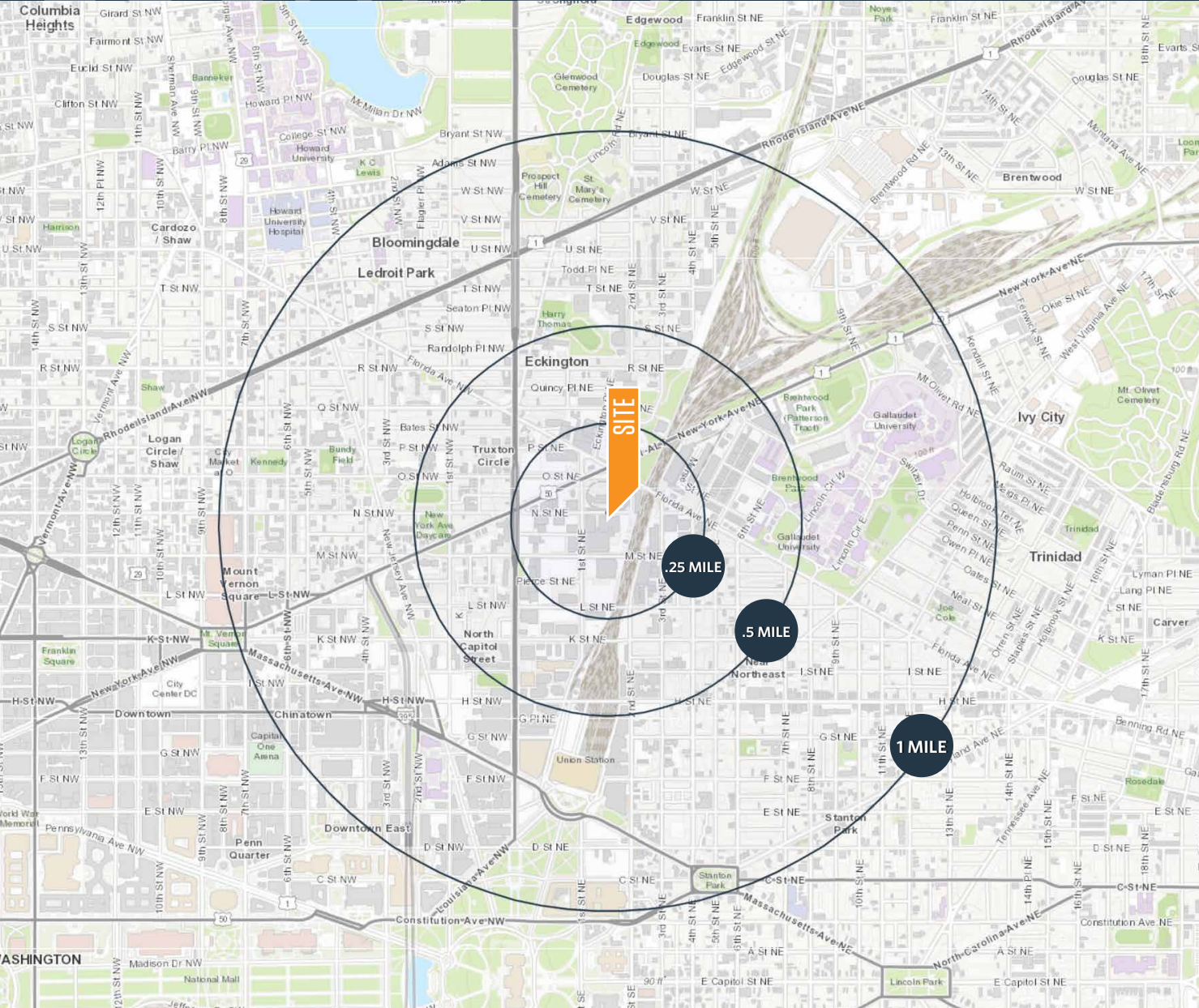
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LOCATION

CONSTITUTION SQUARE

145 N STREET, NE WASHINGTON DC 20002



AVAILABLE SPACE

SIZE	RATE	CONDITION	DELIVERY	RATE
5,972 SF	\$40.00 PSF NNN	Built Out Restaurant	60 Day Notice	\$15.52 PSF

DEMOGRAPHICS | 2019:

.25-MILE	.5-MILE	1-MILE
Population		
4,891	17,898	66,794
Daytime Population		
5,539	18,758	70,120
Households		
2,239	7,496	30,172
Average HH Income		
\$92,159	\$75,251	\$81,883

TRAFFIC COUNTS | 2018:

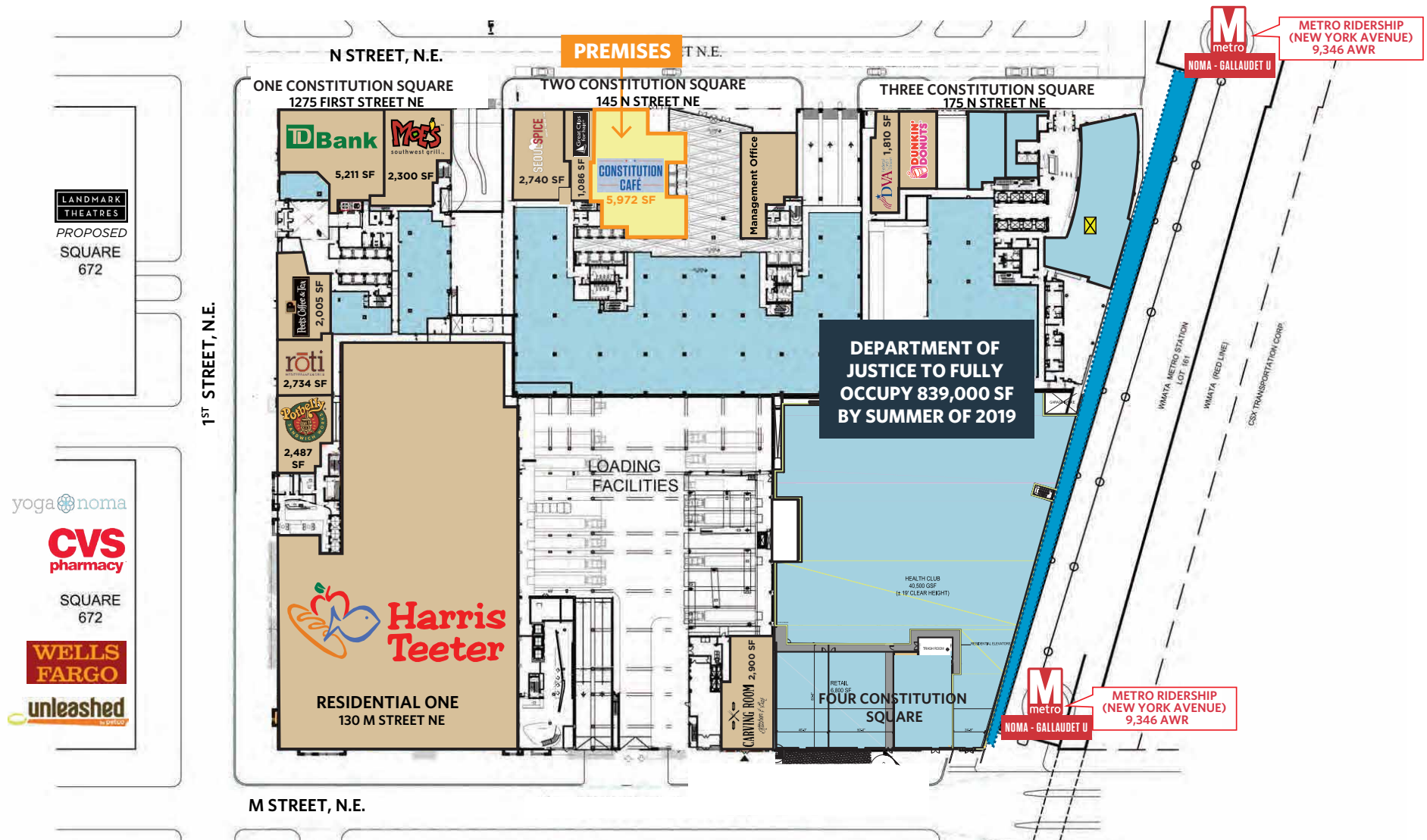
New York Ave Metro	9,346 AWR
New York Avenue	57,000 ADT

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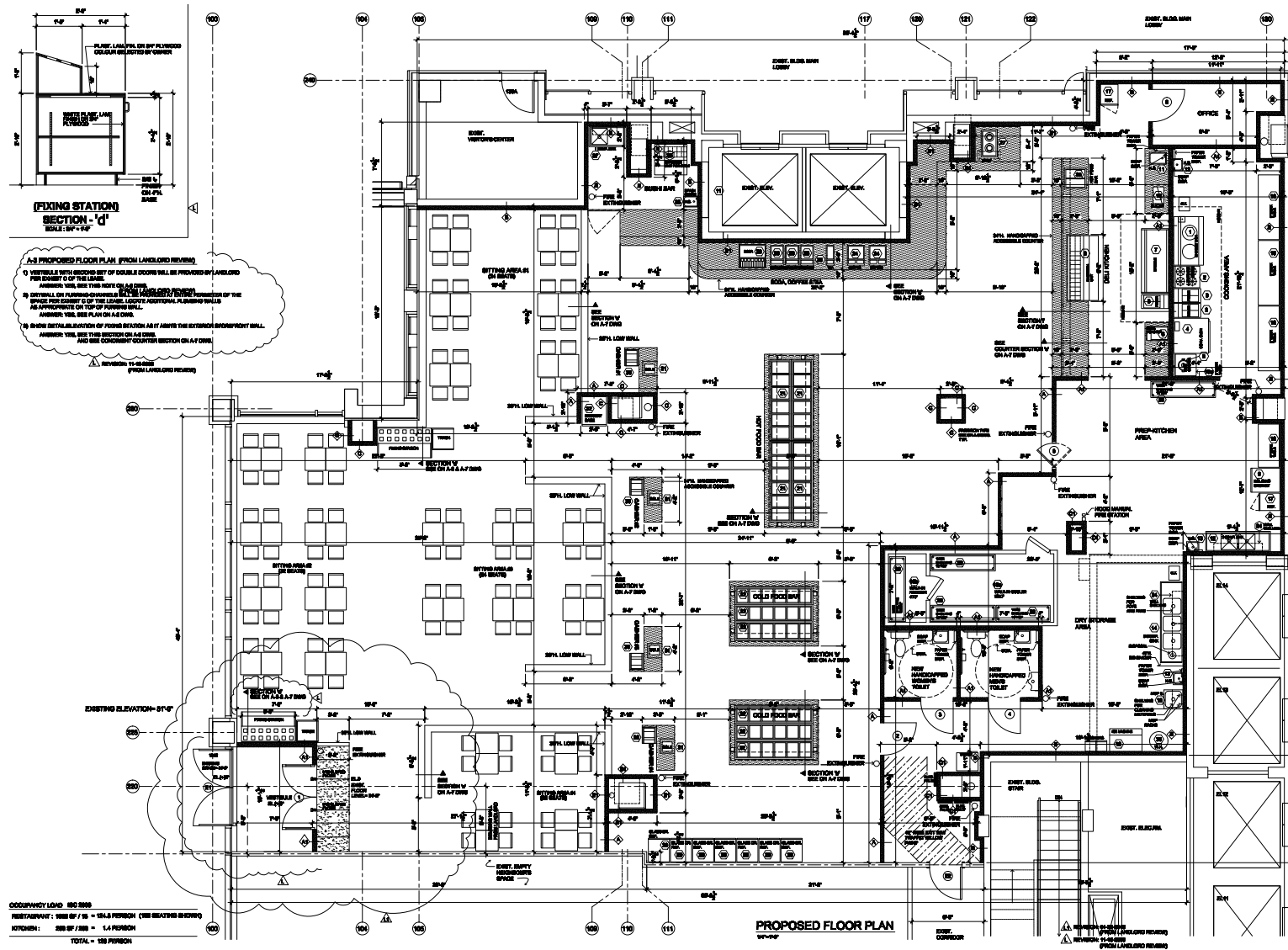
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SPACE PLAN | CONSTITUTION SQUARE

145 N STREET, NE WASHINGTON DC 20002



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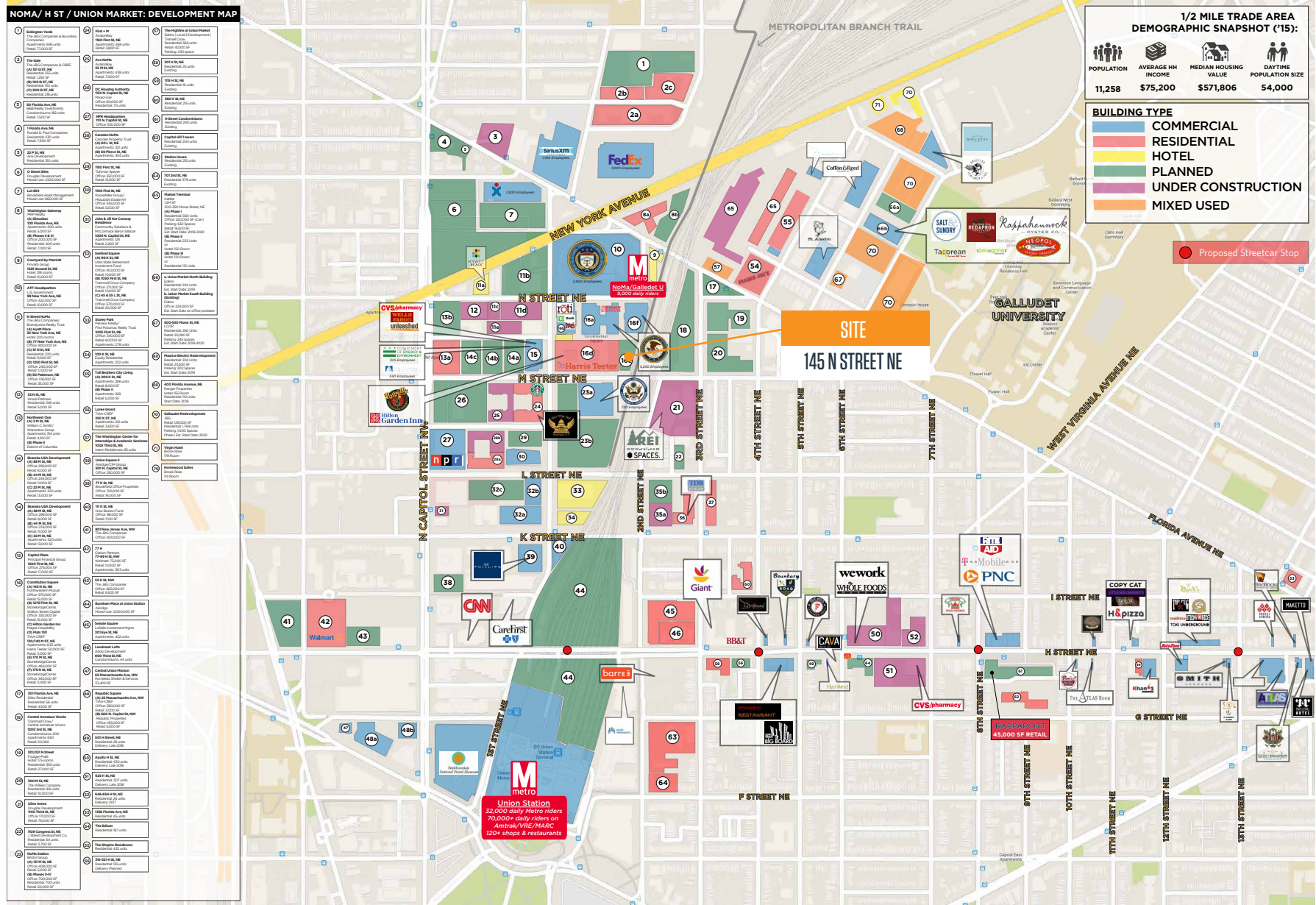
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AREA MAP

CONSTITUTION SQUARE

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PHOTOS

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