

CENTRAL ARMATURE WORKS

A MIXED-USE DEVELOPMENT



SRS

RETAIL LEASING

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

1,777 - 12,691 SF

Available Retail Space
All Retail Spaces are Demisable*

Arris Noble

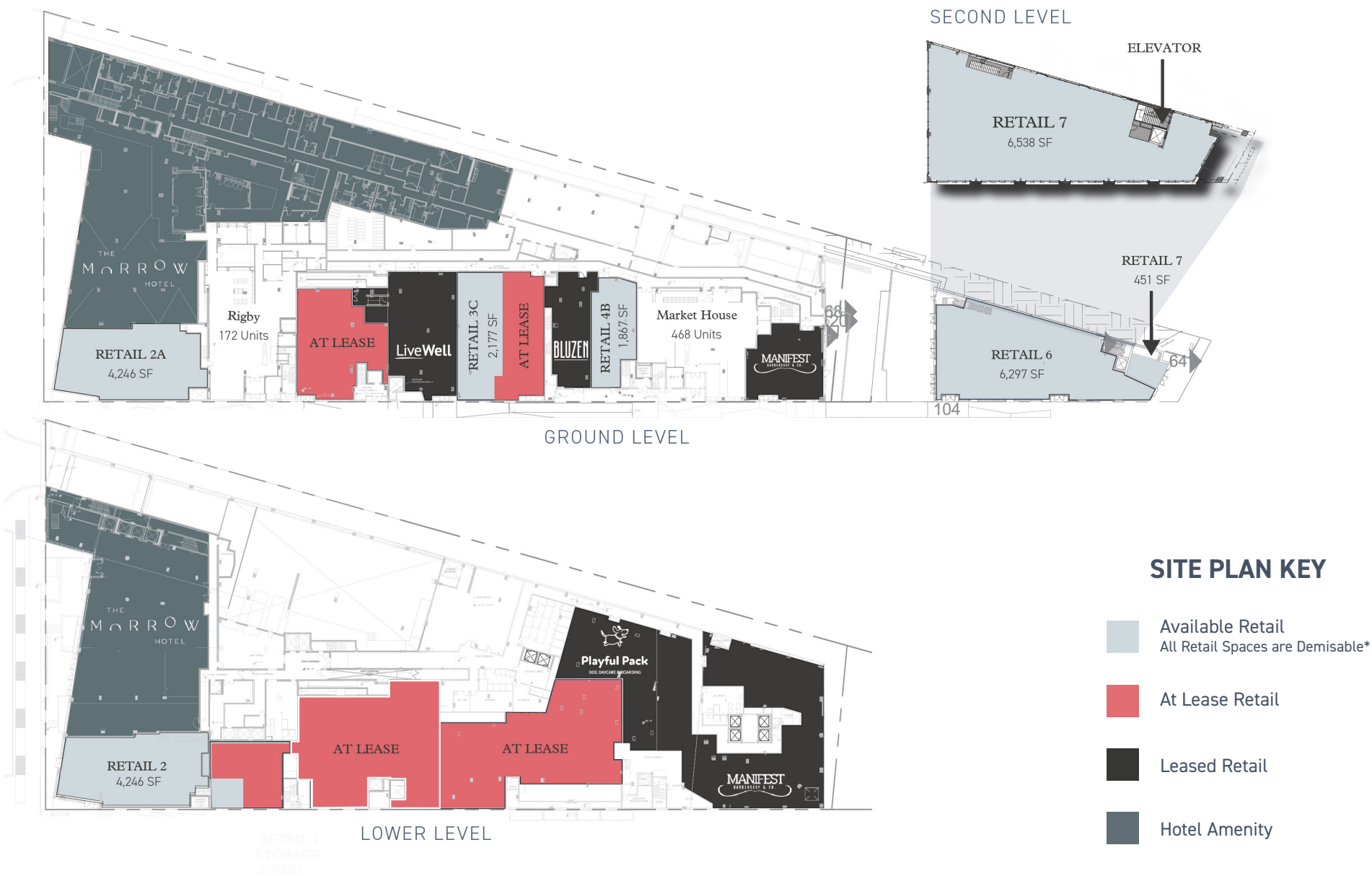
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Site Plan



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

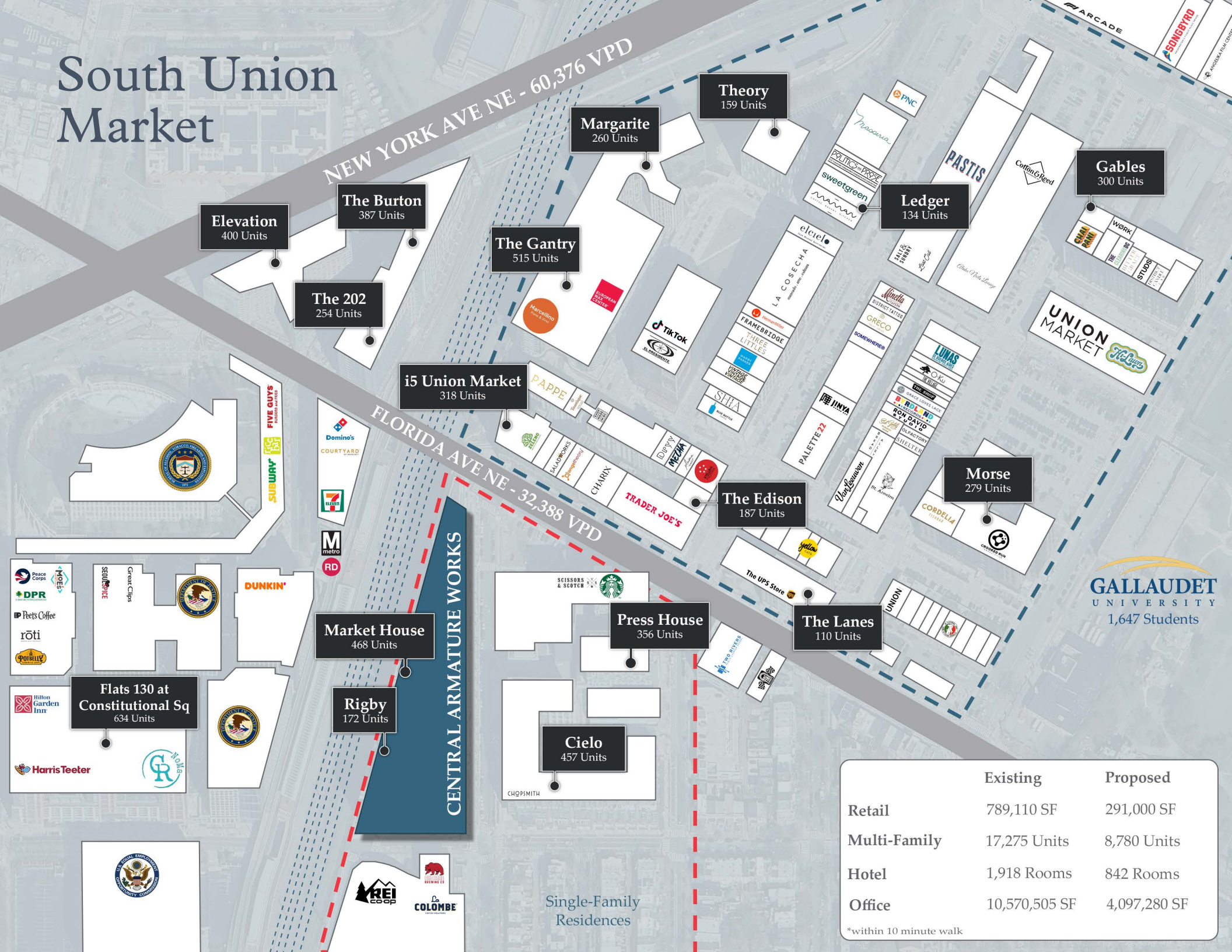
\$151,712 average household income within a 15-minute walk from Central Armature Works.

Excellent Accessibility

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



South Union Market



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

Flats 130 at Constitutional Sq
634 Units

Rigby
172 Units

Cielo
457 Units

The Neighborhood



NOMA



UNION
MARKET
DISTRICT



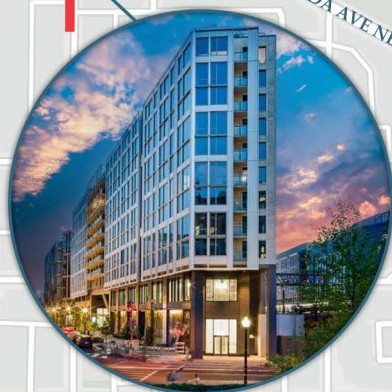
GALLAUDET
UNIVERSITY

NEW YORK AVE NE - 60,376 VPD

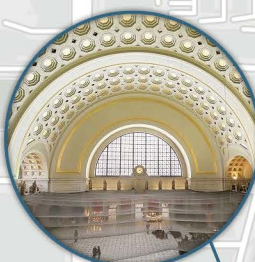
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SOUTH
UNION
MARKET

FLORIDA AVE NE - 32,388 VPD



H STREET CORRIDOR

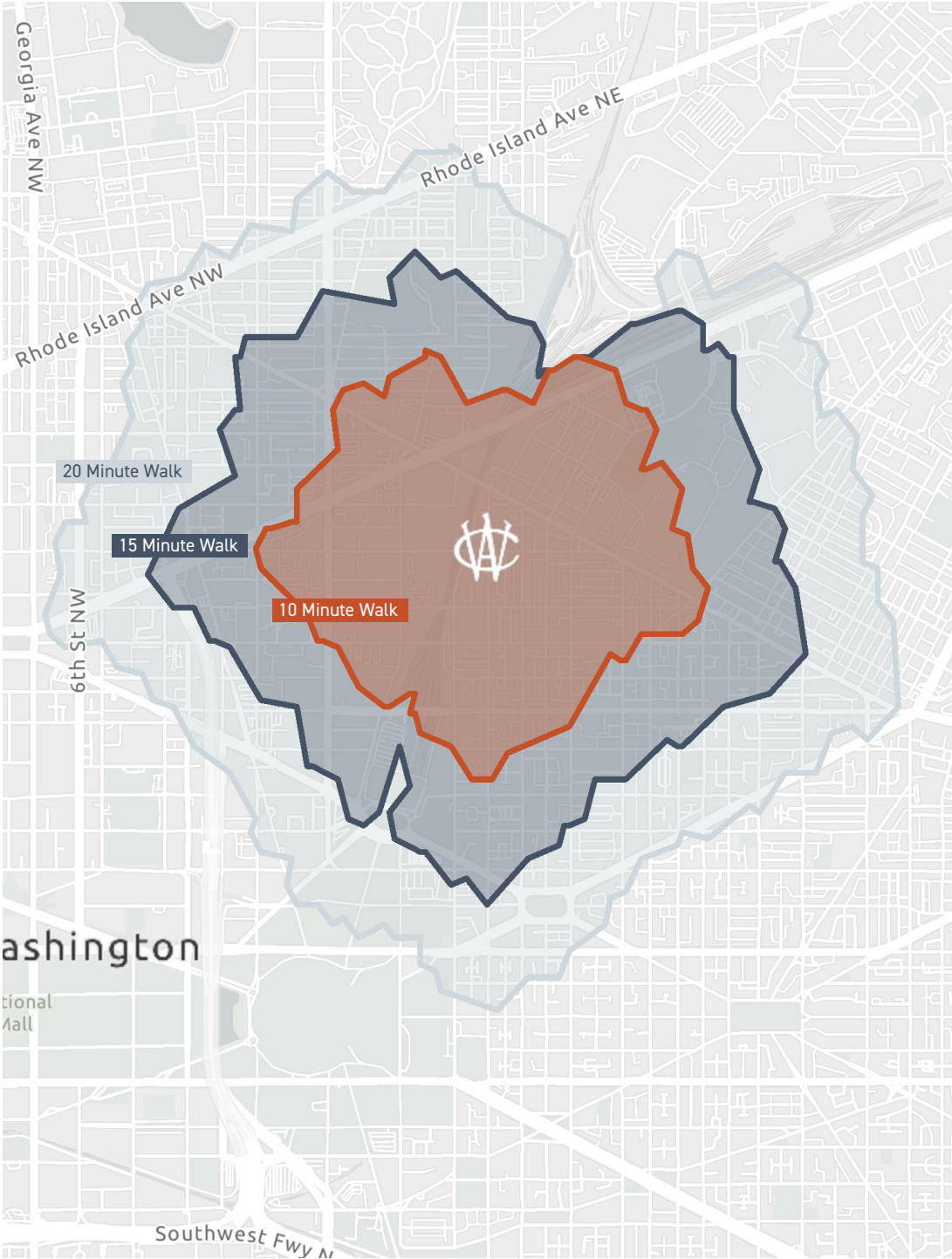


UNIONSTATION



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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