

Union **PLACE**

200 K St NE | Washington, DC 20002



Multifamily Offering

Union PLACE



525
RESIDENTIAL UNITS



441,065
RESIDENTIAL SF



\$3,090
AVERAGE MKT RENT

\$3.64
PSF



840 SF
AVG UNIT



240
PARKING SPACES



2019
YEAR BUILT



100% Leased Retail

F45 TRAINING | COLBY'S DOGCARE | BRIGHT START DAYCARE



Washington, DC
200 K ST NE, 20002



Cushman & Wakefield’s Mid-Atlantic Multifamily Advisory Group is pleased to present the opportunity to acquire Union Place, a Class A multifamily community uniquely located at the convergence of NoMa, Union Market, and the Third Street Corridor, one of Washington, D.C.’s fastest-growing live/work/play areas.

INVESTMENT ATTRIBUTES

• **THOUGHTFULLY CURATED AND DIFFERENTIATED RESIDENT LIVING EXPERIENCE**

Union Place, delivered in 2019, offers differentiated, home-like unit finishes highlighted by elegant two-tone cabinetry, generous living spaces, oversized quartz kitchen islands, tile backsplashes, stainless steel appliances, tile bathroom flooring and surrounds, and wood-style flooring throughout the living areas and bedrooms. Residences also feature built-out closets with wood shelving, dedicated hanging space, cabinetry, and shoe storage, providing a custom, residential feel well beyond the typical apartment offering. The extensive amenity package includes a rooftop pool and lounge with firepits, fitness center with a two-story rock-climbing wall, landscaped courtyard with fireplace, club room with movie wall, multiple resident lounges and private workspaces, pet spa and dog wash, children’s playroom, secured bike storage, and a 24/7 self-serve market.

• **CENTERPOINT OF ESTABLISHED & EMERGING NEIGHBORHOOD RETAIL**

Located at the convergence of NoMa, Union Market, and the Third Street Corridor, Union Place offers residents walkable access to D.C.’s strongest dining, retail, and entertainment destinations. The property is positioned within NoMa’s dynamic neighborhood retail environment, with convenient access to the NoMa-Gallaudet U Metro station, Harris Teeter, Union Market, and a growing collection of restaurants, cafés, fitness concepts, and everyday services throughout the corridor. Just south of Union Market, the rapidly emerging Third Street District has introduced approximately 60,000 square feet of new retail, including a new Ace Hardware and a DC Improv comedy club under a 30-year lease. Residents also benefit from immediate access to established neighborhood destinations, including REI at Uline Arena, Trader Joe’s, St. Anselm, and the extensive dining and nightlife offerings along the H Street Corridor.

• **ROBUST CORE DEMOGRAPHICS**

Within a one-mile radius of Union Place, median home values approach \$900K, supporting a strong renter base with 64% renter occupancy. Average household incomes reach \$137K, with 80% of residents holding a bachelor’s degree or higher and 89% employed in white-collar professions. Additionally, in DC 55% of housing is renter-occupied, which outpaces the MSA at 35%. The area also skews young, with a median age of 33, reinforcing sustained rental demand and long-term asset appeal.

• **NON-EXISTENT DEVELOPMENT PIPELINE**

Within NoMa and Union Market, the development pipeline remains nonexistent. Elevated construction and financing costs continue to constrain development feasibility, limiting the likelihood of meaningful new supply. This limited pipeline creates a scarcity premium for existing assets and reinforces the submarket’s strong long-term fundamentals.

• **TRANSIT ORIENTED LOCATION WITH ACCESS TO MAJOR EMPLOYMENT**

Union Place’s unique location provides direct connectivity to the East End and Capitol Hill, placing residents near major employers including CNN, Google, the Hart, Russell, and Dirksen Senate Office Buildings, and the Securities and Exchange Commission. The property is directly adjacent to the NoMa/Gallaudet U Metro station on the Red Line, which has seen 12.5% year-over-year ridership increase, providing direct access to Downtown and the Connecticut Avenue corridor. Union Station, approximately ten minutes away, provides additional regional connectivity along the East Coast.

• **DC MULTIFAMILY TAILWINDS: TOPA REFORM & EXPEDITED EVICTIONS**

The DC Rental Act, passed December 31, 2025, introduces key reforms to TOPA and eviction proceedings that will materially impact multifamily transactions. The legislation exempts properties constructed or substantially renovated within the past 15 years from TOPA and streamlines eviction timelines with stronger enforcement against non-paying tenants. Build in 2019, Union Place falls inside the 15 year exemption window and sits outside the offer-of-sale requirement through 2034. These changes are expected to drive capital back into the D.C. market, improving liquidity, increasing transaction activity, and accelerating closing timelines for newer vintage assets.

Unit Mix

UNIT TYPE	COUNT	% OF MIX
Studio	113	21.5%
1 Bedroom	308	58.7%
2 Bedroom	92	17.5%
3 Bedroom	12	2.3%
TOTAL	525	100.0%

Sky Lounge



Modern Kitchens with Large Islands



Collaborative Community Space



Home-Like Spacious Unit Layouts



Billiards & Game Lounge



State-of-the-art Fitness Center with Climbing Wall



Luxurious Rooftop Pool & Lounge with Firepits



Fully Built-Out Walk-In Closets

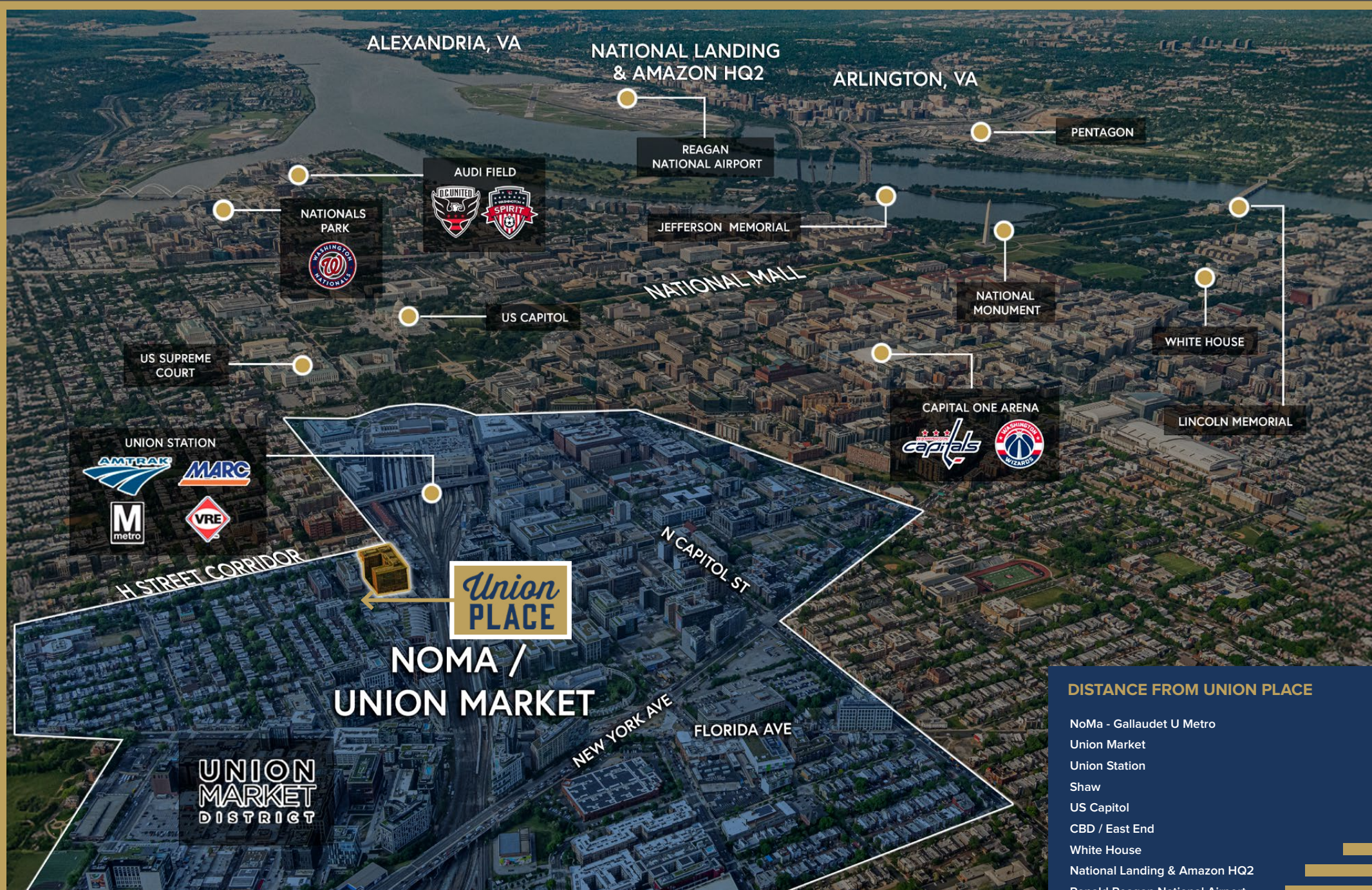


Spa-Inspired Baths



Resident Social Hub





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DISTANCE FROM UNION PLACE

NoMa - Gallaudet U Metro	2 Blocks
Union Market	3 Blocks
Union Station	3 Blocks
Shaw	8 Blocks
US Capitol	1.0 Mile
CBD / East End	1.3 Miles
White House	2.0 Miles
National Landing & Amazon HQ2	5.2 Miles
Ronald Reagan National Airport	5.8 Miles