Key Factors to NOMA’s Success

- 1910 Height Act
- DC’s Growth Path
- Metro (Redline)
- RE Cycle
- Constitution Square
- GSA
- Tax Abatement
1910 Height Act – Pushes Growth Out

Street Width - 90 ft.
Building Height 90 ft. + 20 ft.
Metro Centric Growth

New York Avenue Metro Station (Red Line)

2 minute walking radius

Union Station Metro (Red Line)
GSA Opportunity

• HQ Alcohol Tobacco & Firearms
• GSA Pushed out from CBD (New Basis)
• Prospectus Level Rents
• New Efficient Space/LEED Certified
• Political Push
Tax Abatement/Constitution Sq

- Equalizing Playing Field for Residential
- Harris Teeter Grocery Store
- Not-for-Profits