

OZMA



**HR**  
RETAIL



**7,700 SF**  
RETAIL SPACE  
AVAILABLE

# OZMA

OZMA at 44 M Street NE is a 354,000-square-foot, mixed-use development by at the heart of Washington, DC's rapidly growing NoMa district. The property features 275 luxury residences and 7,700 square feet of flexible ground-floor retail, ideal for boutique, café, fitness, or neighborhood-serving operators. Positioned along the NoMa Meander—a pedestrian-retail promenade—and steps from the Metro, OZMA sits within one of DC's most connected and energetic urban neighborhoods. Surrounded by major federal agencies, global nonprofits, and creative firms, the building offers exceptional visibility and access to a strong daytime population and an increasingly dense residential community, making it a compelling opportunity for retailers seeking a high-growth, transit-oriented location.

**275**  
RESIDENTIAL UNITS

**7,700 SF**  
GROUND FLOOR RETAIL

**201k RSF**  
MULTIFAMILY

**15k**  
POPULATION  
IN NOMA

**60k**  
DAYTIME POPULATION  
IN NOMA

**\$100k**  
MEDIAN HH INCOME  
IN NOMA

**2 blocks**  
TO RED LINE  
METRO STATION

**94/100**  
"WALKER'S PARADISE"  
WALKSCORE

**99/100**  
"VERY BIKEABLE"  
BIKESCORE



# NOMA DEVELOPMENTS

**1. ECKINGTON YARDS**  
RESIDENTIAL: 695 UNITS  
RETAIL: 77,200 SF

**2. ONE501**  
RESIDENTIAL: 328 UNITS  
RETAIL: 8,400 SF

**3. THE GALE**  
RESIDENTIAL: 328 UNITS  
RETAIL: 8,400 SF

**(A) 151 Q ST NE**  
RESIDENTIAL: 255 UNITS  
RETAIL: 1,250 SF

**(B) 100 Q ST NE**  
RESIDENTIAL: 130 UNITS

**(C) 200 Q ST NE**  
RESIDENTIAL: 218 UNITS

**4. THE LEXICON**  
CONDOMINIUMS: 182 UNITS  
RETAIL: 7,500 SF

**5. 1 FLORIDA AVE & 22 P ST NE**  
RESIDENTIAL: 560 UNITS  
RETAIL: 3,000 SF

**6. 60 NEW YORK AVE NE**  
OFFICE: 1,200,000 SF  
RESIDENTIAL: 557 UNITS  
RETAIL: 15,967 SF

**7. LOT 854**  
MIXED-USE: 965,000 SF

**8. WASHINGTON GATEWAY**  
**(A) ELEVATION**  
RESIDENTIAL: 400 UNITS  
RETAIL: 5,000 SF

**(B) THE BURTON**  
RESIDENTIAL: 372 UNITS

**(C) THE 202**  
RESIDENTIAL: 254 UNITS  
RETAIL: 3,000 SF

**9. COURTYARD BY MARRIOTT**  
HOTEL: 218 ROOMS  
RETAIL: 10,000 SF

**10. ATF HEADQUARTERS**  
OFFICE: 422,000 SF  
RETAIL: 8,000 SF

**11. LACEBARK ALLEY**  
**(A) 77 NEW YORK AVE NE**  
OFFICE: 900,000 SF

**(B) 51 N ST NE**  
RESIDENTIAL: 220 UNITS  
RETAIL: 11,000 SF

**(C) 1250 FIRST ST NE**  
OFFICE: 240,000 SF  
RETAIL: 17,000 SF

**(D) 50 PATTERSON ST NE**  
OFFICE: 128,000 SF  
RETAIL: 35,000 SF

**12. TRIBECA DC**  
RESIDENTIAL: 99 UNITS

**13. "FUTURE" HOTEL**  
HOTEL: 200 ROOMS

**14. HYATT PLACE**  
HOTEL: 200 ROOMS

**15. 7 NEW YORK AVE NE**  
RESIDENTIAL: 116 UNITS

**16. CITIZEN M**  
HOTEL: 296 ROOMS

**17. THE BELGARD**  
RESIDENTIAL: 346 UNITS  
RETAIL: 5,000 SF

**18. SONYA**  
RESIDENTIAL: 321 UNITS

**19. NORTHWEST ONE**  
**(A) 2M**  
RESIDENTIAL: 314 UNITS  
RETAIL: 4,100 SF

**(B) 2 PATTERSON**  
RESIDENTIAL: 577 UNITS  
RETAIL: 18,000 SF

**20. (A) 88 M ST NE**  
MIXED-USE: 310,000 SF

**(B) OZMA**  
RESIDENTIAL: 275 UNITS  
RETAIL: 7,700 SF

**(C) RESA**  
RESIDENTIAL: 320 UNITS  
RETAIL: 13,000 SF

**21. CAPITOL PLAZA**  
OFFICE: 275,000 SF  
RETAIL: 17,000 SF

**22. CONSTITUTION SQUARE**  
**(A) 145 N ST NE**  
OFFICE: 575,000 SF  
RETAIL: 15,000 SF

**(B) 1275 FIRST ST NE**  
OFFICE: 330,000 SF  
RETAIL: 15,000 SF

**(C) HILTON GARDEN INN**  
HOTEL: 204 ROOMS  
RETAIL: 10,000 SF

**(D) FLATS 130**  
RESIDENTIAL: 643 UNITS  
HARRIS TEETER: 50,000 SF  
RETAIL: 3,000 SF

**(E) 150 M ST NE**  
OFFICE: 494,000 SF

**(F) 175 N ST NE**  
OFFICE: 348,000 SF

**23. 301 FLORIDA AVE NE**  
RESIDENTIAL: 120 UNITS  
RETAIL: 3,000 SF

**24. ARMATURE WORKS**  
**(A) 1220/1240 THIRD ST NE**  
RESIDENTIAL: 640 UNITS  
RETAIL: 62,000 SF

**(B) 222 M ST NE**  
HOTEL: 203 ROOMS

**25. PRESS HOUSE AT UNION DISTRICT**

**(A) 301 N ST NE**  
OFFICE: 25,000 SF

**(B) 331 N ST NE**  
RESIDENTIAL: 356 UNITS  
RETAIL: 27,000 SF  
HOTEL: 175 ROOMS

**26. CIELO APARTMENTS**  
RESIDENTIAL: 425 UNITS  
RETAIL: 10,000 SF

**27. ULINE ARENA**  
OFFICE: 171,000 SF  
RETAIL: 76,000 SF

**28. 1109 CONGRESS ST NE**  
RESIDENTIAL: 62 UNITS  
RETAIL: 3,700 SF

**29. ONE NOMA STATION**  
OFFICE: 408,000 SF  
RETAIL: 5,000 SF

**29. (B) PHASES II-IV**  
OFFICE: 700,000 SF  
RESIDENTIAL: 700 UNITS  
RETAIL: 50,000 SF

**30. FIRST + M**  
RESIDENTIAL: 469 UNITS  
RETAIL: 2,930 SF

**31. AVA NOMA**  
RESIDENTIAL: 438 UNITS  
RETAIL: 6,000 SF

**32. DC HOUSING AUTHORITY**  
MIXED-USE: 1,057,000 SF

**33. NPR HEADQUARTERS**  
OFFICE: 330,000 SF

**34. CAMDEN NOMA**  
RESIDENTIAL: 721 UNITS

**35. THE HALE**  
RESIDENTIAL: 500 UNITS  
RETAIL: 12,649 SF

**36. 1100 FIRST ST NE**  
OFFICE: 345,000 SF  
RETAIL: 5,000 SF

**37. JOHN & JILL KER CONWAY RESIDENCE**  
RESIDENTIAL: 124 UNITS  
RETAIL: 2,200 SF

**38. SENTINEL SQUARE**  
**(A) 90 K ST NE**  
OFFICE: 402,223 SF  
RETAIL: 10,438 SF

**(B) 1050 FIRST ST NE**  
OFFICE: 279,425 SF  
RETAIL: 1,575 SF

**(C) 45 L ST NE**  
OFFICE: 545,000 SF

**39. NOMACNTR**  
**(A) 1005 FIRST ST NE**  
RESIDENTIAL: 500 UNITS  
RETAIL: 40,000 SF

**(B) 175 L ST NE**  
HOTEL: 235 ROOMS

**40. 100 K ST NE**  
RESIDENTIAL: 222 UNITS

**41. UNION PLACE**  
RESIDENTIAL: 525 UNITS  
RETAIL: 13,000 SF

**42. LOREE GRAND**  
RESIDENTIAL: 212 UNITS  
RETAIL: 3,600 SF

**43. THE WASHINGTON CENTER**  
RETAIL: 51,000 SF

**44. UNION SQUARE III**  
HOTEL: 106 ROOMS  
RETAIL: 7,700 SF

**45. 77 K ST NE**  
OFFICE: 320,000 SF  
RETAIL: 6,000 SF

**46. 111 K ST NE**  
OFFICE: 97,635 SF  
RETAIL: 1,145 SF

**47. ALTA 801**  
RESIDENTIAL: 327 UNITS  
RETAIL: 2,000 SF

**48. 77H**  
RESIDENTIAL: 303 UNITS  
RETAIL: 85,000 SF

**49. 55 H ST NW**  
RESIDENTIAL: 158 UNITS  
RETAIL: 1,950 SF

**50. BURNHAM PLACE AT UNION STATION**  
MIXED-USE: 3,000,000 SF

**51. CENTRAL UNION MISSION**  
SHELTER: 33,400 SF

**52. REPUBLIC SQUARE**  
**(A) 25 MASS AVE NW**  
OFFICE: 380,000 SF

**(B) 660 N CAPITOL ST NW**  
OFFICE: 195,000 SF  
RETAIL: 5,000 SF

**53. SO OTHERS MIGHT EAT**  
RESIDENTIAL: 139 UNITS

**54. DC SAFE**  
OFFICE: 32,250 SF

**55. 1232 4TH ST NE**  
RESIDENTIAL: 98 UNITS

OZMA

**NOMA**  
MODERN RAPIDLY GROWING  
TRANSIT OFFICE & RESIDENTIAL

- Over 10,000 residential units
- 12.8M SF office
- 60,000 daytime employees
- 860,000 SF retail
- 1.9M SF of development under construction

**H STREET CORRIDOR**  
MIXED-USE LINEAR STREET  
DESTINATION F&B

- 1 mile of retail / mixed use
- 700,000 SF retail
- 80,000 SF retail under construction
- 3,451 housing units

**UNION MARKET**  
TRENDS-SETTING  
WAREHOUSE DISTRICT

- 2,730 new residential units
- 375,000 SF retail today
- 400,000 additional SF retail planned
- Union Market, Trader Joe's
- 2,014 total number of students & faculty at Gallaudet University

**UNIONSTATION**  
WASHINGTON D.C.

- 32,000 daily metro riders
- 70,000 daily rides on Amtrak/VRE/MARC

**UNION STATION**  
17,422 AWP  
(OCTOBER 2025)

- HOTEL
- RESIDENTIAL
- COMMERCIAL
- UNDER CONSTRUCTION
- PLANNED

# NOMA TRADES ALL DAY EVERY DAY

with immediate office and residential density

#	SITE NAME	DETAILS
1	Tribeca DC	Residential: 99 units
2	The Belgard	Residential: 346 units   Retail: 5,000 sf
3	SoNYa	Residential: 321 units
4	Market House & Rigby	Residential: 640 units   Retail: 62,000 sf
5	Press House	Residential: 356 units   Retail: 27,000 sf   Hotel: 175 rooms
6	Cielo Apartments	Residential: 425 units   Retail: 10,000 sf
7	Flats 130	Residential: 643 units   Retail: 53,000 sf
8	<b>OZMA</b>	<b>Residential: 275 units   Retail: 7,700 sf</b>
9	Resa	Residential: 320 units   Retail: 13,000 sf
10	2M Apartments	Residential: 314 units   Retail: 4,100 sf
11	The Iris	Residential: 430 units
12	AVA NoMa	Residential: 438 units   Retail: 6,000 sf
13	Avalon First & M	Residential: 469 units   Retail: 2,930 sf
14	Camden NoMa	Residential: 721 units
15	The Hale	Residential: 500 units   Retail: 12,649 sf
16	Loree Grand	Residential: 212 units   Retail: 3,600 sf
17	Union Place	Residential: 525 units   Retail: 13,000 sf
18	Revel Apartments	Residential: 500 units   Retail: 40,000 sf
19	100K Apartments	Residential: 222 units
20	John & Jill Ker Conway	Residential: 124 units   Retail: 2,200 sf
1	60 New York Ave NE	Residential: 557 units   Retail: 15,967 sf   Office: 1.2M sf
2	Future Hotel - 35 New York Ave	Hotel: 200 rooms
3	77 New York Ave NE	Residential: 475 units
4	Emblem	Residential: 120 units   Retail: 3,000 sf
5	Planned Hotel	Retail: 2,700 sf   Hotel: 189 rooms
6	1232 4th St NE	Residential: 98 units
7	145 N St NE	Retail: 15,000 sf   Office: 575,000 sf
8	1250 First St NE	Retail: 17,000 sf   Office: 240,000 sf
9	51 N St NE	Residential: 220 units   Retail: 11,000 sf
10	50 Patterson St NE	Retail: 35,000 sf   Office: 128,000 sf
11	2 Patterson	Residential: 600 units   Retail: 18,000 sf
12	88 M St NE	Mixed-Use: 310,000 sf
13	DCHA Redevelopment II & III	Residential: 670 units
14	One NoMa Station II - IV	Residential: 700 units   Retail: 50,000 sf   Office: 700,000 sf
15	Congress Place	Residential: 62 units   Retail: 3,700 sf
16	Burnham Place at Union Station	Residential: 1,300 units   Retail: 100,000 sf   Office: 1.5M sf   Hotel: 500 rooms
1	Hyatt Place	200 rooms
2	Courtyard by Marriott	218 rooms
3	CitizenM	296 rooms
4	Hilton Garden Inn	204 rooms
5	Marriott	234 rooms
6	The Morrow	203 rooms
1	7 New York Ave NE	Residential: 116 units
2	1011 N Capitol St NE	
3	St. Phillips Baptist Church	
4	1100-1104 3rd St NE	

● RESIDENTIAL  
 ● HOTEL  
   PLANNED  
   UNDER CONSTRUCTION



**12.6M SF**  
OFFICE



**437k SF**  
RETAIL



**7,880**  
RESIDENTIAL UNITS



# The Ground Floor

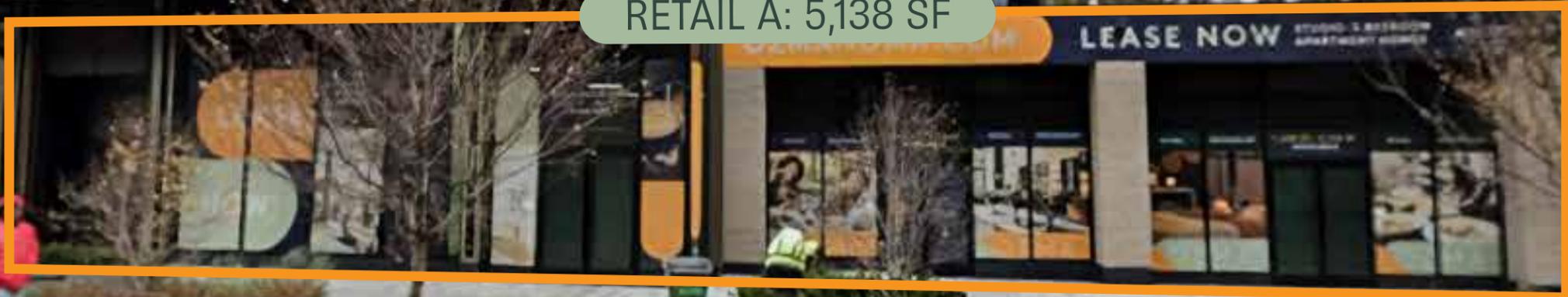


**7,700 SF**  
**RETAIL SPACE**

# VIEW FROM M STREET



RETAIL A: 5,138 SF



M ST, NE

# VIEW FROM PATTERSON STREET

▶ RETAIL B



RETAIL B: 2,562 SF



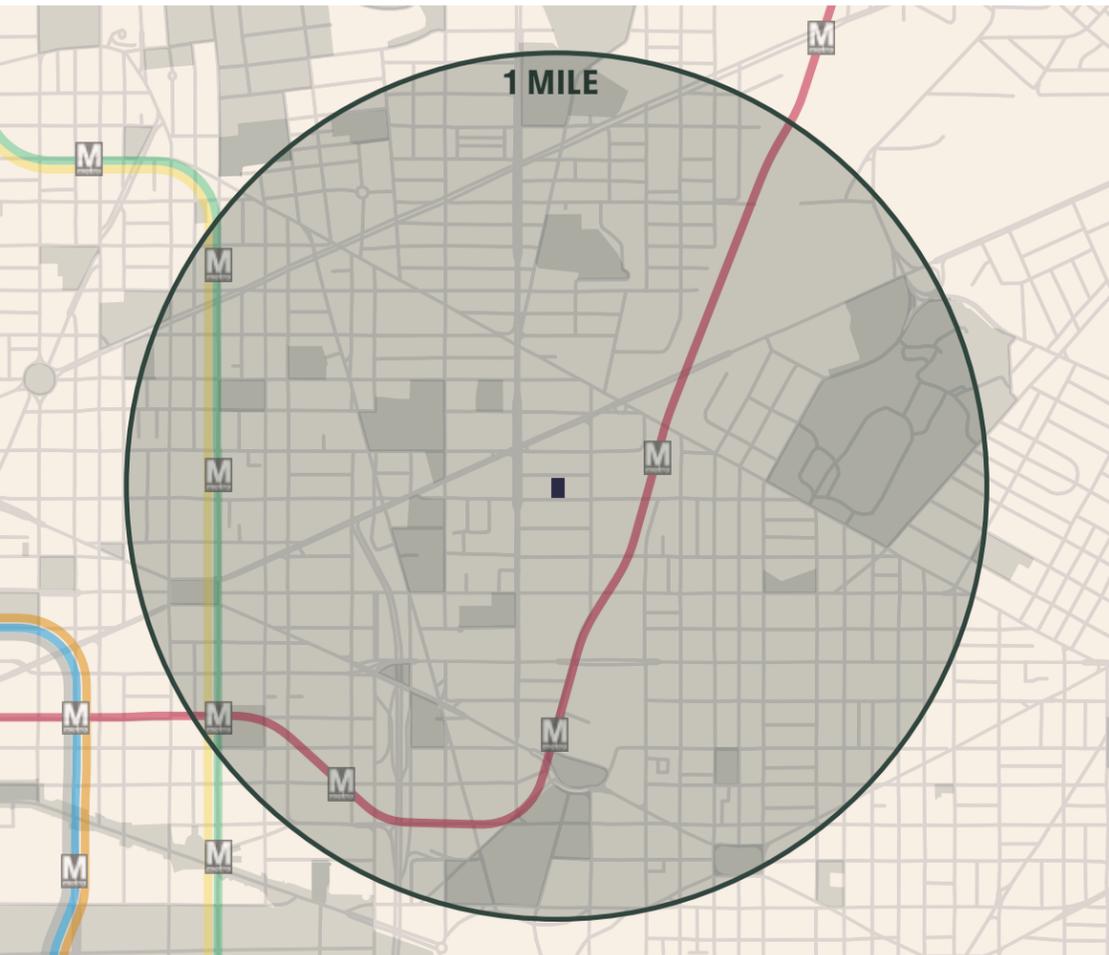
PATTERSON ST, NE



# Psychographic Profile

2024 and 2029 Esri Forecasts.

44 M St NE, Washington, DC 20002



## TAPESTRY SEGMENTS



### 3B Metro Renters

Located mainly in the centers of major metropolitan areas, these neighborhoods are composed of highly educated young professionals in their 20s and 30s, many of whom were born outside the U.S. Residents often live alone, cohabitate with partners, or share space with roommates. The majority hold a bachelor's degree or higher, and a significant portion are enrolled in college. They work in professional or management positions with upper-tier incomes. Most homes are rented in buildings with 20 or more units, many of which have been constructed since 2010. Working from home is common. These areas also experience significant daytime population growth as hubs for workplaces, restaurants, and entertainment. Walking, ridesharing, or public transportation are common for commuting.

Latitude: 38.90609 Longitude: -77.00735

## KEY FACTS

**74,435**  
Population

**33.0**  
Median Age

**40,236**  
Households

## EDUCATION

**44.5%**  
Graduate/  
Professional Degree

**35.1%**  
Bachelor's  
Degree

**5.5%**  
High School  
Diploma

## BUSINESS

**4,575**  
Total  
Businesses

**144,606**  
Daytime  
Population

**408**  
Food Service &  
Drinking Places

## HOMEOWNERSHIP

**47,703**  
Total  
Housing Units

**24.3%**  
Owner Occupied  
Housing Units

**75.7%**  
Renter Occupied  
Housing Units

Source: This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2024

## INCOME



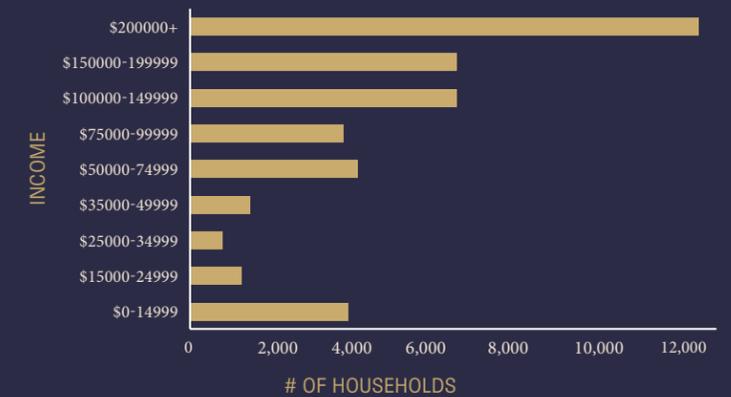
**\$137,274**  
Median Household Income



**\$95,313**  
Per Capita Income

**\$175,988**

AVERAGE HOUSEHOLD INCOME (\$)



## EMPLOYMENT

**89.9%**  
White Collar

**2.5%**  
Blue Collar

**7.7%**  
Services

OZMA

Developed by  
**SKANSKA**

As one of the world's leading development and construction companies, Skanska USA Commercial Development invests in and develops customer-focused and highly sustainable office and multi-family properties in Washington, D.C., Boston, Houston, and Seattle.

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