

SIGNAL HOUSE

IN THE HEART
OF THE UNION
MARKET DISTRICT



**THE MARKET
EXPERIENCE
CITY-TO-CITY**

Fulton
Market,
Chicago



Meat-
packing
District,
NYC



Union
Market,
DC



THE UNION
MARKET+NOMA
NEIGHBORHOODS
HAVE THE CITY'S
HIGHEST POPULATION
DENSITY AND LARGEST
MILLENNIAL GROWTH



RESIDENTIAL & HOTEL DEVELOPMENT

- 1 The Gantry - Under Construction, *Carmel Partners*
- 2 i5 Union Market - Delivered 2019, *Level 2 Development*
- 3 The Edison - Delivered 2018, *LCOR*
- 4 Mob Hotel - Under Construction, *Ranger Properties*
- 5 JBG/Gallaudet - Construction Begins 2021, *JBG Smith*
- 6 The Batley - Delivered 2019, *Trammell Crow Residential/Edens*
- 7 The Ledger - Under Construction, *Great Gulf/Edens*
- 8 Elevation at Washington Gateway - Delivered 2014, *MRP/Bozzuto*



1



2



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4



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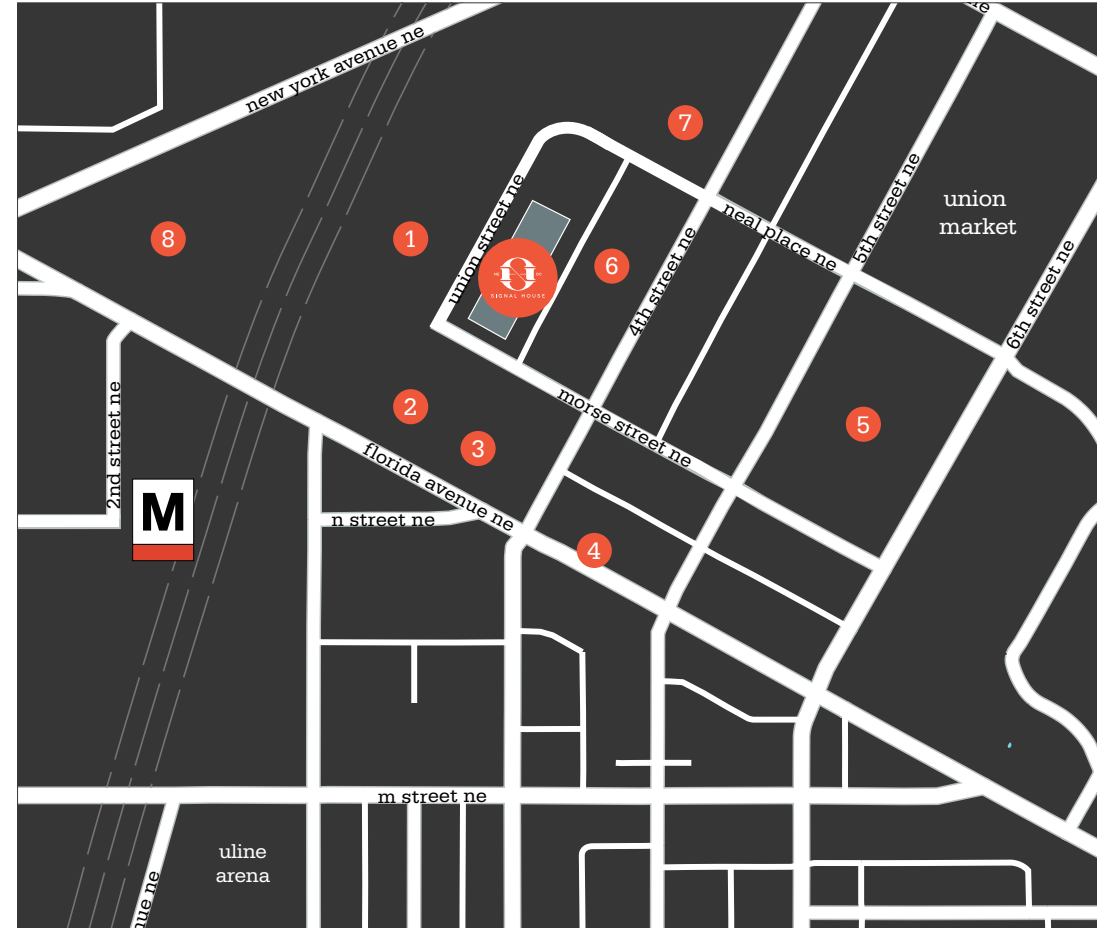


7



8

4,700 Units
Delivering 2019 – 2021



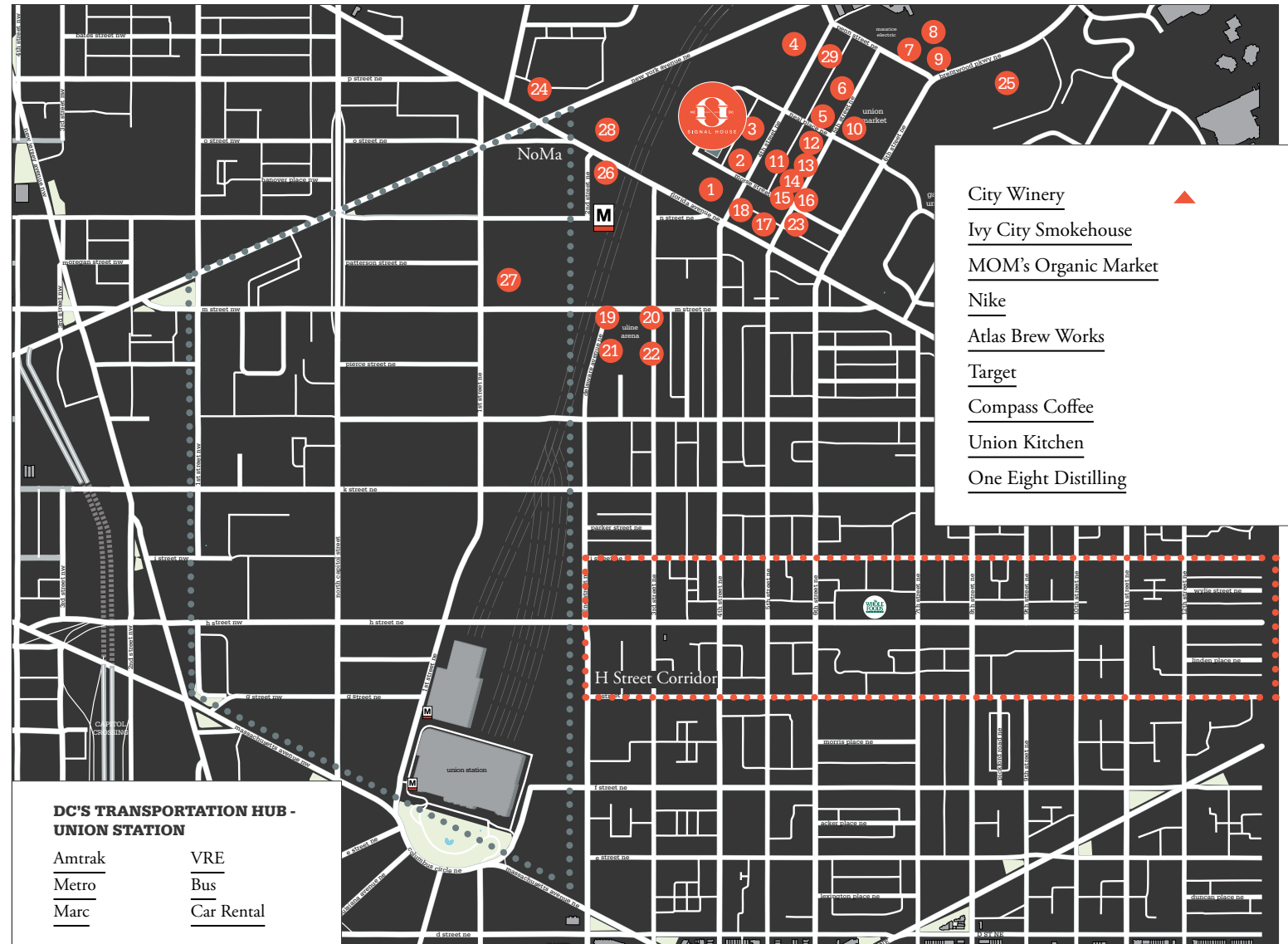


AT FULL BUILD,
THE UNION MARKET
DISTRICT WILL
HAVE OVER
ONE MILLION SF
OF RETAIL



THE NEIGHBORHOOD

- 1 Trader Joe's | Pluma | Shouk | Stellina Pizzeria | Dryy Garment Care
- 2 Blue Bottle Coffee
- 3 **La Cosecha:** Ali Pacha | Amparo | Cafe Unido | La Casita Pupuseria
NOVA BOSSA | El Cielo | FILOS Bakery | Grand Cata | Mosaico
Peruvian Brothers | Serenata | ZonaE | Zumo | Best Kitchen Supply
- 4 Masseria
- 5 Emerson Collective
- 6 Cotton & Reed
- 7 Coconut Club
- 8 Dolcezza
- 9 Angelika Pop Up
- 10 **Union Market:** Craft Kombucha | Salt & Sundry | Buffalo & Bergen
Peregrine Espresso | TaKorean | Rappahannock Oyster Co.
Bidwell Restaurant | Red Apron Butcher
- 11 Politics & Prose
- 12 O-Ku Sushi
- 13 Ian McCabe Studio
- 14 The Village Coffee
- 15 St. Anselm
- 16 Shelter
- 17 A. Litteri, Inc.
- 18 The Bruery
- 19 REI
- 20 La Colombe Coffee Roasters
- 21 Red Bear Brewing Co
- 22 Cyclebar
- 23 Union Oyster Bar & Lounge
- 24 Brooklyn Boulder
- 25 Kipp DC
- 26 Courtyard by Marriott
- 27 Harris Teeter
- 28 The Eleanor
- 29 African Fashion House



- City Winery ▲
- Ivy City Smokehouse
- MOM's Organic Market
- Nike
- Atlas Brew Works
- Target
- Compass Coffee
- Union Kitchen
- One Eight Distilling

DC'S TRANSPORTATION HUB - UNION STATION

<u>Amtrak</u>	<u>VRE</u>
<u>Metro</u>	<u>Bus</u>
<u>Marc</u>	<u>Car Rental</u>



UNION MARKET

Craft Kombucha
Salt & Sundry
Buffalo & Bergen
Peregrine Espresso
TaKorean
Rappahannock Oyster Co.
Bidwell Restaurant
Red Apron Butcher

Vitis Fine Wines & Spirits
On Toast
Sloppy Mamas
South Block
Almaala Farms
District Doughnut
The District Fish Wife



LA COSECHA: LATIN AMERICAN MARKET

Ali Pacha
Amparo Fondita
Elcielo
Grand Cata

Nova Bossa
Peruvian Brothers
White Envelope Arepa + Ceviche Bar



RESTAURANTS + FOOD VENDORS

La Cosecha
Masseria
Union Kitchen
O-Ku Sushi
A Litteri, Inc.
Pluma
Buffalo & Bergen

Bidwell Restaurant
Red Apron Butcher
Rappahannock Oyster Co.
Union Market
St. Anselm (Pictured)



COTTON & REED
COCKTAILS & SHOTS

- REDBEARD
- RUM, CAMPARI, GINGER, LEMON
- SPICE BOY
- SPICED RUM OLD FASHIONED
- LIQUID NOSTALGIA
- ORANGEWELLIAN SODA, RUM, BONAL
- CUBA LIBERACE
- BLACK COLA, RUM, LIME
- RUM 'G&T'
- GIN TONIC, RUM

SPICED RUM
1 OZ SHOT

WHITE
\$30

SPICED
\$35



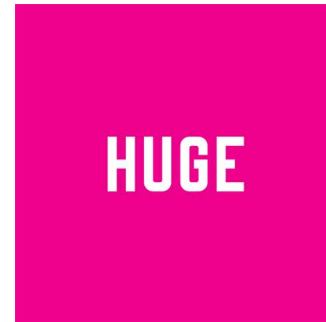
HARD LIQUOR
HARD BODIES
BOTH RESPONSIBLY

SHIRT
\$15

BREWERIES + DISTILLERIES

- Cotton & Reed (Pictured)
- The Bruery
- Atlas Brew Works
- One Eight Distilling
- Red Bear Brewing Co
- Republic Restoratives
- Other Half Brewing Company

YOUR NEIGHBORS
AT UNION MARKET

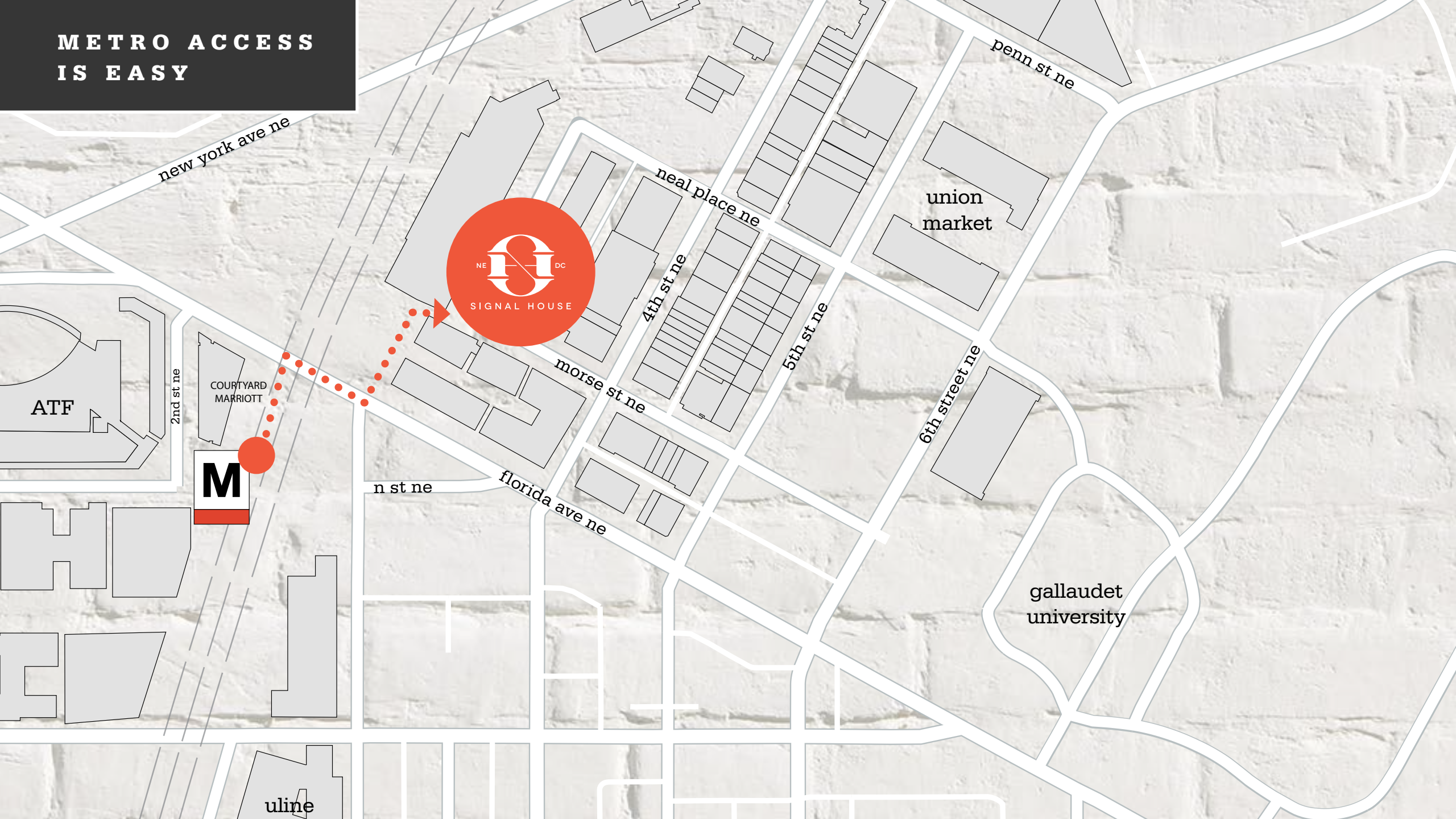




A SHORT 5
MINUTE WALK
FROM NOMA/
GALLAUDET
RED LINE
METRO STATION

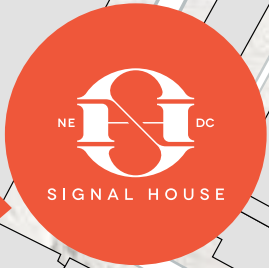


**METRO ACCESS
IS EASY**



new york ave ne

penn st ne



union market

neal place ne

4th st ne

5th st ne

ATF

2nd st ne

COURTYARD MARRIOTT

M

morse st ne

6th street ne

n st ne

florida ave ne

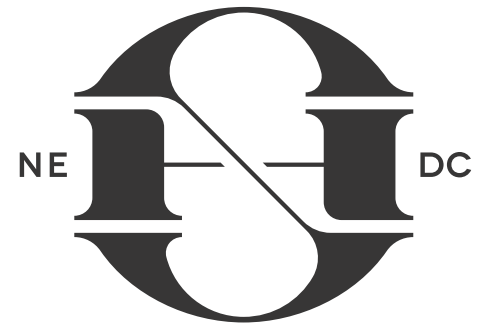
gallaudet university

uline



SIGNAL HOUSE

Aerial View



SIGNAL HOUSE

SIGNAL HOUSE
Southwest Corner



SIGNAL HOUSE
Elevated South



SIGNAL HOUSE
Retail A - Southwest Corner



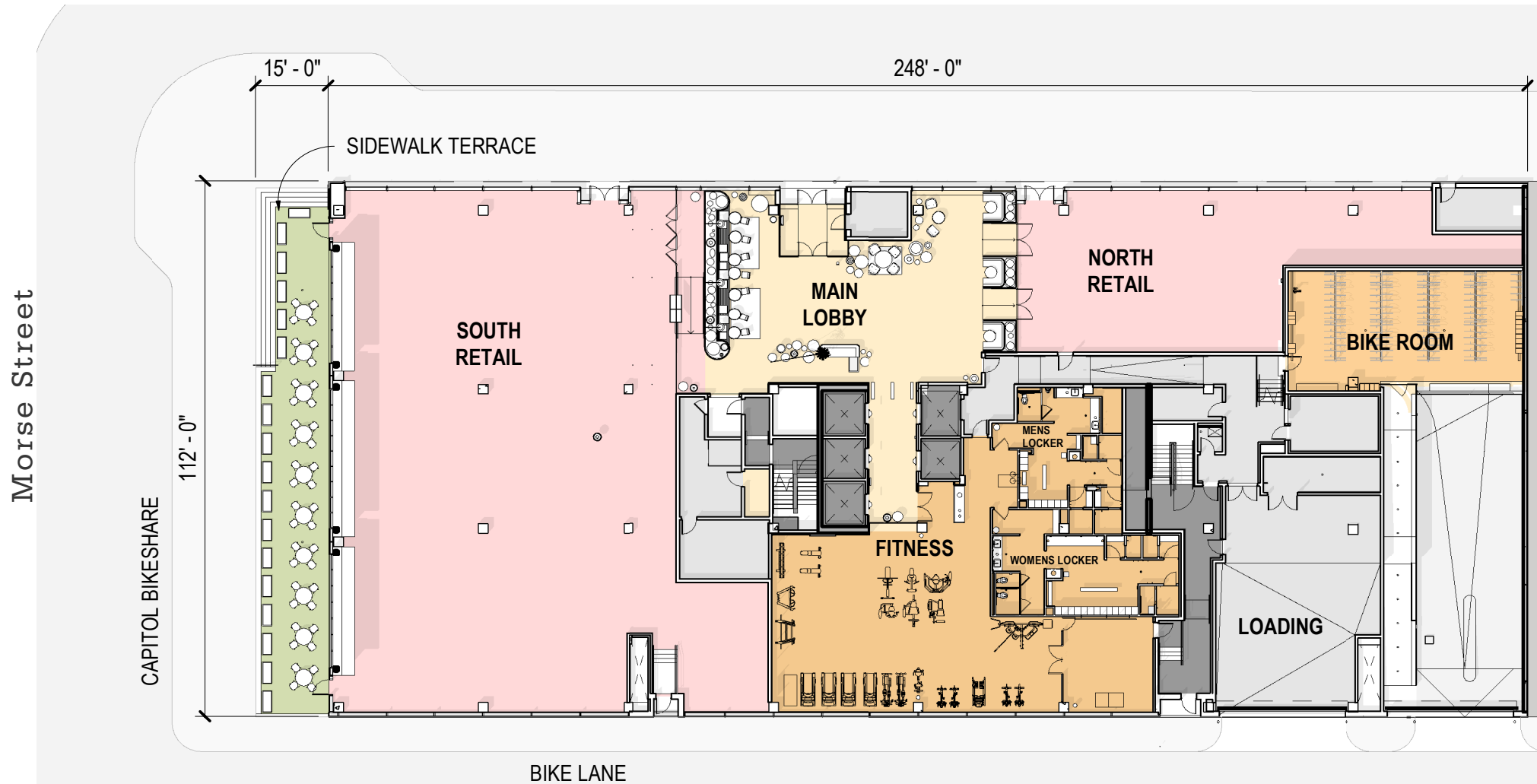
SIGNAL HOUSE
Level 2 Terrace

GROUND FLOOR PLAN

12,340 SF of Leasable Retail Space

4,135 SF Fitness Center

Union Street





SIGNAL HOUSE

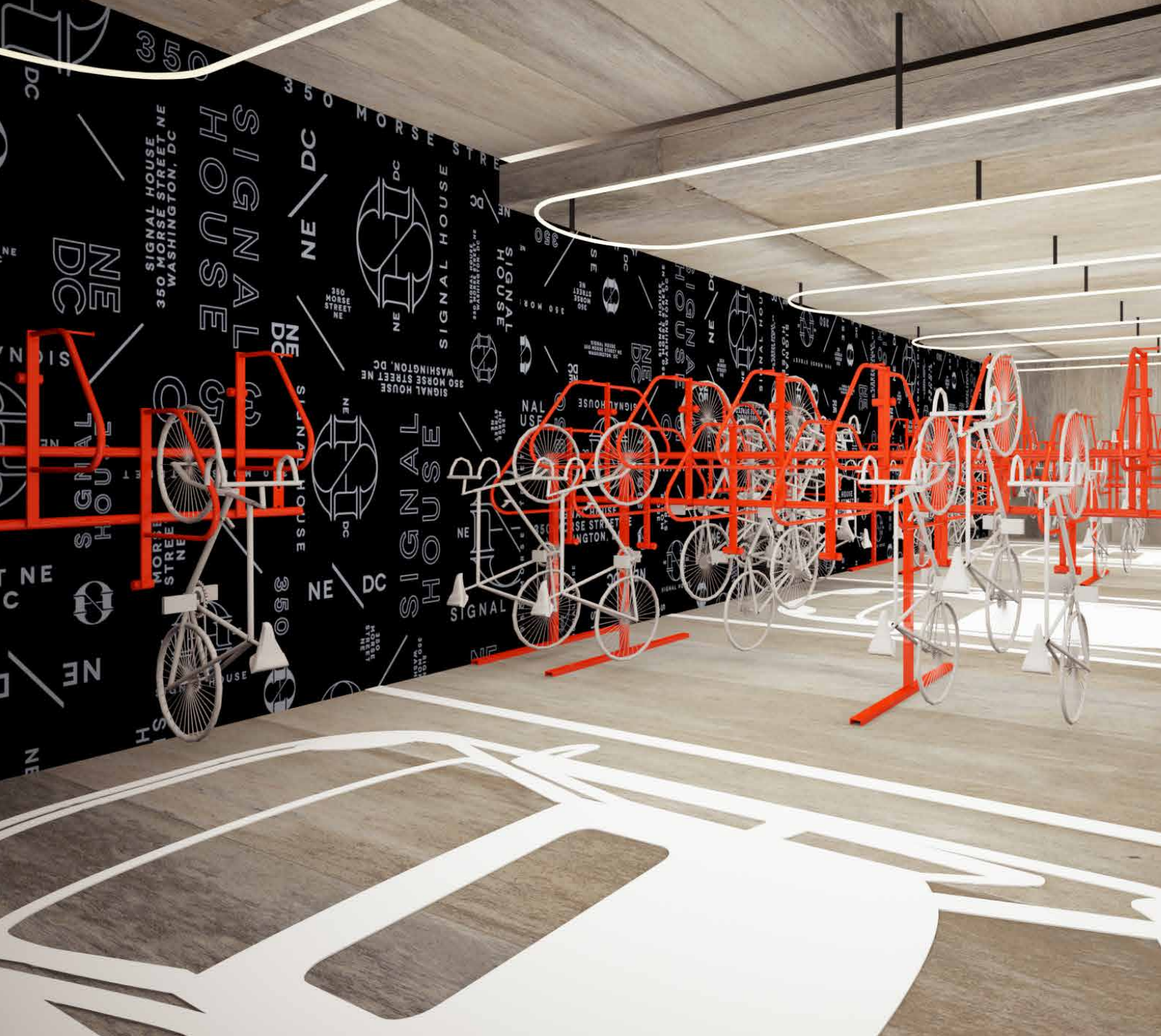
Lobby - Concierge



SIGNAL HOUSE
Lobby - South Seating



SIGNAL HOUSE
Fitness Center



WELLNESS & SUSTAINABILITY

Ratings & Certifications

- LEED Gold Certification
- Fitwel Star Rating
- WELL-Ready for Tenant Certification
- Walk Score of 95
- Bike Score of 96

Sustainable & Wellness Features

- 11'11" slab-to-slab ceiling heights maximize natural light
- Over 12,000 SF of above-grade outdoor space
- Efficient central Dedicated Outdoor Air System (DOAS) mechanical system designed to minimize the spread of pathogens and viruses within the building
- Touchless access to all elevators and major common spaces throughout the building
- Solar array on roof (generates 62.92 MWh of electricity annually)
- Bike room with 100 spaces, lockers, repair station and access to showers
- State-of-the-art fitness center
- Female, male, and gender-inclusive locker rooms
- Meditation software and soundproofing in conference rooms
- Biophilia throughout the common spaces
- Wellness room
- Rooftop honey beehives to help increase the local bee population and support area pollination of flowers and trees

THE NEXT GENERATION OF BUILDING

Focused on Your Health



STATE-OF-THE-ART HVAC

- Efficient central Distributed Outside Air System (DOAS) designed specifically to minimize the spread of pathogens and viruses
- Central air handling unit uses 100% outside air, a rarity in the Washington, D.C. office market
- Has the ability to perform daily building air flush outs
- Consists of numerous induction units on each floor (vs one large air handling unit in traditional VAV), which creates multiple small zones of conditioning
 - Reduces the flow of recycled/contaminated air
 - Increases outside airflow to each one of the zones (30% more than traditional VAV systems)
- MERV 13 Filters
- Ultraviolet Light Fixtures (UVGI) in Penthouse Air Handlers
- Upgraded Air Circulation in Elevator Cabs



TOUCHLESS TECHNOLOGY

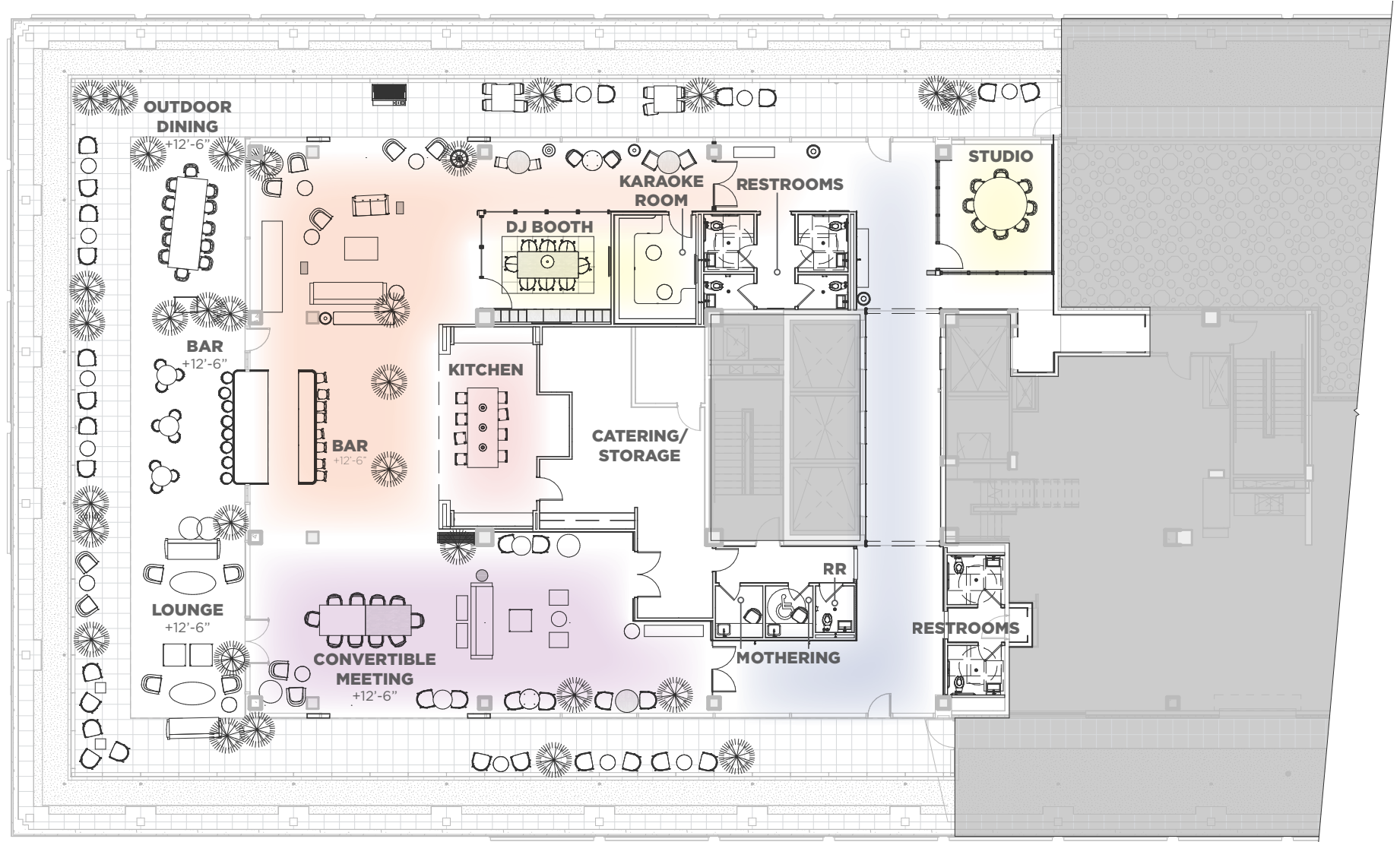
- Main Entrance Doors (Wave Technology)
- Fixtures in Common Restrooms
- Security Turnstiles
- Destination Dispatch Elevators
- Common Area Doors
 - Penthouse & Penthouse Terrace
 - Mail Room
 - Bike Room
 - Garage Vestibules

PENTHOUSE FLOORPLAN

7,000 SF of Indoor Space

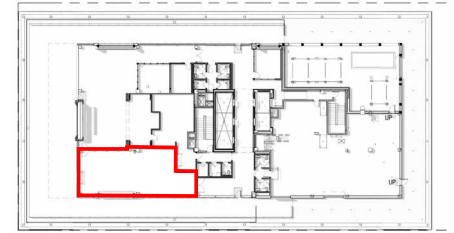
Union Street

Morse Street

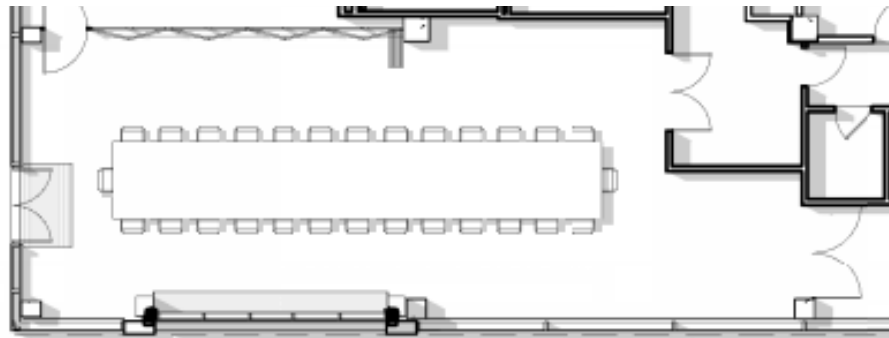


PENTHOUSE FLOORPLAN CONVERTIBLE MEETING SPACE - LAYOUT OPTIONS

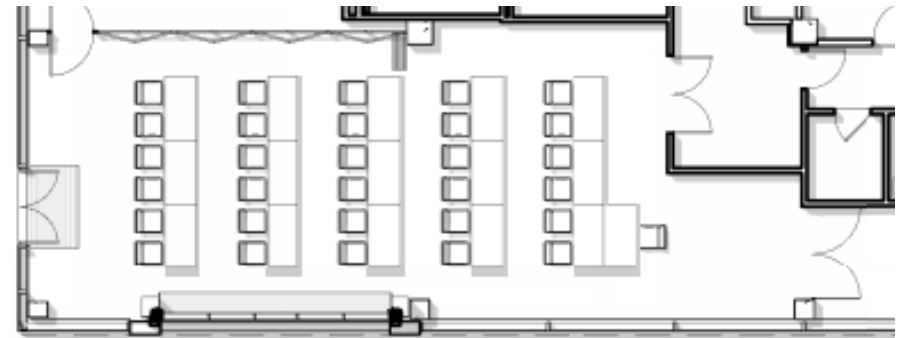
1,250 SF



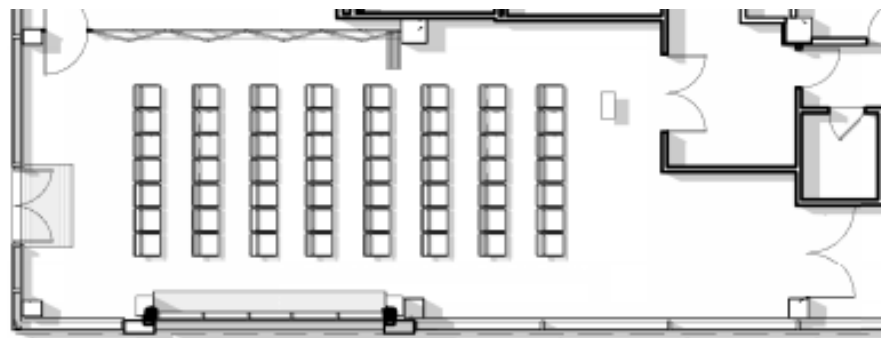
Option A: Board Room



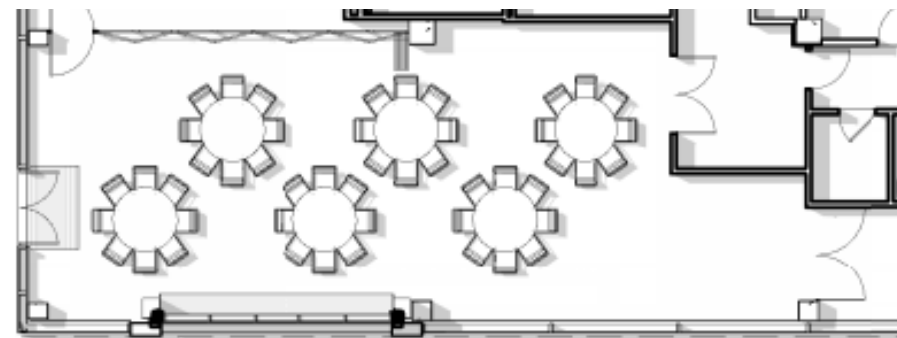
Option B: Classroom Style



Option C: Auditorium



Option D: Dining





SIGNAL HOUSE

Penthouse Lounge & Meeting Space



SIGNAL HOUSE

Penthouse Kitchen & Rooftop Terrace



SIGNAL HOUSE

Penthouse Kitchen & Rooftop Terrace

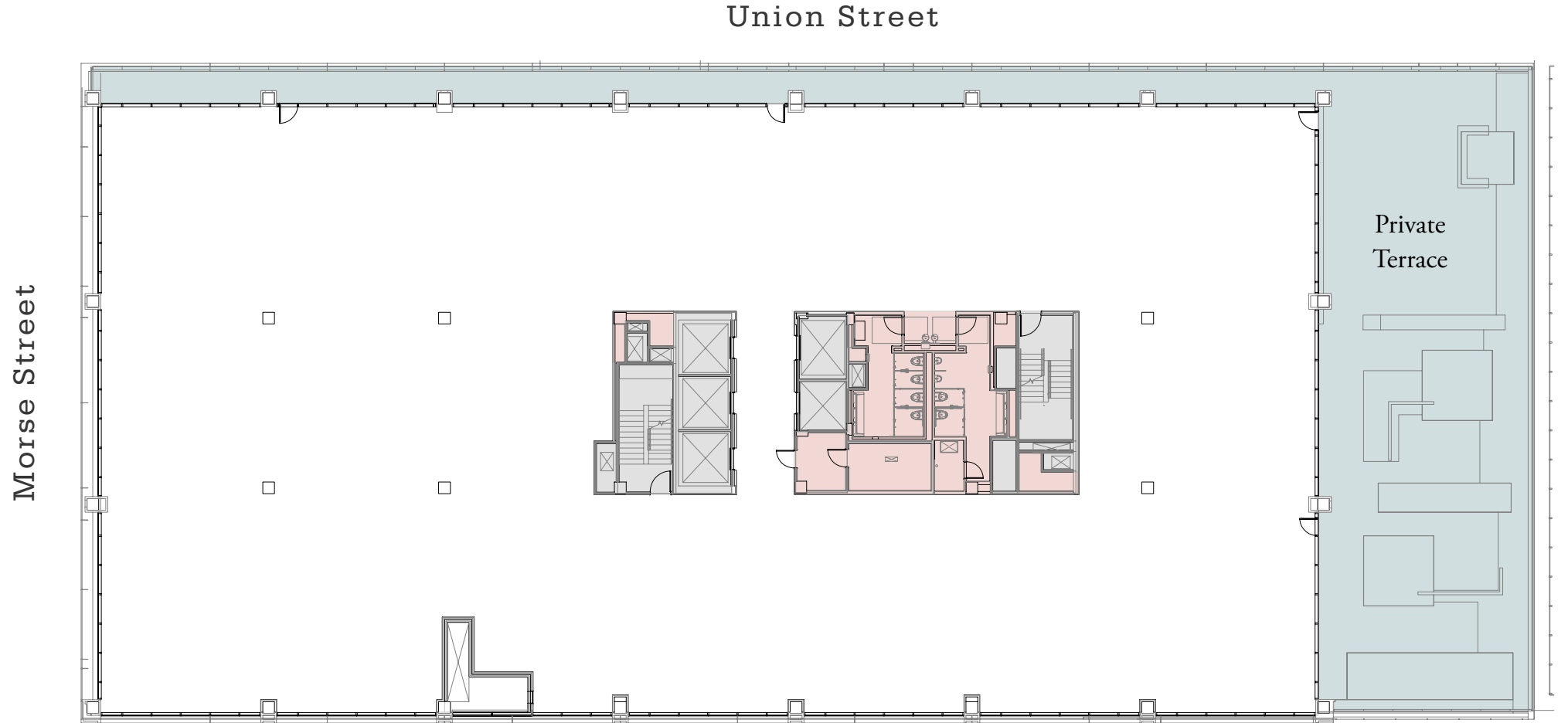
**PRIVATE
TERRACES
AT A GLANCE**



**2ND
FLOOR**

23,399 RSF

Private 5,287 SF Terrace



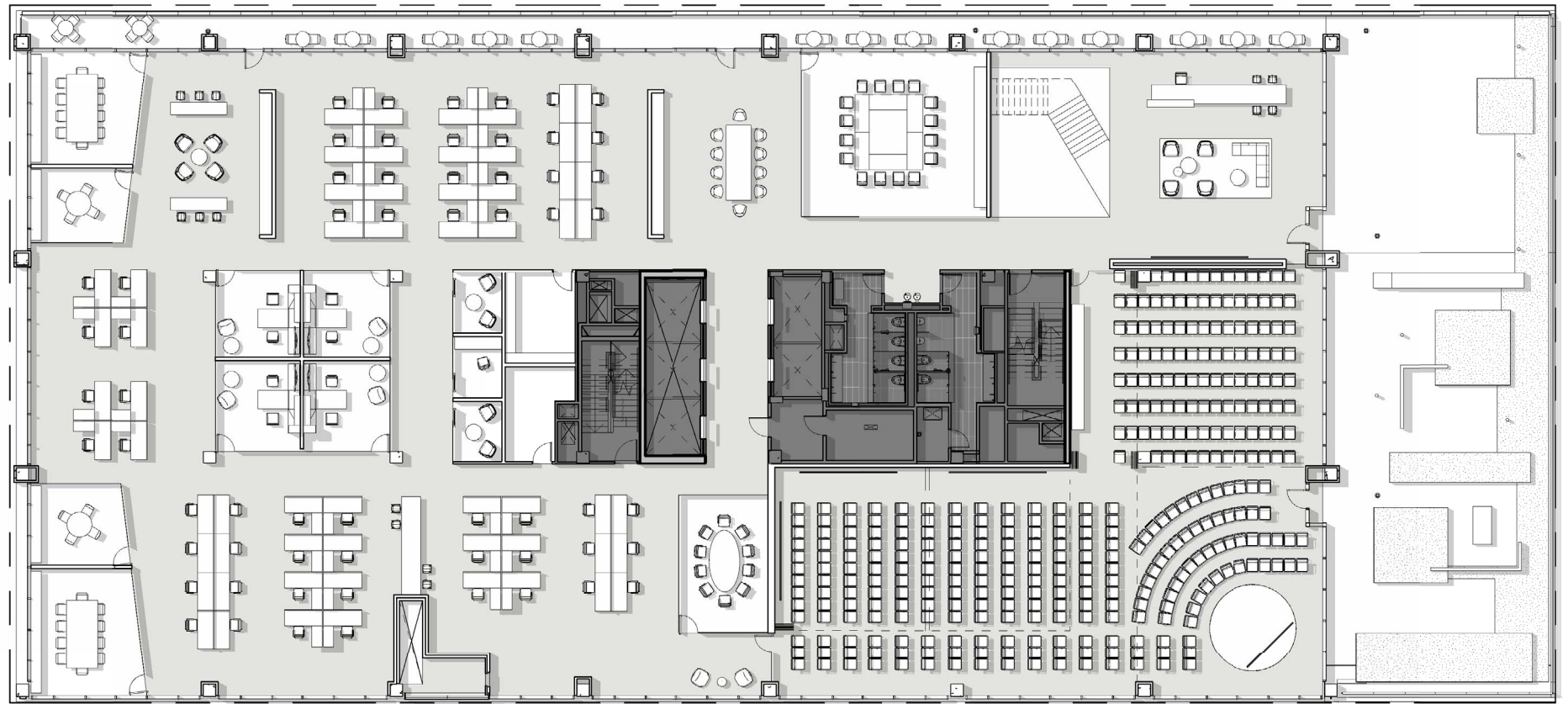
2ND FLOOR TEST-FIT LARGE-SCALE CONFERENCE CENTER (347 SEATS)

23,399 RSF

Private 5,287 SF Terrace

Union Street

Morse Street



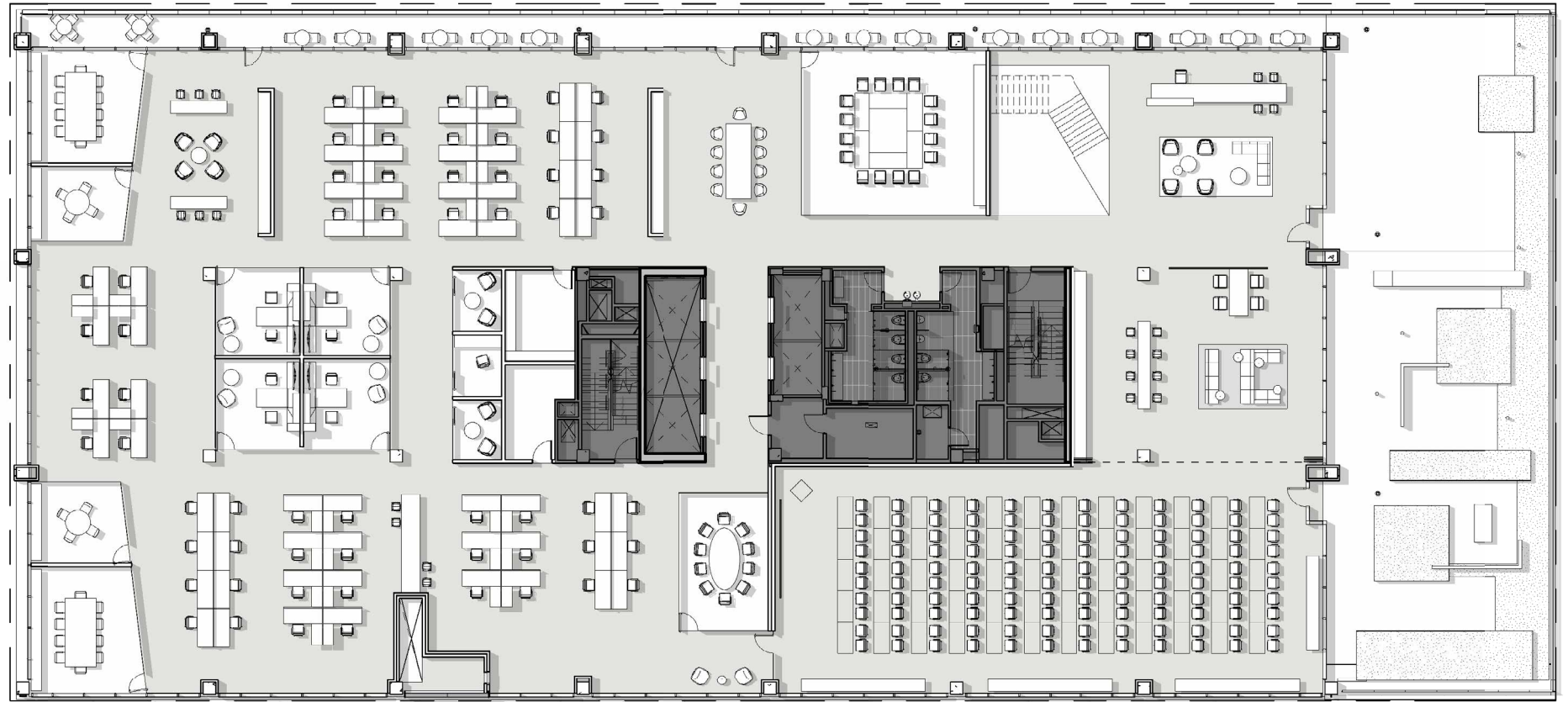
2ND FLOOR TEST-FIT CLASSROOM-STYLE CONFERENCE CENTER (120 SEATS)

23,399 RSF

Private 5,287 SF Terrace

Union Street

Morse Street



2ND FLOOR TEST-FIT FLEXIBLE CONFERRING

23,399 RSF

Private 5,287 SF Terrace

Union Street

Morse Street

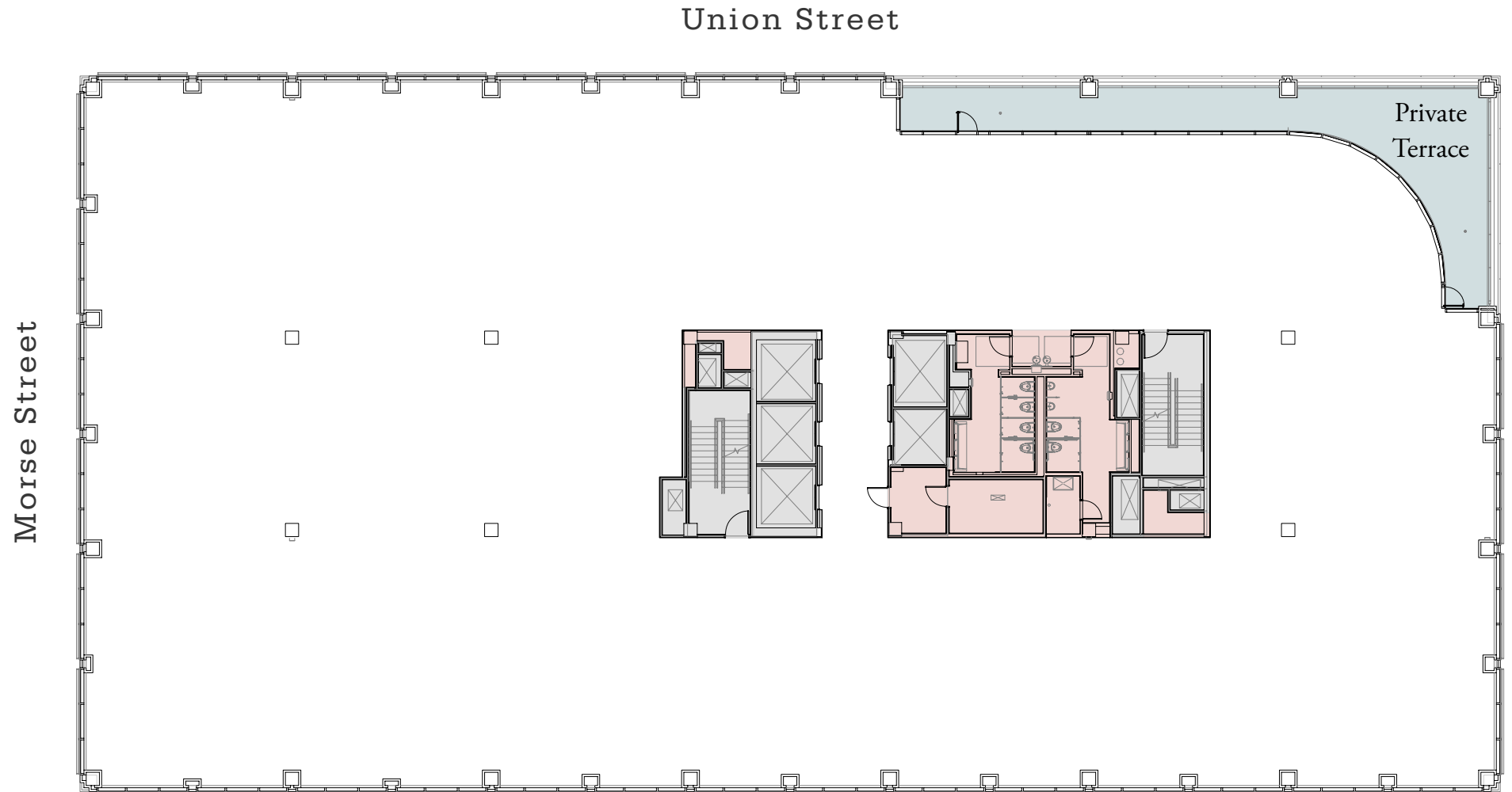


3RD & 7TH FLOORS

23,730 RSF

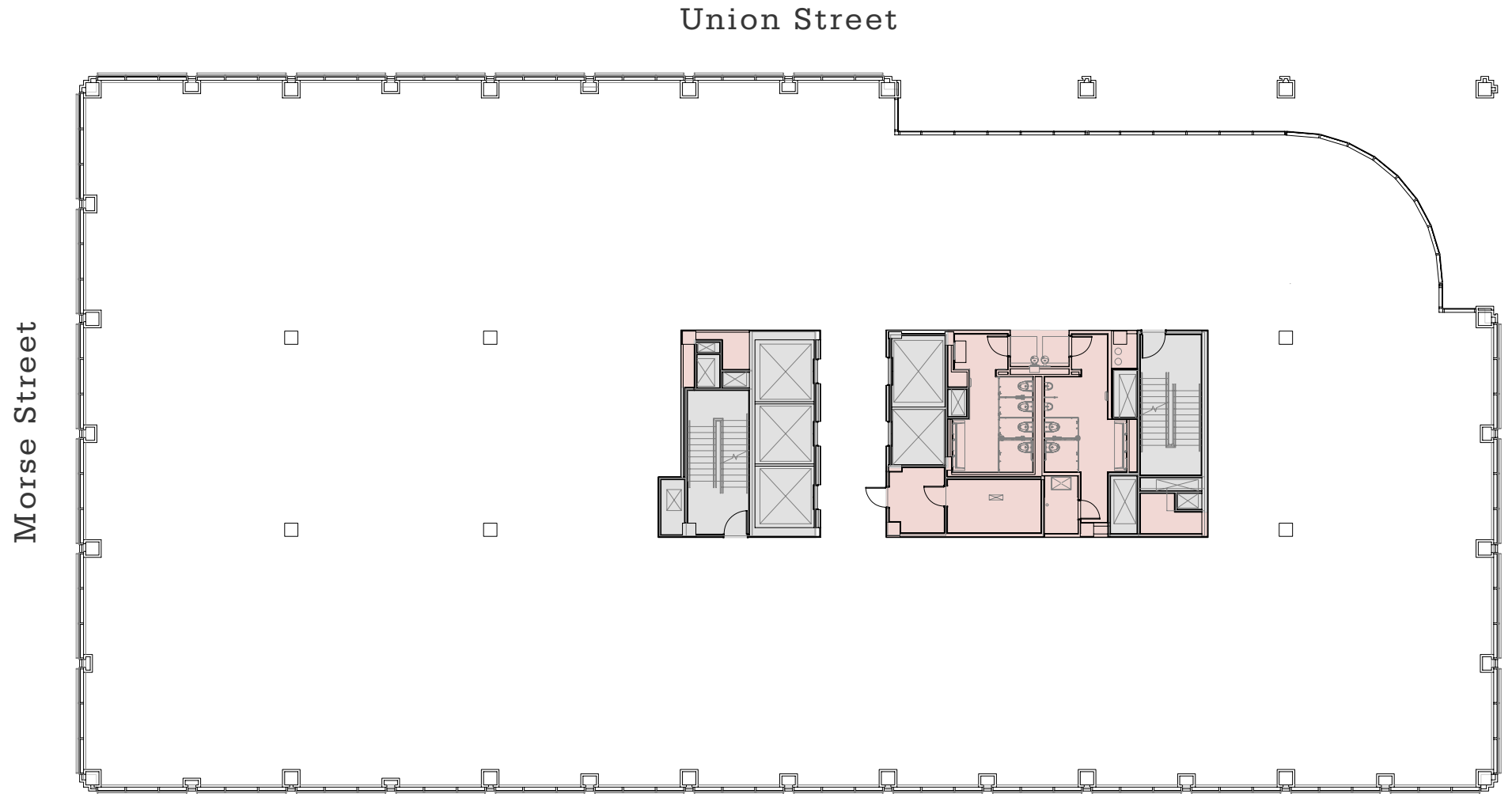
Private 888 SF Wrapped Terrace

With Union Street Views



**4TH & 8TH
FLOORS**

23,747 RSF



5TH & 9TH FLOORS

24,038 RSF

Private 682 SF Wrapped Terrace

With Morse Street & US Capitol Views

Union Street



9TH FLOOR TEST-FIT

24,038 RSF

Private 682 SF Wrapped Terrace

With Morse Street & US Capitol Views



Virtual Tour

Union Street

Morse Street



**6TH & 10TH
FLOORS**

24,036 RSF

Union Street

Morse Street





SIGNAL HOUSE
9th Floor - Interior

BUILDING SPECIFICATIONS

AMENITIES

Free Standing

Exceptional Capitol Views

Private Terraces

Shared Rooftop with Catering Kitchen and Roll-Up Bar

Windowed State-of-the-Art Fitness Center

Windowed Conference Center

Bicycle Room Off of Bike Path

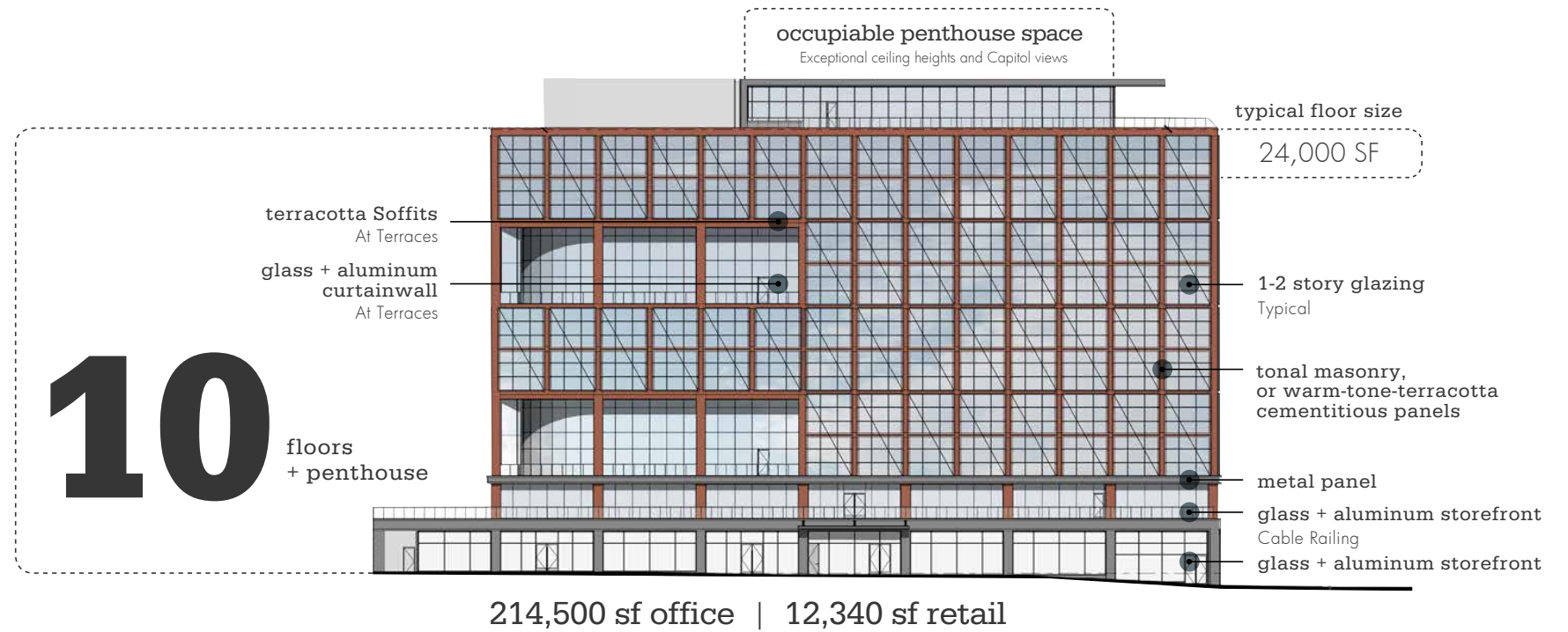
DOAS System

Column Spacing: 30' x 38' Typical

Ceiling Heights: 11' 11" Slab to Slab/10' 5" Finished

Parking, 1/1,550 SF

24/7 Vibrancy of Union Market Neighborhood



AN EXPERIENCED DEVELOPMENT PARTNER



- 1 Midtown Center - Fannie Mae
- 2 1700 New York Avenue - Sullivan & Cromwell
- 3 The Wilson - Fox 5
- 4 One Congress - State Street Bank
- 5 2311 Wilson Boulevard - Opower
- 6 901 K Street - Microsoft

14 **Operating Properties**
4.4 million RSF

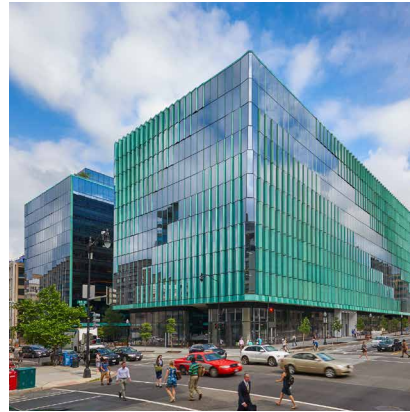
5 **Development Projects**
2.4 million RSF

43% AlonyHetz

33% JP Morgan

13% CLAL Insurance

11% Carr/Clark Investors,
Management Team



1



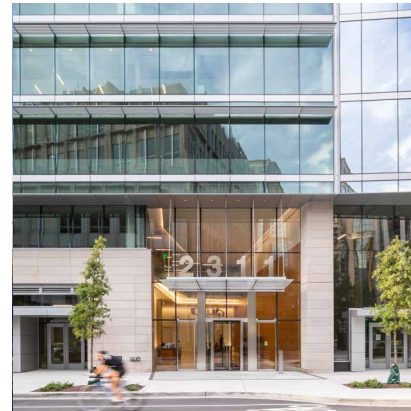
2



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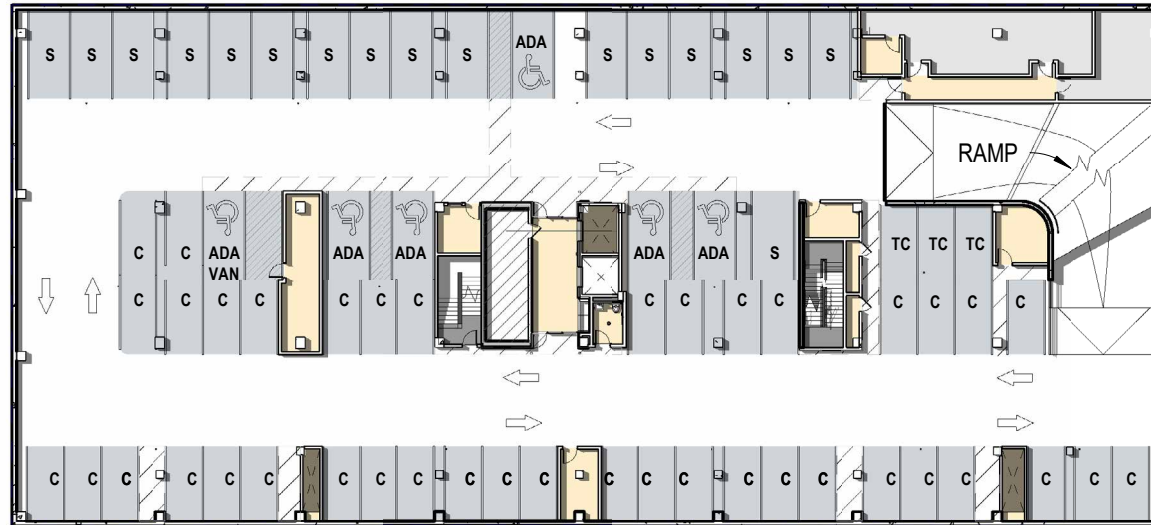


**FOLLOW US
ON INSTAGRAM**
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signalhousedc.com

APPENDIX

GARAGE

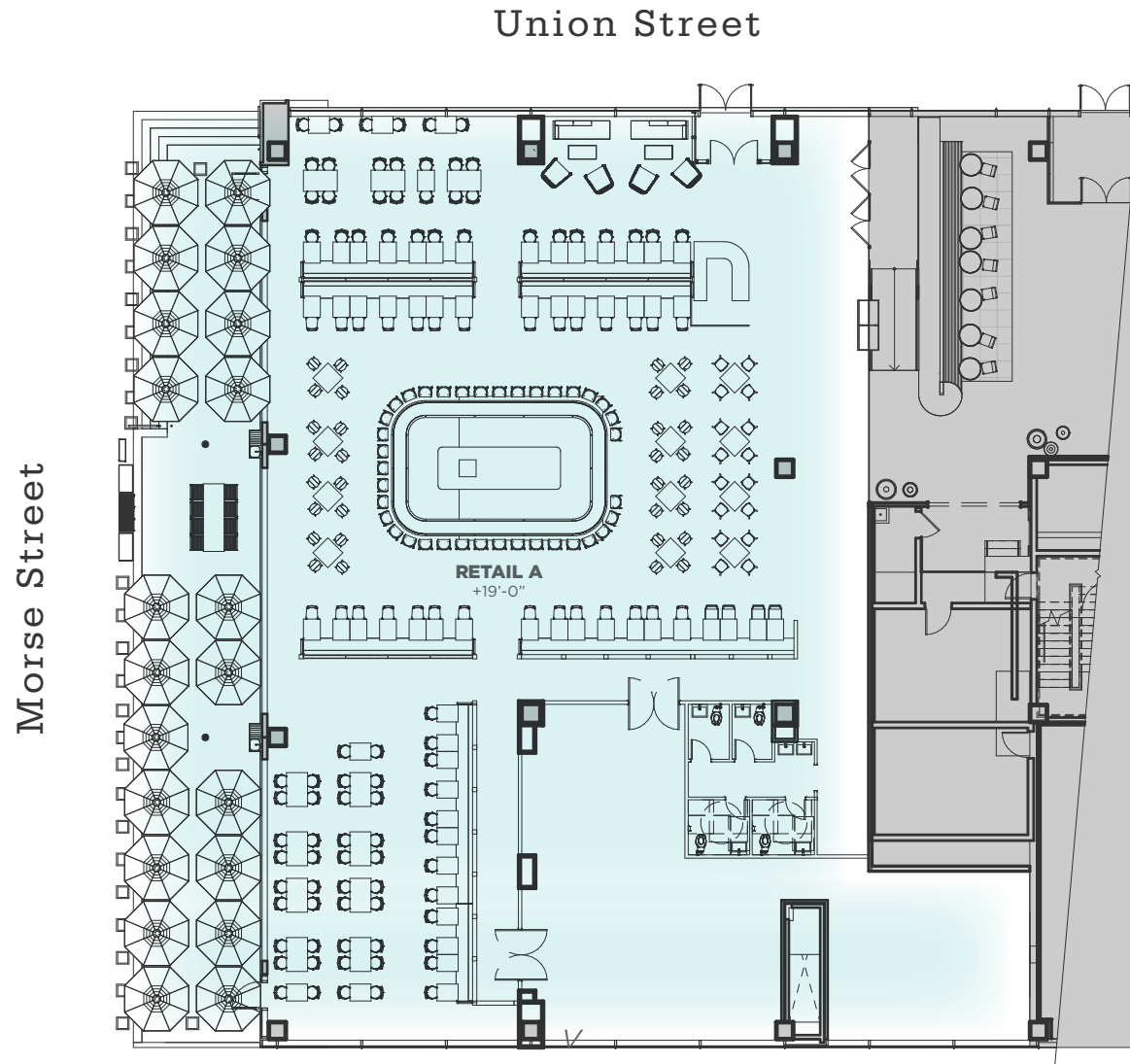


LEVEL P1



LEVEL P2

RETAIL FIT OUT





CVRK







ALIMAK

United