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SPACES AVAILABLE | NOW LEASING

An Urban Mall, Reimagined.

WASHINGTON D.C.'S MOST UNIQUE RETAIL EXPERIENCE

Become a part of Nesso Plaza, one of Washington, D.C.'s most unique retail projects in recent memory. Currently consisting of seven existing buildings along H Street and in the alley, ownership is in the process of repurposing the buildings into smaller commercial spaces for future uses such as food stalls, service-oriented retail, fitness, childcare, bars, a white tablecloth restaurant, coffee, and a 3,700-squarefoot roof deck ideal for hosting parties, corporate events, and weddings. Upon completion, Nesso Plaza will host a total of approximately 20 total commercial tenants, with the goal of acting as an "urban mall" for both the immediate and surrounding neighborhoods. Available spaces range from as small as 386-square feet to up to 2,490 square feet. Come join us in our journey to create something special that D.C.'s never seen before!

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WHAT MAKES NESSO PLAZA DIFFERENT

A NEW KIND OF URBAN GATHERING PLACE ON H STREET

What is Nesso Plaza? Upon completion, Nesso Plaza will stand out as one of the region's most distinctive retail destinations. The project transforms four buildings along H Street NE and three alley-facing structures into a collection of small, self-contained spaces designed for dynamic uses including food and beverage, fitness, health and personal care services, a large event deck, and other neighborhood-serving businesses.

Why H Street? We chose H Street NE as the home for Nesso Plaza's first location because we believe deeply in the untapped potential of the corridor and its surrounding neighborhood. Despite its rich character and strategic location, the area remains underappreciated by many business owners and D.C. residents. Our goal is for Nesso Plaza to serve as a catalyst for positive change, helping to spark a more vibrant, inclusive, and dynamic commercial corridor that this community truly deserves.

Isn't this just like Union Market? Not at all. While Union Market is largely known as a food and beverage destination, Nesso Plaza is designed to function more like an "urban mall." Our vision is to create a dynamic mix of uses, where visitors can not only eat and drink, but also can enjoy more service-oriented retail offers like fitness, skin treatments, dog grooming, hair care, etc.

Have you secured all the tenants for the project? While we're actively in discussions with a number of talented and exciting operators, many spaces at Nesso Plaza are still available. We're committed to running a comprehensive and thoughtful search to curate the right mix of tenants—those whose businesses complement one another and help create a cohesive, dynamic environment. Our vision for Nesso Plaza is to function as an incubator for emerging and established operators alike, offering space to grow without the traditional barriers of high upfront costs, long-term lease obligations, or misaligned landlord-tenant incentives.

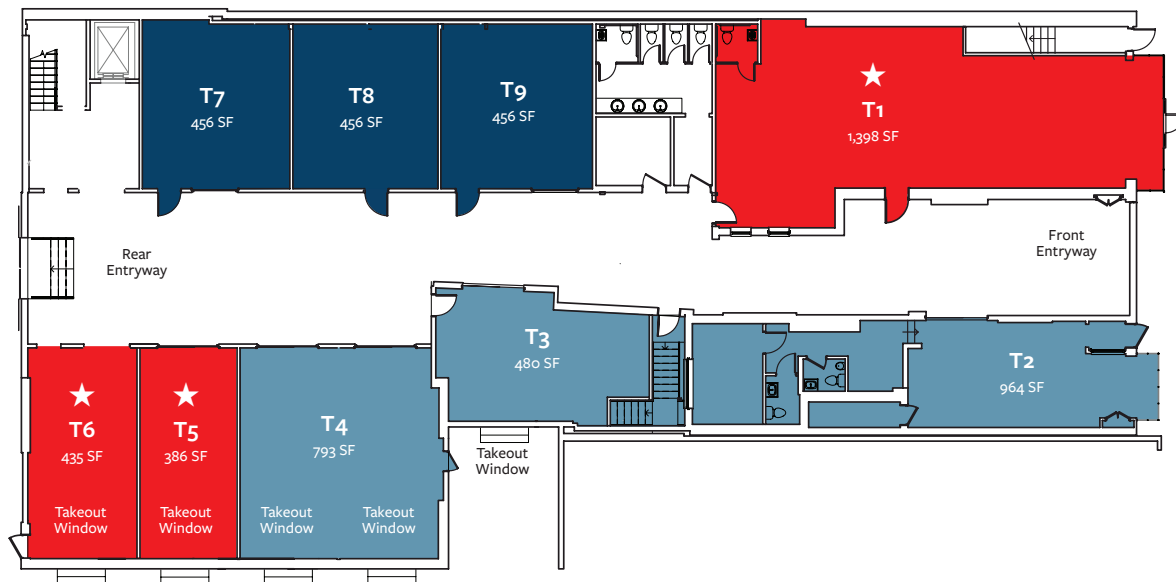
Why The Name "Nesso Plaza"? "Nesso" means "nexus" or "connection" in Italian, and "plaza" refers to a public square or marketplace—an open space where people gather. The name reflects both the spirit and purpose of the project. One of our partners, Jonathan Askarinam, was inspired to bring this concept to life after a trip to Italy in the summer of 2024, and we felt it was only fitting to incorporate an Italian influence into the name. Our goal is for Nesso Plaza to become a true community gathering place—where relationships are built, ideas are exchanged, and people come together.



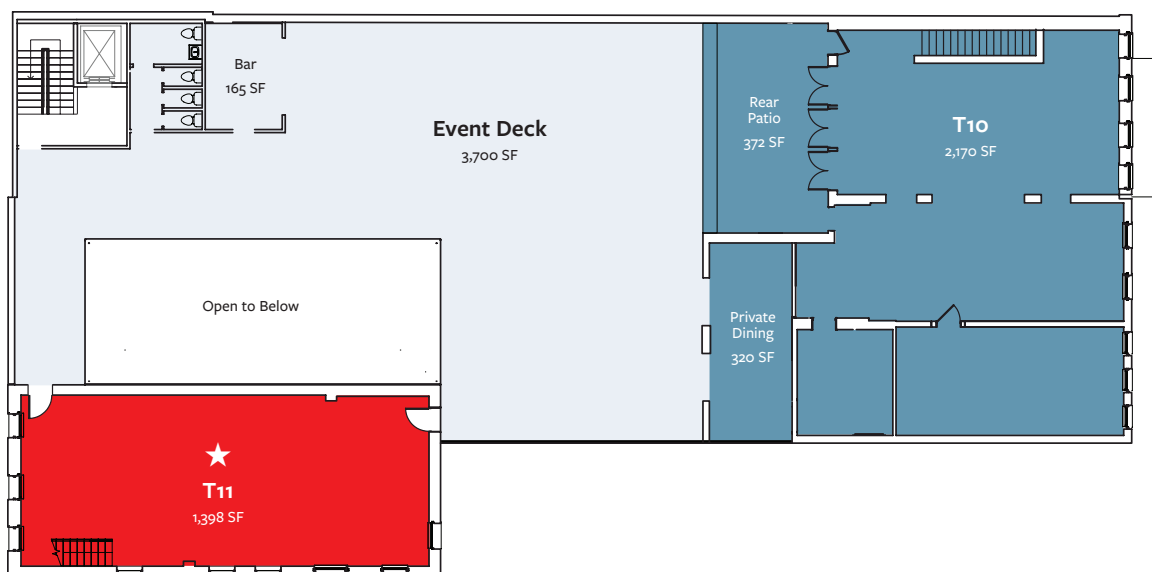
ENVISION YOUR BUSINESS *HERE.*

1 BUILDING 1 ON AERIAL MAP

Level I



Level II



Desired Uses for Available Spaces

- Food & Beverage
- Retail

★ Leased Spaces

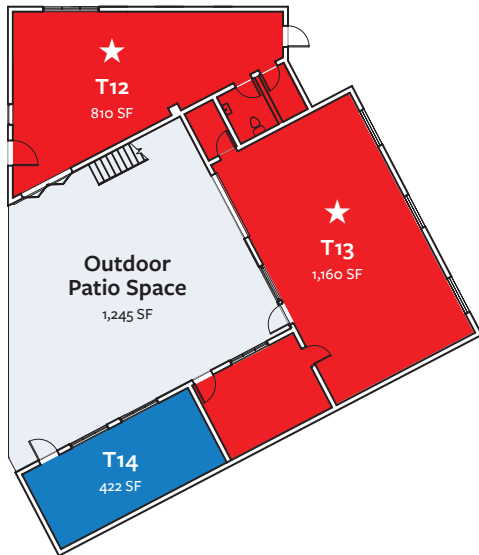
- | | |
|----------------------------|----------------------------------|
| T1 Cafe & Wine Bar | T6 Pizza Shop |
| T5 Ice Cream Parlor | T11 Pilates & Yoga Studio |

H Street NE

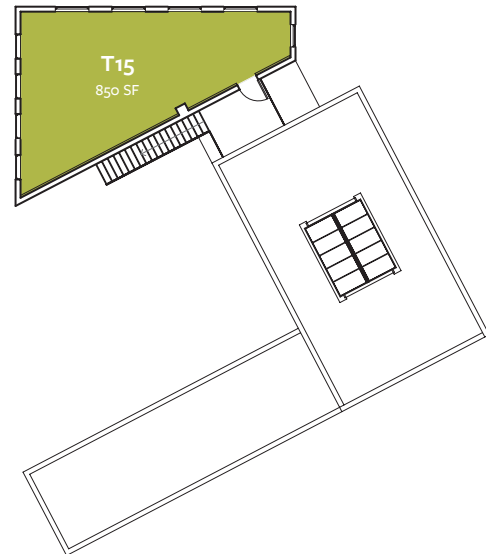


2 BUILDING 2 ON AERIAL MAP

Level I

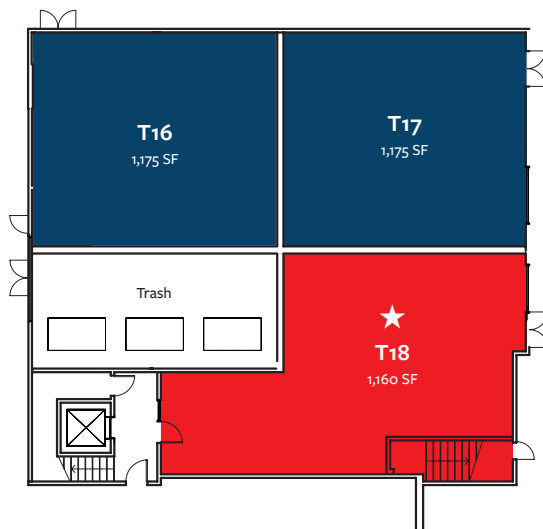


Level II

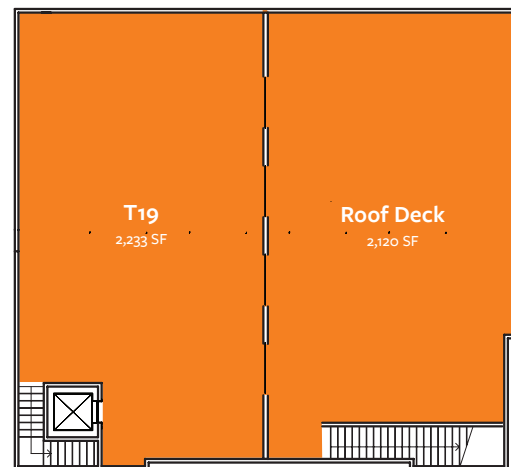


3 BUILDING 3 ON AERIAL MAP

Level I



Level II



Desired Uses for Available Spaces

- Food & Beverage/Bar
- Retail
- Cocktail Bar
- Sportsbar/Beer Garden

★ Leased Spaces

- T12** Bakery
- T13** Coffee Roaster
- T18** Tattoo Parlor

Shape The *Experience*. Share the *Success*.



CONNECT TO FIND THE RIGHT SPACE FOR YOUR CONCEPT



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