



# RESERVOIR DISTRICT DC

2501 FIRST ST NW  
WASHINGTON, DC 20001

→ [Visit Property Website](#)



**BEN BECKER** bbecker@klnb.com | 202.420.7773

**MATT SKALET** mskalet@klnb.com | 202.420.7775

JairLynch

klnb

**BEN BECKER**  
bbecker@klnb.com | 202.420.7773

**MATT SKALET**  
mskalet@klnb.com | 202.420.7775



# On historic grounds, a new community rises

Welcome to the Reservoir District – a place of vision and evolution, of heritage and health. The planned mixed-use development at the former McMillan Sand Filtration Site is a public-private partnership designed to bring new life to a national treasure. Reservoir District is creating a whole new community of living space, green space, retail space, and healthcare and life sciences workspace.

## SITE DETAILS

146 Rowhomes  
At least 514 apartments  
1,030,000 SF  
Healthcare Facilities  
Up to 22,000 SF Grocery  
30,000 SF  
Neighborhood-Serving Retail  
8 Acre "Park South"

12 Acre of Open Space in total  
including Cell 14, Healing Gardens,  
North & South Service Courts  
17,000 SF Community Center with  
pool, fitness center, multi-purpose  
rooms, gallery space, and  
connection to Preserved  
Underground Cell





BEN BECKER  
bbecker@klnb.com | 202.420.7773

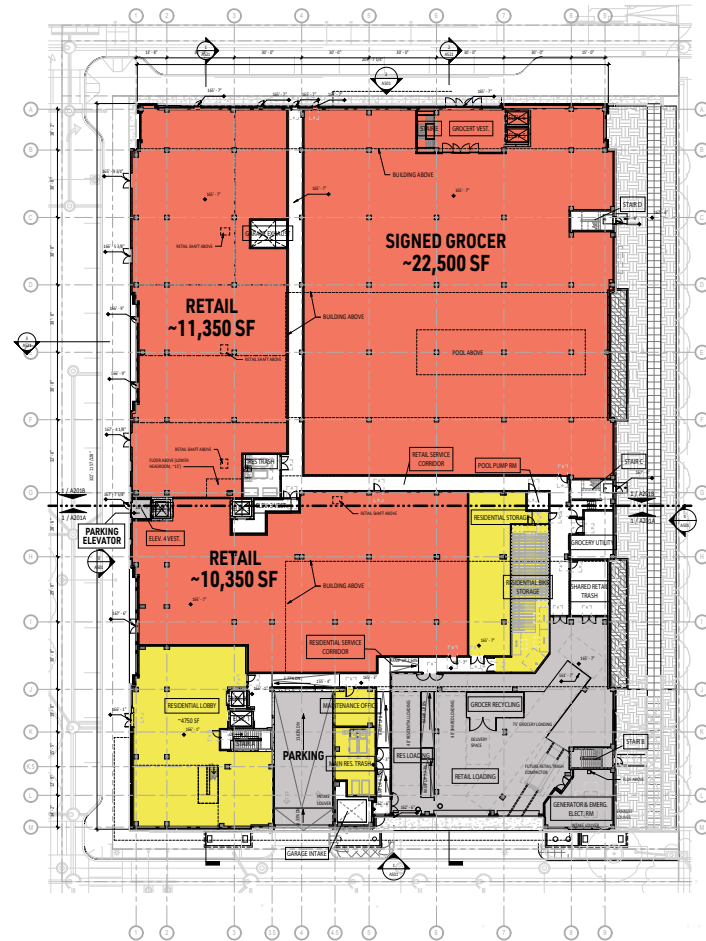
MATT SKALET  
mskalet@klnb.com | 202.420.7775



## AVAILABILITY

21,700 SF AVAILABLE  
(DIVISIBLE)

█ RETAIL   
 █ RESIDENTIAL   
 █ PARKING/LOADING



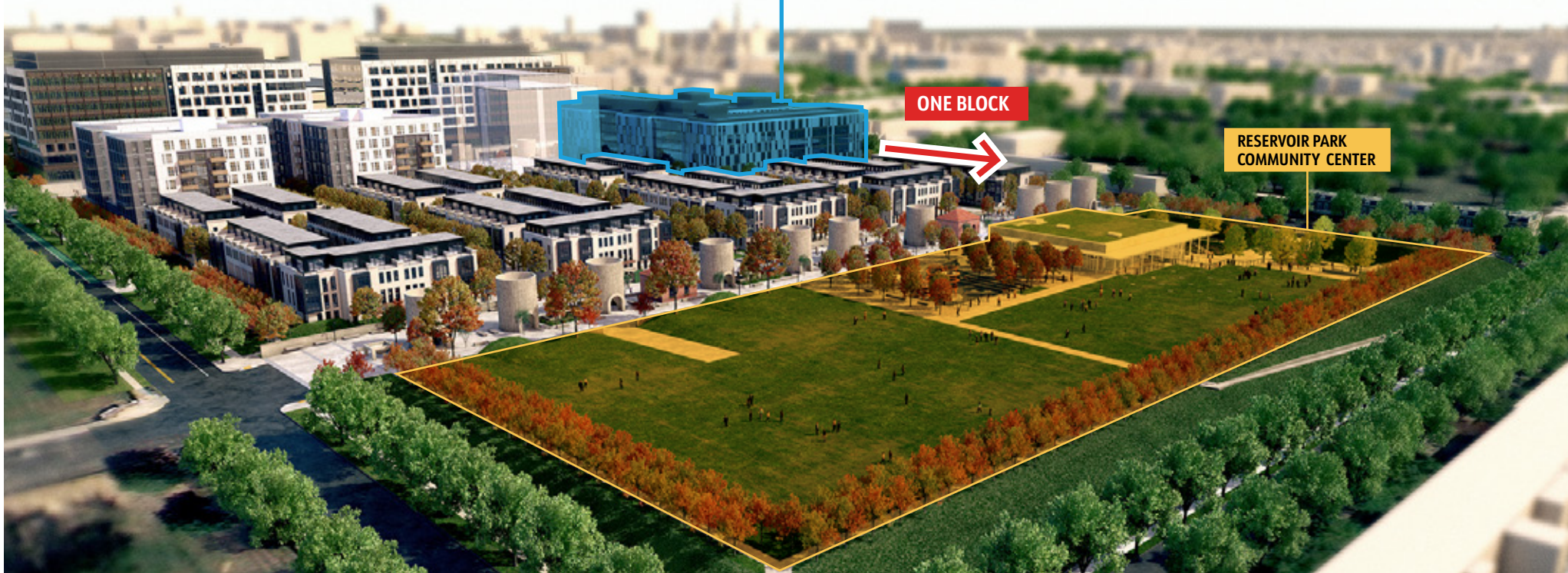
AVAILABILITY

# Daycare Opportunity

14,000 SF

Potential for Skylights into Courtyard Above

- Walking Distance to:
- 6.2 Acre Park
  - 17,00 SF Community Center
  - Playground, Exercise Stations, Splash Pads, and Amphitheater



BEN BECKER  
bbecker@klnb.com | 202.420.7773

MATT SKALET  
mskalet@klnb.com | 202.420.7775



AVAILABILITY

# Daycare Opportunity



# Reservoir Park Community Center

### INDOOR

- Fitness Center
- Multi-Purpose Room
- Art Walk / Walking Museum
- Indoor Pool

### OUTDOORS

- Plaza
- ( 2 ) Spray Parks
- Playground
- Large Grass Field
- Historic Fountain
- Outdoor Fitness Equipment





- HEALTH CENTERS
- MULTIFAMILY
- RETAIL & DINING
- TOWNHOMES
- COMMUNITY CENTER

**BEN BECKER**  
bbecker@klnb.com | 202.420.7773

**MATT SKALET**  
mskalet@klnb.com | 202.420.7775



## AVAILABILITY

13,300 SF AVAILABLE

RETAIL  
 RESIDENTIAL  
 PARKING/LOADING

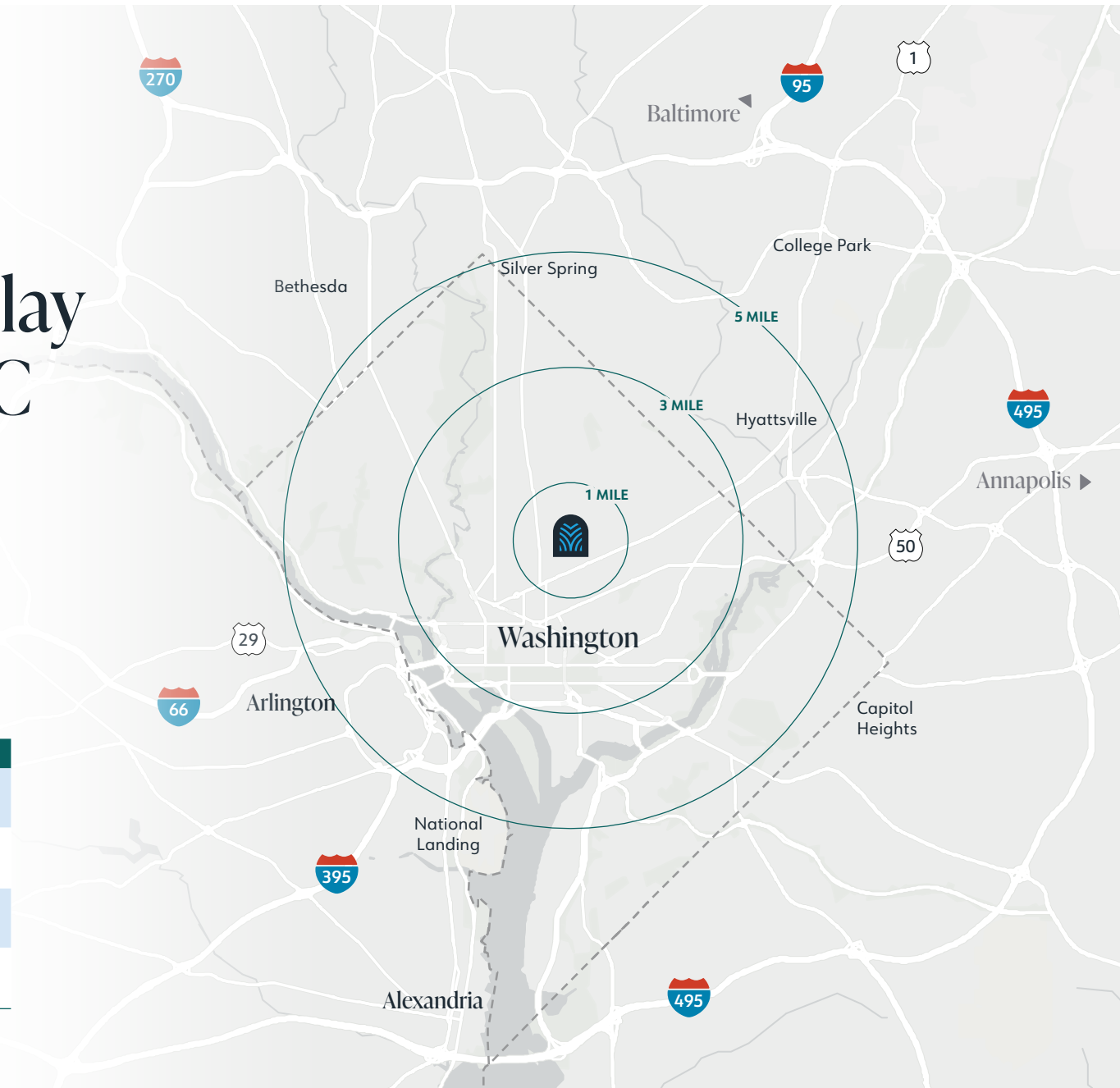


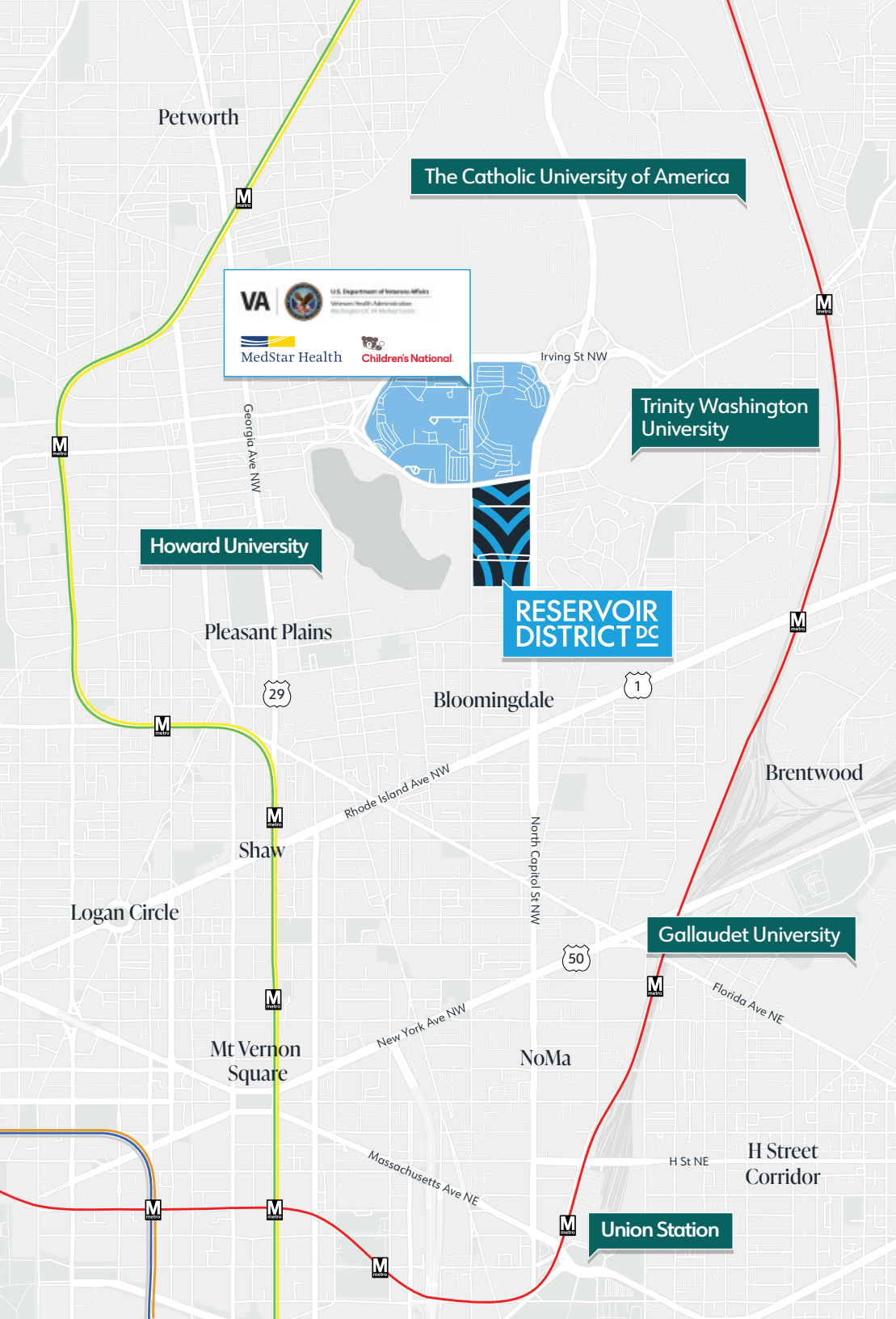
LOCATION

# Live, work, and play in the heart of DC

The Reservoir District will bring new life to a central historic site along North Capitol Street, just three miles from the Capitol itself. This new community will reconnect with the DC street grid, and provide easy access for residents, workers, and visitors to and from all parts of the region.

RADIUS	1 MILE	3 MILE	5 MILE
Population	54,895	349,665	695,271
Daytime Population	72,705	844,887	1,301,372
Households	23,884	197,042	374,118
Avg. HH Income	\$165,096	\$163,517	\$179,318





The Catholic University of America

VA | U.S. Department of Veterans Affairs  
 Veterans Health Administration  
 116B Reservoir Dr, NW Washington, DC 20030

MedStar Health | Children's National

Trinity Washington University

Howard University

RESERVOIR DISTRICT DC

Gallaudet University

Union Station

**BEN BECKER**  
 bbecker@klnb.com | 202.420.7773

**MATT SKALET**  
 mskalet@klnb.com | 202.420.7775



**BY THE NUMBERS**

**4,000**

Residential units in the development pipeline in the trade area

**14%**

Average increase in home values in the trade area since 2020

**39,000**

Daily Traffic Volume on North Capitol Street

**25,000**

Daily Traffic Volume on Michigan Avenue

**14,000**

Medical professionals in adjacent medical centers



Washington DC VA Medical Center

1,835,827 SF  
 291 Beds  
 2,000 Employees



Medstar Washington Hospital Center

497,553 SF  
 912 Beds  
 6,000 Employees



Children's National Hospital

823,803 SF  
 313 Beds  
 6,000 Employees



# RESERVOIR DISTRICT DC

2501 FIRST ST NW | WASHINGTON, DC 20001

**BEN BECKER**

bbecker@klnb.com  
202.420.7773

**MATT SKALET**

mkalet@klnb.com  
202.420.7775

→ [Visit Property Website](#)

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

