

# MARKET HOUSE



# Vibrant Living in Central Armature Works

Welcome to Market House, an energized community where your life extends beyond the walls of your home and into a dynamic collection of indoor and outdoor amenity spaces—as well as the surrounding neighborhoods and all that they have to offer. Located in the heart of Central Armature Works, a lively destination featuring stylish residences, desirable retail, a boutique hotel, and delicious dining, Market House positions you to enjoy the best of everything.



Here, you can start your day with an invigorating fitness class or an outdoor yoga session before settling into one of our social lounges or co-working spaces. Need a break during the afternoon? Visit our ground floor retail and the surrounding 3rd Street District for craft coffees, tasty meals and some of DC's most enviable retail. As the sun starts to set, head up to our penthouse

level for a dip in the resort-style pool, or join friends for rooftop grilling and dining with breathtaking views of the District.

However you choose to spend your day, Market House is a community designed to bring people together and celebrate the best of urban living.



## Hospitality at Home

As a resident at Market House, you'll enjoy exclusive offers at The Morrow Hotel next door. These include preferred rates on room reservations and a dedicated residents' line for priority seating at our dining establishments. You'll also receive advanced access to reserve attendance for public events at The Morrow, and enjoy signing privileges with house accounts at the hotel's food and beverage outlets.\*

## Inviting Residences

Our collection of studios, one-, two- and three-bedroom apartments feature light-filled rooms, high-end finishes and designer kitchens that set the stage for your life to unfold.

\* Subject to Terms and Conditions

- 9' ceilings create a lofty sense of space
- Elegant, hardwood-style flooring adds a warm feeling throughout
- Mecho® shade window coverings provide privacy day and night
- Built-in work at home stations enhance productivity\*
- Energy efficient, stainless steel appliances are stylish and eco-friendly
- Programmable, app-connected thermostat provides smart temperature control
- Full-size, front loading washers and dryers make doing the laundry a joy
- Luxe quartz countertops and tile backsplashes grace every kitchen
- Soft close, European cabinets with under-cabinet lighting provide a finishing touch
- Movable kitchen islands make food preparation and entertaining easy and enjoyable\*
- Porcelain tile bathroom flooring and tile tub surrounds
- Keyless apartment entry systems grant you seamless access to your home
- Balconies provide a breath of fresh air\*



\*In select homes

# Boundless Amenities

Market House redefines urban living with an extensive collection of indoor and outdoor amenities. Whether exercising in our fitness center, gathering with friends in one of our many lounges or enjoying fresh air and views from our spectacular rooftop spaces, Market House is designed to enhance your life and sense of community.

## ROOFTOP AMENITIES

- Enjoy a dip in our rooftop resort-style pool or take in the sun on the surrounding deck
- Get energized in our state-of-the-art fitness center and restorative yoga studio featuring both indoor and outdoor spaces
- Invite friends for dinner in our private dining room and lounge with an adjacent catering kitchen, ideal for parties
- Unwind in our living room complete with a fun-filled gaming area
- Take in the fresh air on our landscaped terraces designed with outdoor dining and grilling areas
- Gather with friends and neighbors around our cozy rooftop fire pit

## 2ND FLOOR AMENITIES

- Boost your productivity in our co-working space with large tables, conference rooms, alcoves, lounges and outdoor areas
- Curl up with a book or a glass of wine in our resident lounge and library
- Reserve our private dining area with a bar, catering kitchen, lounge area and fireplace for special occasions
- Enjoy outdoor terrace dining and grilling stations
- Spend more time outdoors with our active, landscaped terrace
- Pamper your four-legged friends with our pet spa, pet run and pet comfort station

## BUILDING AMENITIES

- Keep your bicycle ready for action with our bike storage and maintenance area
- Enjoy the convenience of onsite garage parking with EV charging stations
- Zip around the neighborhood with electric bike stations located onsite
- Our front desk concierge helps to streamline your life
- Keyless controlled access system provides security and easy access to your home
- Luxer One automated package pick up helps to manage your deliveries
- Complimentary Wifi in common areas ensures you're always connected
- Our LEED Silver Certified, 2-star Fitwel community is environmentally sound





## Responsibly Built

Committed to environmental sustainability, our LEED Silver Certified residence is outfitted with energy efficient appliances, Electric Vehicle charging stations, electric bikes with charging stations and a Capital Bikeshare station onsite. We are also proud to be a 2-star Fitwel community, recognized by the world's leading certification system for prioritizing wellness within the design and operation of our residence.



## Perfectly Positioned

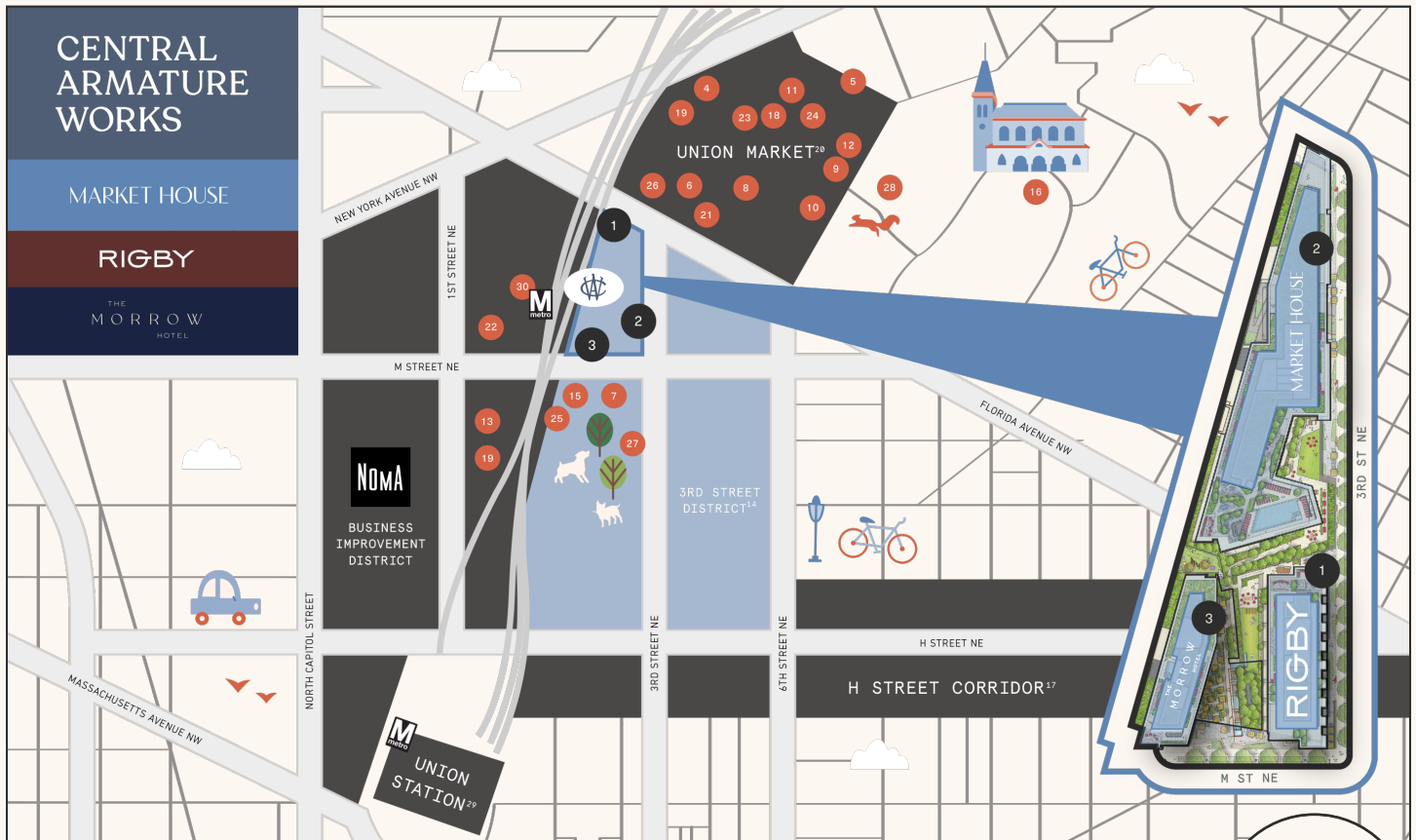
Ideally located at the nexus of NoMa, Union Market and H Street, with easy access to Union Station and the NoMa-Gallaudet Metro Station (0.2 mile, 4 minute walk), the new 3rd Street District is bustling with energy and creativity.

As one of DC's most walkable neighborhoods featuring a dynamic mix of hotels and apartments alongside the District's hottest restaurants and shops, we embody the spirit of an urban village, unlike anywhere else in DC.

A pillar of the 3rd Street District, Central Armature Works is a sought-after destination featuring sophisticated residences, enviable retail, a boutique hotel, and lively dining that channel the site's industrial heritage into a vibrant neighborhood hub with community, character and creativity.



# Neighborhood



## CENTRAL ARMATURE WORKS

- 1 - MARKET HOUSE ★
- 2 - RIGBY
- 3 - THE MORROW HOTEL

## FOOD & BEVERAGES

- 4 MASSERIA
- 5 DOLCEZZA FACTORY
- 6 STELLINA PIZZERIA
- 7 RED BEAR BREWINGS
- 8 ST. ANSELM
- 9 RAPPAHANNOCK OYSTER BAR
- 10 BLUE BOTTLE COFFEE

- 11 EL CIELO
- 12 THE CREAMERY
- 13 WUNDER GARTEN

## LANDMARKS

- 14 3RD STREET DISTRICT
- 15 ULINE ARENA
- 16 GALLAUDET UNIVERSITY
- 17 H STREET CORRIDOR

## MARKETPLACES

- 18 LA COSECHA
- 19 WALGREENS

- 20 UNION MARKET
- 21 TRADER JOE'S
- 22 HARRIS TEETER

## BOOKSTORE

- 23 POLITICS AND PROSE

## SHOPPING

- 24 SALT & SUNDRY
- 25 REI CO-OP

## FITNESS

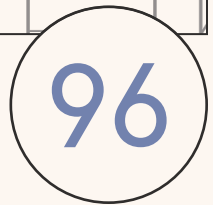
- 26 ORANGETHEORY FITNESS

## PARKS

- 27 SWAMPDOODLE DOG PARK & PLAYGROUND
- 28 BRENTWOOD HAMILTON PARK

## TRANSIT

- 29 UNION STATION
- 30 NOMA-GALLAUDET METRO



WALK SCORE



BIKE SCORE



## Say Hello

Get in touch to speak with a leasing agent and learn more about life at Market House.

202-280-2900

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