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H Street Gets Hipper

Already America's sixth-hippest neighborhood according to *Forbes*, H Street NE is about to get a little more fly, thanks to a project started today.



This morning, Fisher Brothers broke ground on their yet-to-be named mixed-use project at 701 2nd St NE. We were on hand to hear the firm's Peter Cole (fourth from right) say linkage is what sets 701 2nd St apart; it's just blocks from both Union Station and the burgeoning H Street Corridor (and its upcoming streetcar line). How it's adding to the neighborhood's cool factor:

StreetSense, which is handling leasing of the building's 23k SF of retail, already has interest from several local chefs, he says. We snapped Peter with Hickok Cole's Yolanda Cole, DC planning and economic development director of RE Jeff Miller, Fisher Brothers' Brian Collins, DC councilmember Muriel Bowser, DC government's Charles Allen, ANC rep Mark Eckenwiler, and Hickok Cole's Mike Hickok.

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Peter says amenities will also be first-class, including an 100' rooftop pool, community gardens, and a programmed activity courtyard. Construction should take about 24 months, he says.



DC Incubator: Sign of Good Things?



DC's tech community is buzzing about 1776, the startup incubator that just leased 15k SF at Clark's 1133 15th St, which [we reported last week](#). But could 1776 help turn the city's leasing fortunes around? JLL's Andy O'Brien and Alex Lassar (right, with colleagues Evan Behr and Doug Mueller), who repped 1776 in the lease, tell us it has expansion options for three more floors at the building, which it can trigger if there's huge demand from

A photograph of a modern office interior. The space features a curved hallway with a wooden floor and a meeting area with tables and chairs. The lighting is warm and modern. The text 'GSA - Washington, DC (LEED Gold)' is visible on the left side of the image.

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