

CITY RIDGE

WASHINGTON DC

- 3900 WISCONSIN AVENUE NW -



NORTHWEST

Reimagined



City Ridge is a new exciting landmark and lifestyle destination at the center of Northwest DC's most prominent neighborhood. It is surrounded by DC's top public and private schools, boasts exceptional demographics, and is positioned along one of DC's major transit arteries. City Ridge is re-imagining one of DC's most established neighborhoods.

WHO'S WHO AT THE RIDGE

50s - 70s
**DOWNSIZING
COUPLES**

MID 20s - MID 30s
**YOUNG
FAMILIES**

MID 30s - MID 40s
**MATURE
PROFESSIONALS**

30s - 60s
**DC
DIPLOMATS**

WITHIN A **ONE-MILE** RADIUS



\$173,566

HIGH EARNERS
(Median HHI)



19,894

HOUSEHOLDS



40,383

POPULATION



85.6%

WELL-EDUCATED
(Bachelor's degree
or higher)

WITHIN A **THREE-MILE** RADIUS



\$170,165

HIGH EARNERS
(Median HHI)



140,344

HOUSEHOLDS



294,326

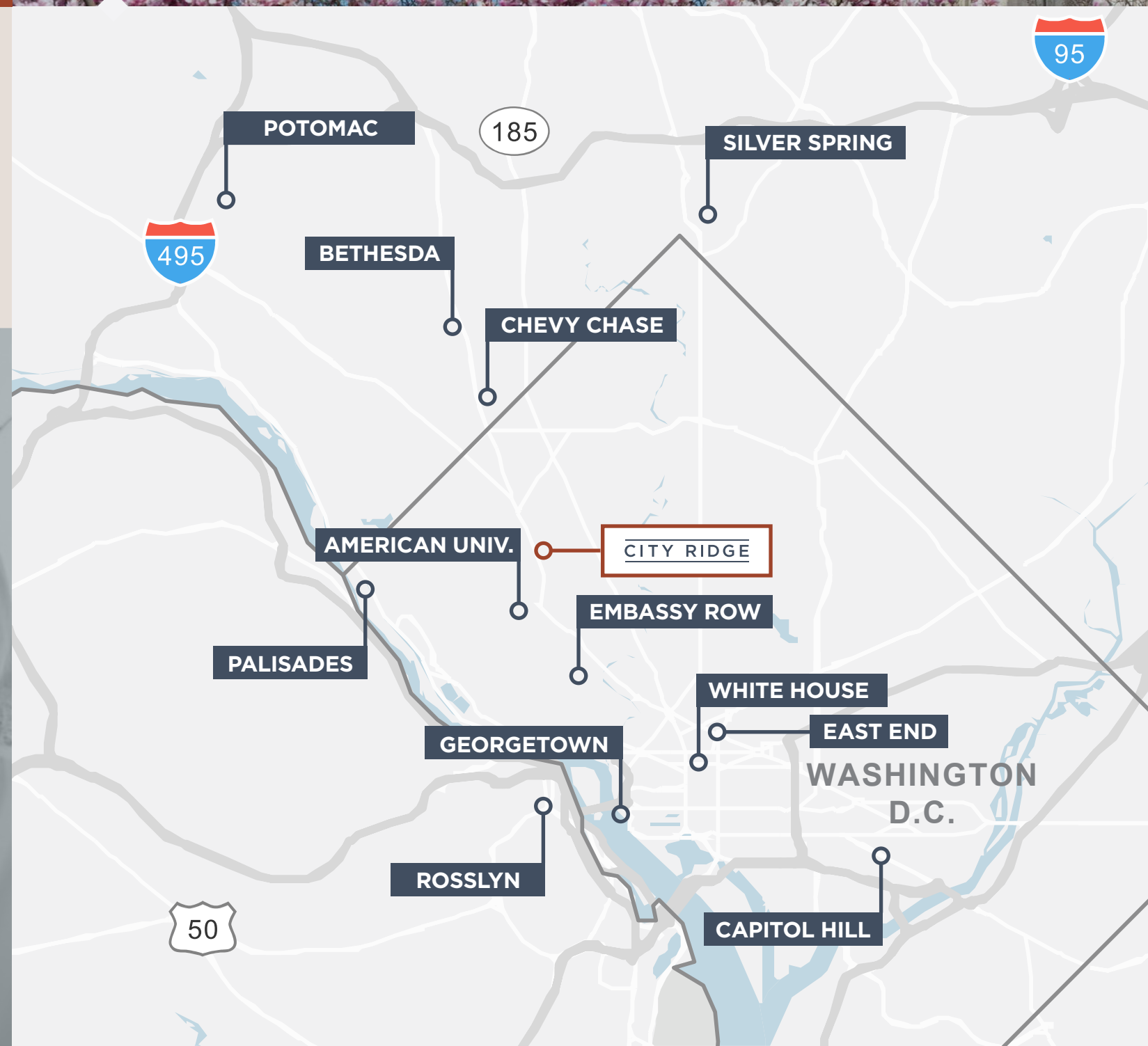
POPULATION



76.3%

WELL-EDUCATED
(Bachelor's degree
or higher)

CITY RIDGE IS NORTHWEST DC'S NEWEST GATEWAY TO URBAN LIVING.



A NEW URBAN VILLAGE

Located on one of DC's major thoroughfares, Wisconsin Avenue, City Ridge is Northwest DC's newest gateway to urban living. With seven distinctive buildings across 10 acres, City Ridge brings a vibrant, mixed-use community crossroads and a cultural hub to the area, offering a confluence of effortless luxury, historic texture, genuine community, and modern conveniences.

A NORTHWEST DC
ICON FILLED WITH
NEW LIFE

LANDMARK RETAIL
IN A VIBRANT
DESTINATION

RETAIL
154,561 SF

EQUINOX FITNESS
30,273 SF
WEGMANS
82,000 SF

RESIDENTIAL
687
UNITS

CITY RIDGE

WASHINGTON DC

10 MIN
WALK TO
METRO

CITY RIDGE

AT THE HEART OF
NORTHWEST DC



NATIONAL MALL

SMITHSONIAN NATIONAL ZOO

WHITE HOUSE

EMBASSY ROW

GEORGETOWN UNIVERSITY
& HOSPITAL

AMERICAN UNIVERSITY

CONNECTICUT AVE NW

UNIVERSITY OF THE DISTRICT OF COLUMBIA

INTERNATIONAL CHANCERY CENTER

WASHINGTON NATIONAL CATHEDRAL

ST. ALBANS SCHOOL

NAVAL OBSERVATORY/
VICE PRESIDENT'S RESIDENCE

MASSACHUSETTS AVE NW

GEORGE WASHINGTON
UNIVERSITY & HOSPITAL

CITY RIDGE

AMERICAN UNIVERSITY
WASHINGTON COLLEGE OF LAW
.5 MILE

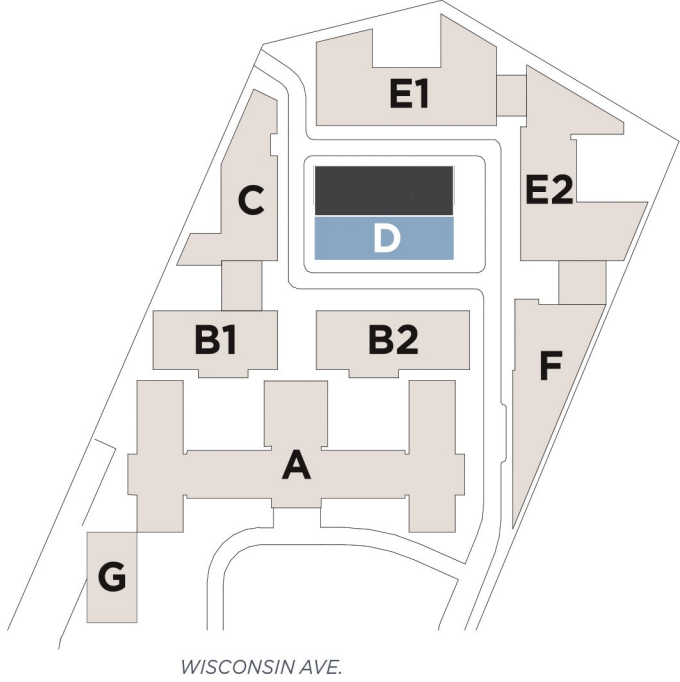
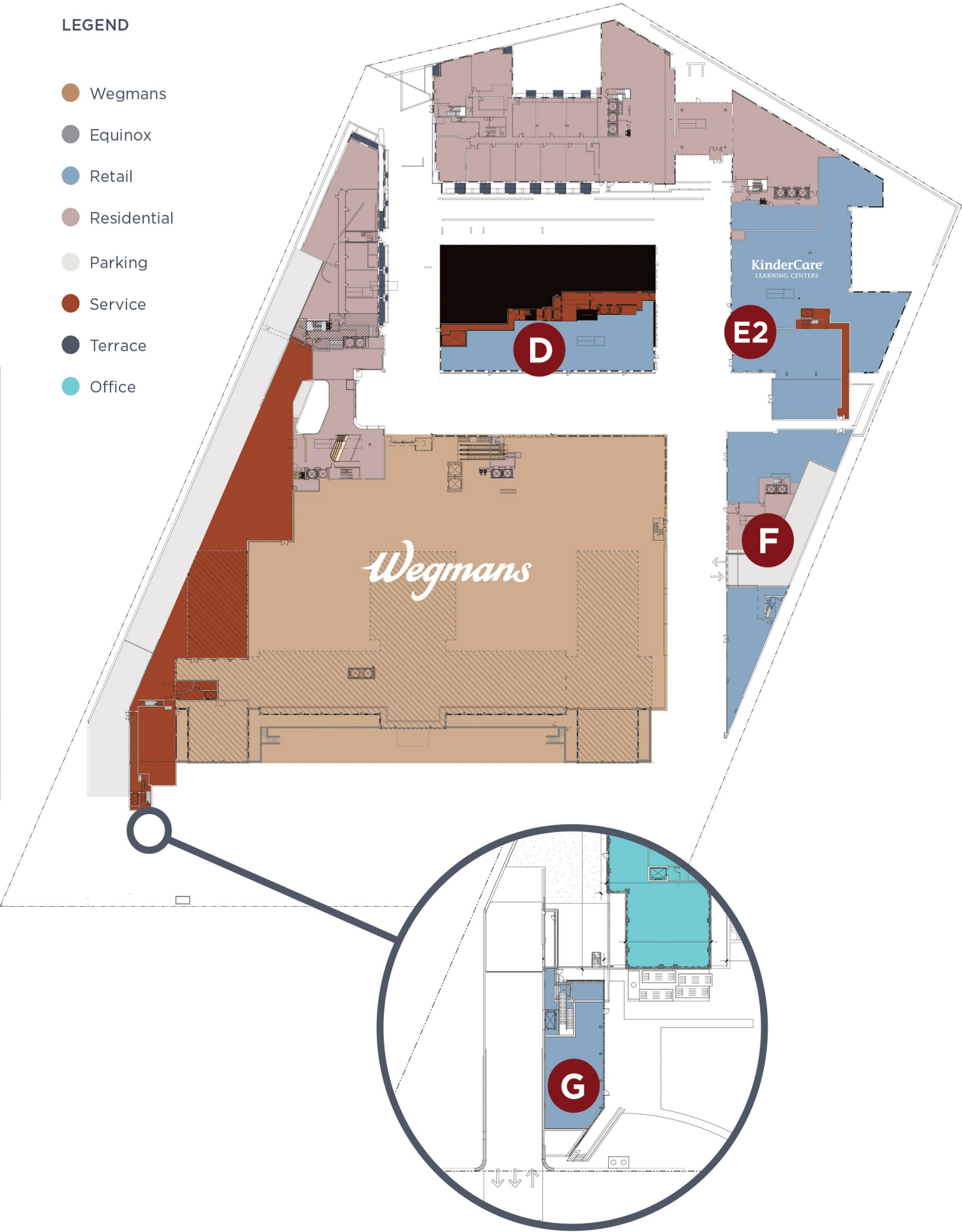
TENLEYTOWN METRO STATION
.5 MILE

CHEVY CHASE
2 MILES

FRIENDSHIP
HEIGHTS
METRO STATION
2 MILES

LEGEND

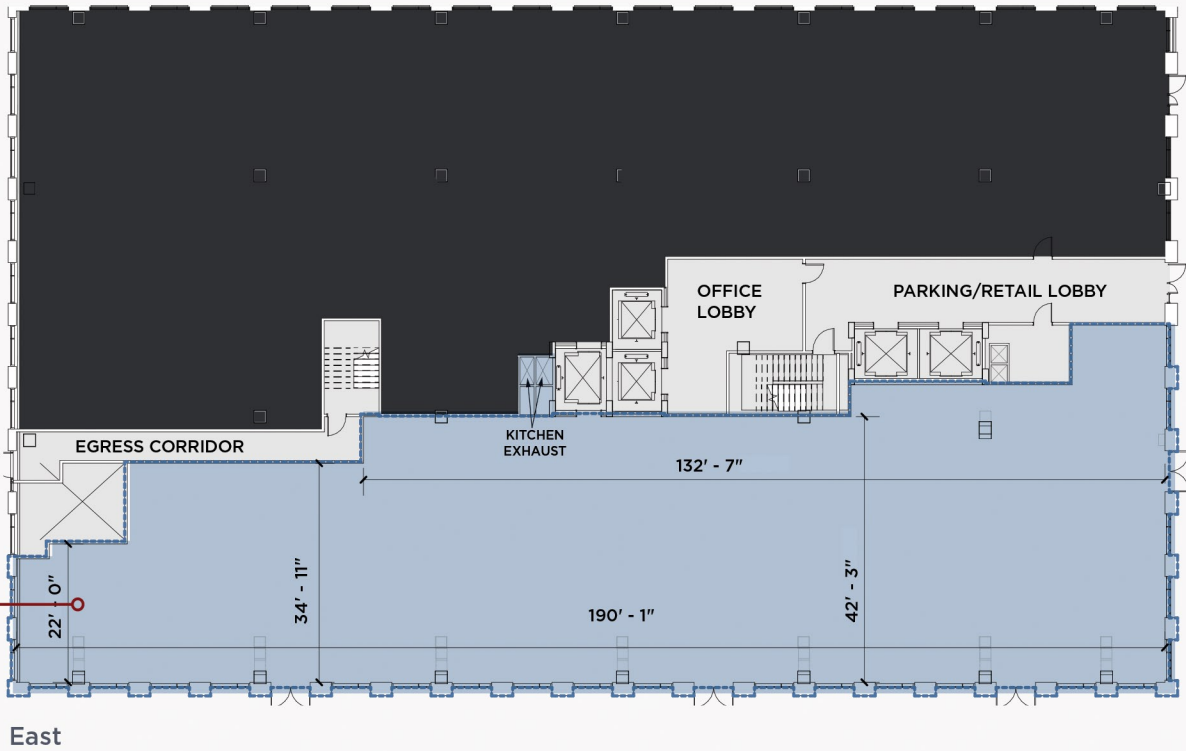
- Wegmans
- Equinox
- Retail
- Residential
- Parking
- Service
- Terrace
- Office



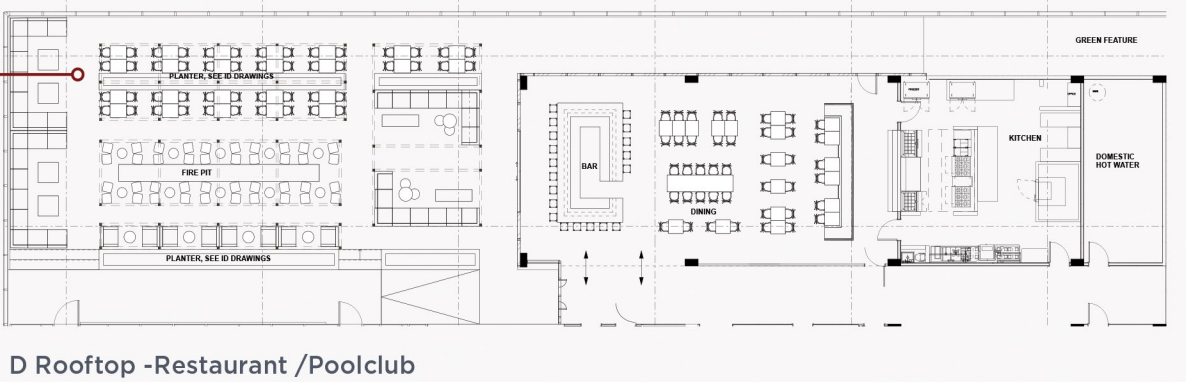
BUILDING D

- + 8,184 SF ground floor restaurant space
- + Two-level, 30,273 SF Equinox health club
- + 60,000 SF premier office space
- + 2,363 SF rooftop restaurant opportunity with 3,312 SF of patio adjacent to pool

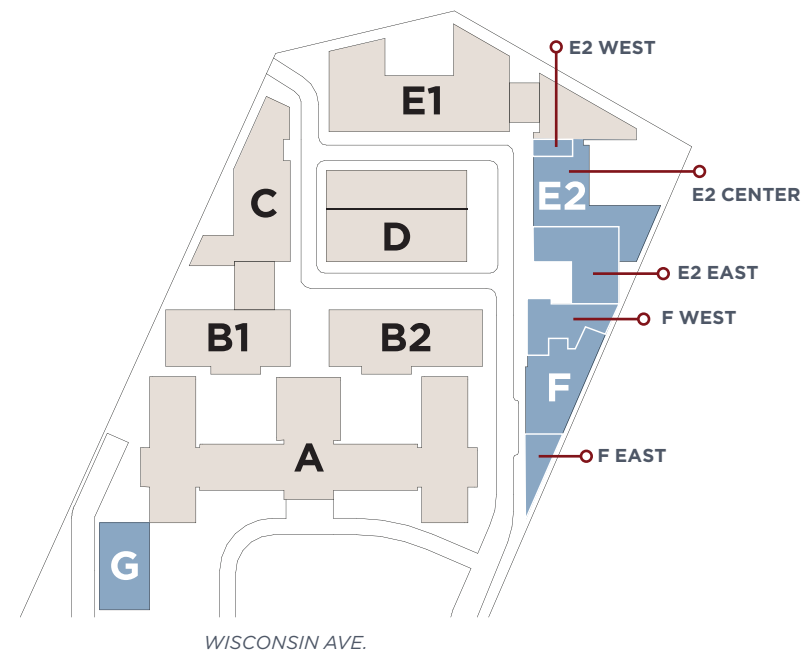
D
EAST
8,184 SF



D
ROOFTOP
INTERIOR
2,363 SF
OUTDOOR DINING
3,312 SF



D Rooftop -Restaurant /Poolclub



BUILDING E2

- + 14,106 SF KinderCare daycare space
- + 6,155 SF east retail space/restaurant space
- + 1,756 SF west retail space/café space
- + Venting and outdoor seating available for restaurants

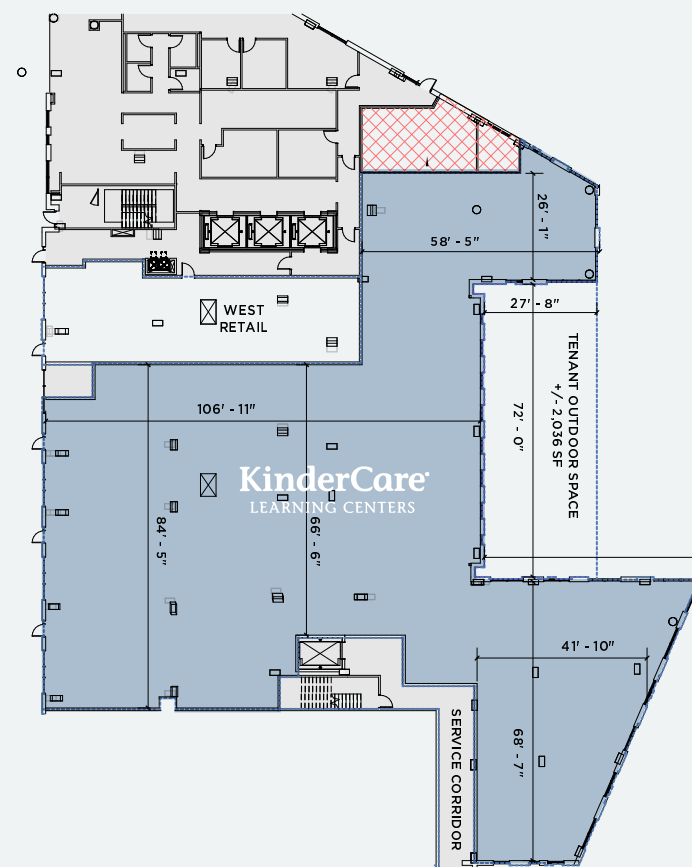
BUILDING F

- + 3,489 SF east retail space
- + 4,835 SF west retail/restaurant space
- + Venting and outdoor seating available for restaurants

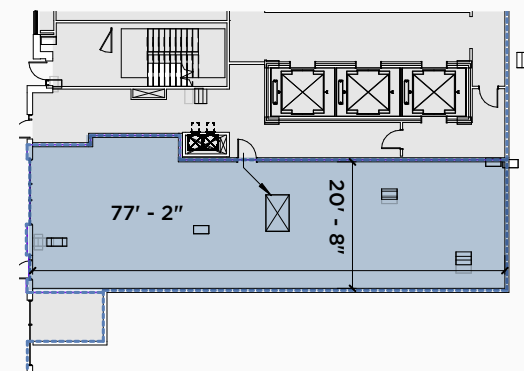
BUILDING G

- + 3,123 SF retail/restaurant space
- + Opens to public front lawn with large outdoor patio and unparalleled visibility from Wisconsin Avenue
- + Venting for restaurant

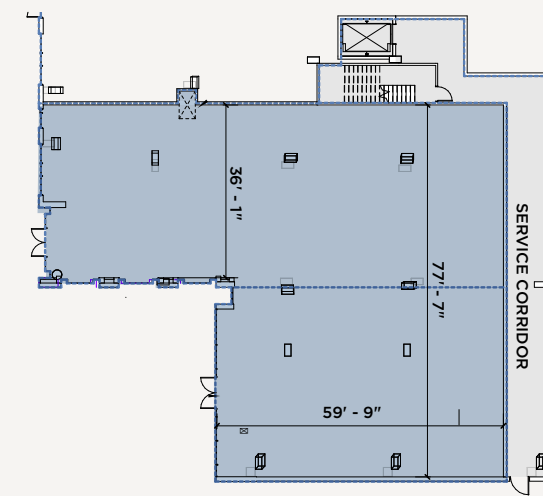
E2 CENTER 14,106 SF



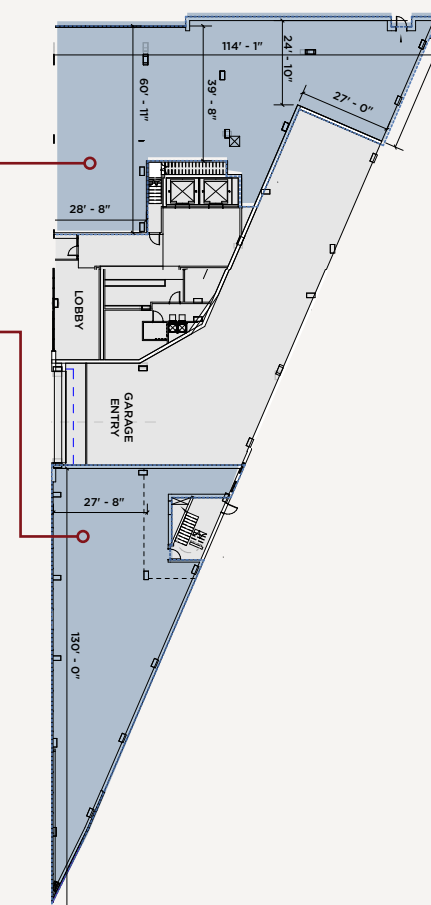
E2 WEST 1,756 SF



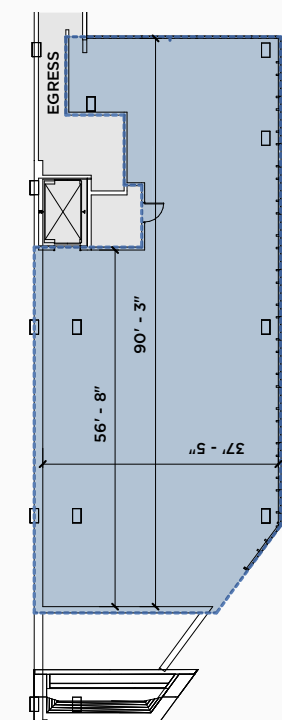
E2 EAST 6,155 SF



F WEST 4,835 SF EAST 3,489 SF



G 3,123 SF





ROADSIDE

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