

# 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 **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.



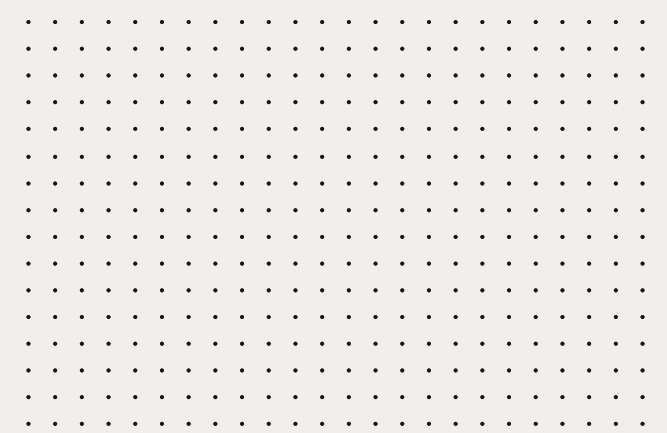


# A NEW URBAN VILLAGE

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**



OFFICE SPACE  
**167,000 SF**

**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

SIDWELL FRIENDS SCHOOL

WISCONSIN AVE NW

CITY RIDGE

AMERICAN UNIVERSITY  
WASHINGTON COLLEGE OF LAW  
.5 MILE

TENLEYTOWN METRO STATION  
.5 MILE

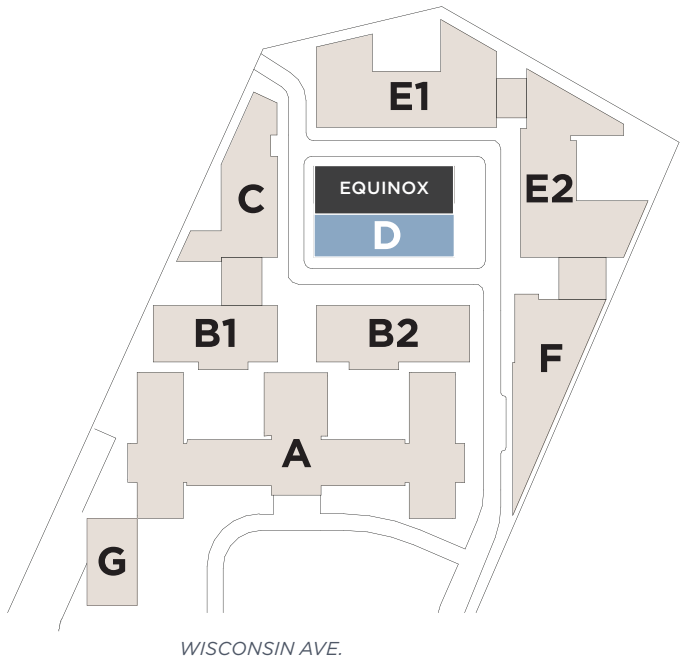
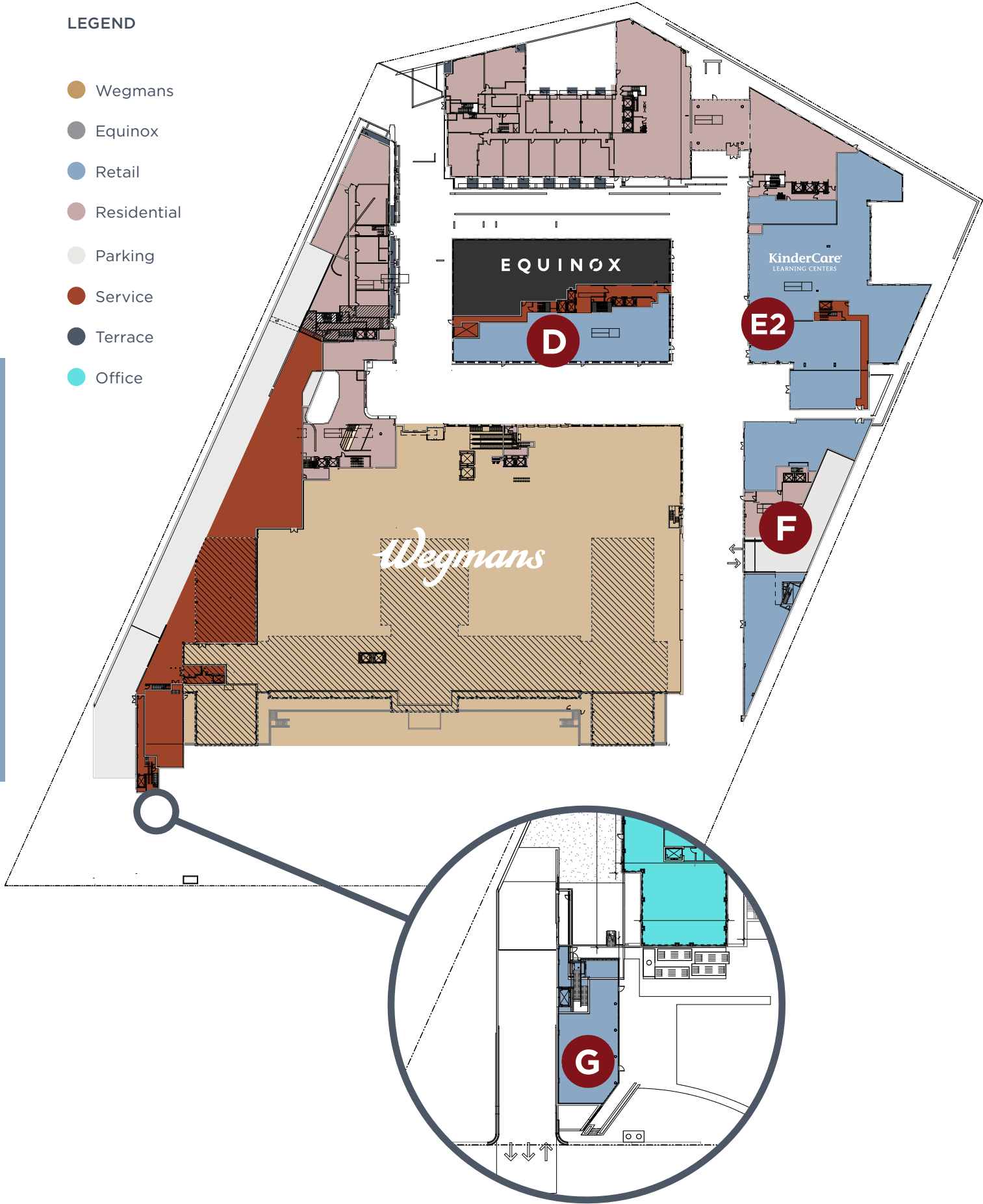
CHEVY CHASE  
2 MILES

FRIENDSHIP  
HEIGHTS  
METRO STATION  
2 MILES



LEGEND

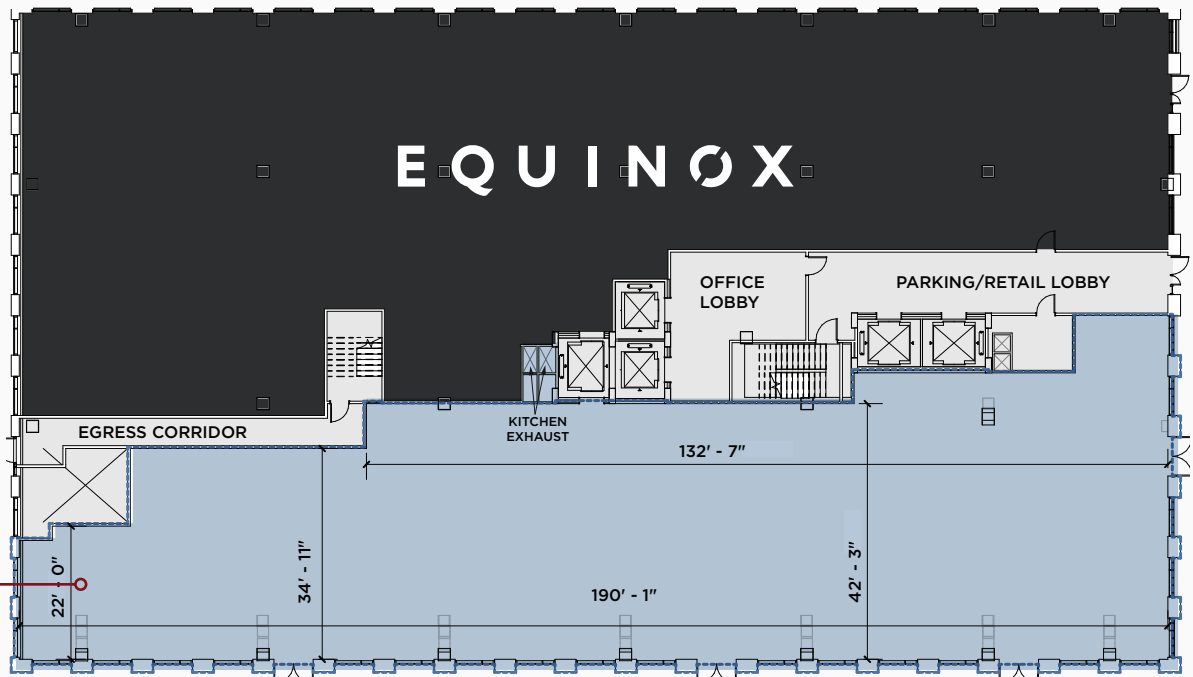
- Wegmans
- Equinox
- Retail
- Residential
- Parking
- Service
- Terrace
- Office



BUILDING D

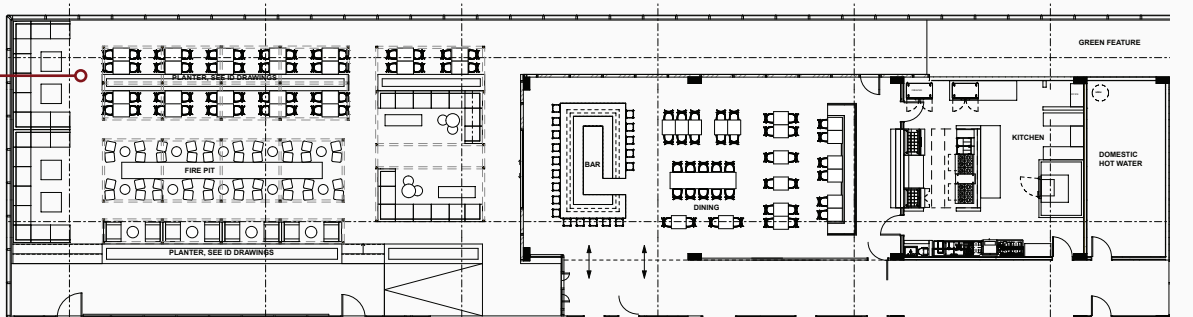
- + 8,184 SF ground floor restaurant space
- + Two-level, 30,273 SF Equinox health club
- + 60,000 SF premier office space
- + 2,363 SF rooftop restaurant opportunity with 3,312 SF of patio adjacent to pool

D  
EAST  
8,184 SF



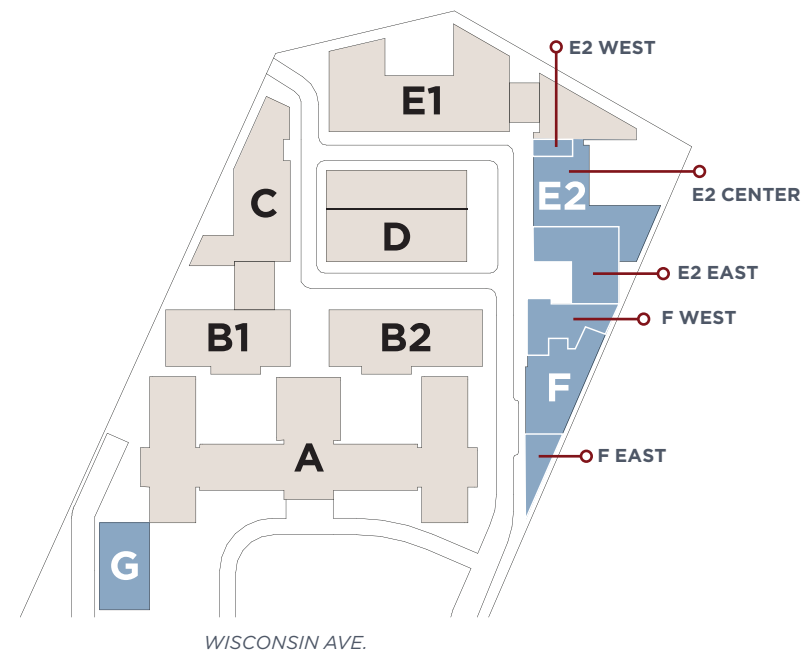
East

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

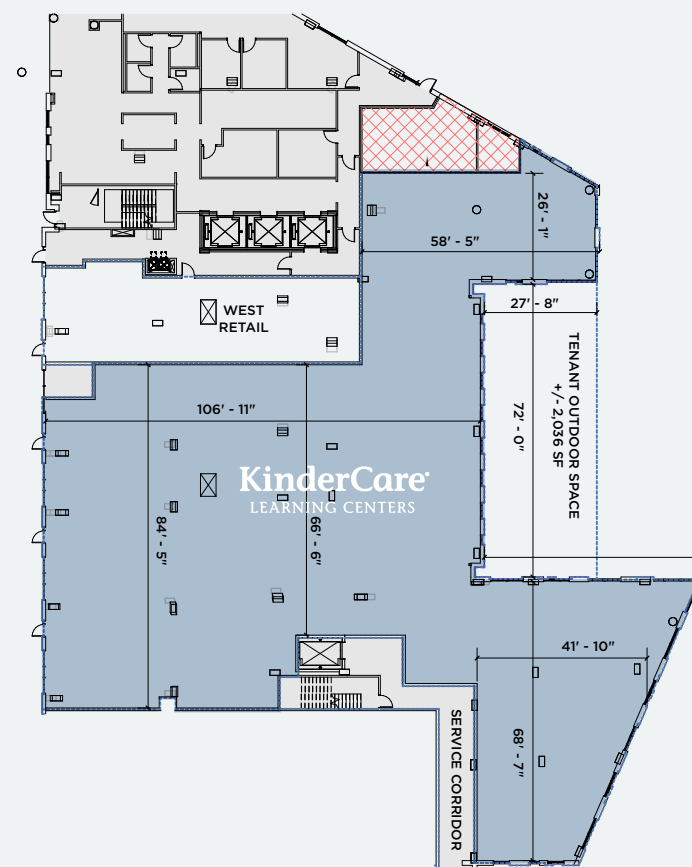
### BUILDING F

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

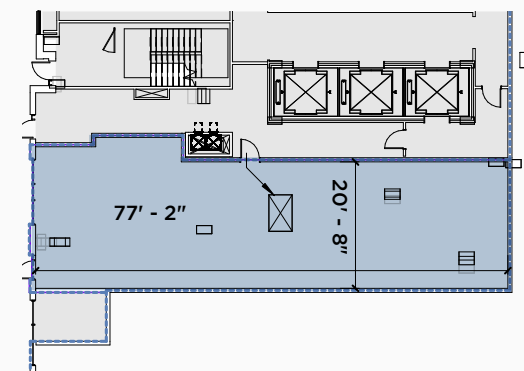
### BUILDING G

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

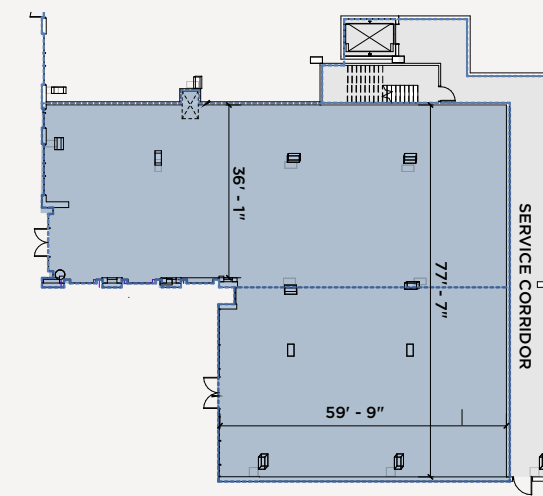
## E2 CENTER 14,106 SF



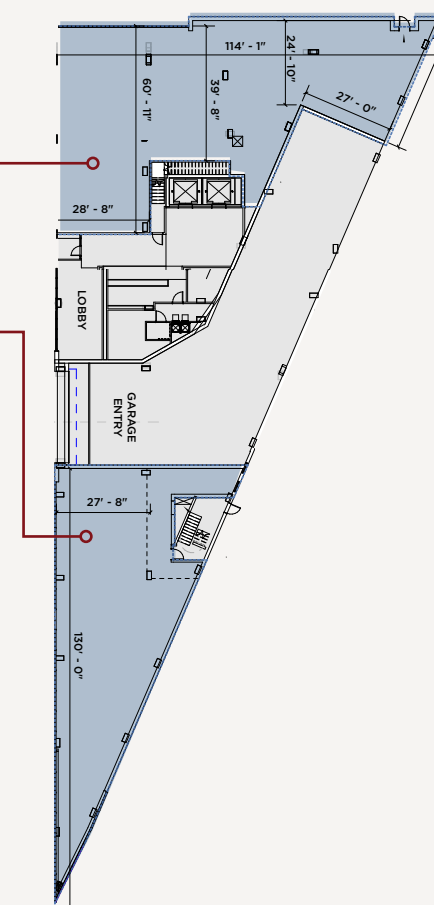
## E2 WEST 1,756 SF



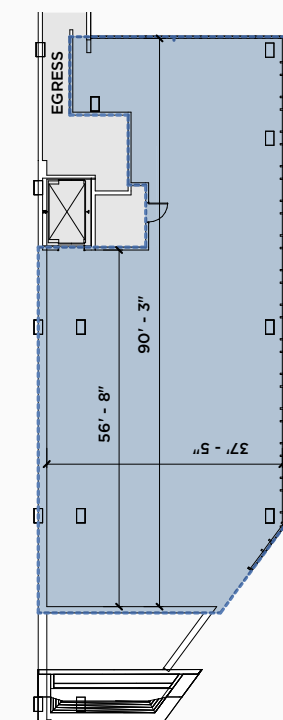
## E2 EAST 6,155 SF



## F WEST 4,835 SF EAST 3,489 SF



## G 3,123 SF







**ROADSIDE**

[CITYRIDGEDC.COM](http://CITYRIDGEDC.COM)

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