

THE V AT GEORGIA AVENUE

MULTIFAMILY OFFERING
21* UNITS | WASHINGTON, DC

** 1 Unit Has Pending CO*



THE V AT GEORGIA AVENUE



21*

RESIDENTIAL UNITS

* 1 Unit Has Pending CO



13,197

RESIDENTIAL SF

3,410

RETAIL SF



\$2,774

AVERAGE MKT RENT

\$4.20

PSF



2023

YEAR BUILT



Washington, DC

3557 GEORGIA AVE NW, 20010



CUSHMAN &
WAKEFIELD

Cushman & Wakefield's Mid-Atlantic Advisory Group is pleased to present The V at Georgia Ave ("The Property"), a premier multifamily asset located in the heart of one of Washington, DC's most vibrant and rapidly growing corridors.

• HIGH END CONSTRUCTION QUALITY

The V at Georgia Avenue delivers a refined living experience through high-end construction, striking curb appeal, and modern design. Apartment interiors are thoughtfully appointed with hardwood floors, large closets, and floor-to-ceiling windows that fill each home with natural light. Kitchens feature quartz countertops, sleek white cabinetry, stainless steel appliances while bathrooms offer quartz vanities, LED mirrors, and premium floor-to-ceiling tile. Residents also enjoy conveniences like in-unit washers and dryers, electronic thermostats, efficient appliances, and cable-ready access.

• VALUE-ADD UPSIDE

The V at Georgia Avenue has the potential to exponentially increase its NOI through professional property management and a variety of easy strategies. There is currently 3,410 SF of vacant retail space which could be leased and a newly created penthouse unit is in the last stages of receiving a certificate of occupancy. Further, the basement level has ample space for additional amenity creation to include a fitness center or business center. This makes the V at Georgia Avenue a rare asset with best-in-class finishes and substantial upside.

• VIBRANT PETWORTH LOCATION

The asset is located in the Petworth neighborhood of Washington, DC, with easy access to some of the District's best entertainment neighborhoods. The Property is within an easy drive to Columbia Heights, Adams Morgan, the U Street corridor, and Shaw with significant neighborhood retail also in walking distance. Within a ½ mile radius of The V at Georgia Avenue is 260,000 SF of retail, restaurants, and entertainment including national brands such as CVS and Dunkin Donuts and local favorites such as Call Your Mother, Midlands Beer Garden, Hook Hall and Yes! Organic Market among countless others.

• ROBUST LOCAL DEMOGRAPHICS

The area surrounding The V at Georgia Avenue reflects a premier demographic profile, defined by high incomes, strong educational attainment, and a renter-oriented population. Within a 0.25-mile radius, median household income is \$157K which is well above the District of Columbia (\$116K) and the broader Washington metro (\$129K). Home values in the same radius average \$800K, surpassing both the District (\$770K) and MSA (\$636K). Further underscoring the affluence of the neighborhood, 72% of residents hold a bachelor's degree or higher.

• TRANSIT ORIENTED LOCATION

The V at Georgia Avenue is located in one of the District's most convenient locations for mass transit access, within walking distance of the Georgia Ave-Petworth Metro station along the systems Green Line. The Green Line connects directly with entertainment districts in U-Street, Shaw and Gallery Place along with employment at L'Enfant Plaza in the heart of the District's Federal employment corridor with easy connection to additional lines 1 stop away linking to the balance of the region including Metro Center, McPherson Square, and all stations in Virginia.

• ACCESS TO MAJOR EMPLOYMENT

Significant employment is located in close proximity to the Petworth neighborhood in both Maryland and the District with abundant Federal and private employment within a commutable area. Established employment neighborhoods NoMA, Penn Quarter and the East End are all located within 3.5 miles from the Property with large private employers CNN, NPR, Google, Goldman Sachs as well as AmLaw 100 firms such as Arnold & Porter among others.

• DC MULTIFAMILY TAILWINDS

The Washington D.C. Council recently advanced the DC Rental Act of 2025 toward a final vote, introducing key reforms to the TOPA process and eviction proceedings, which will significantly impact multifamily transactions and operations in the District. The proposal includes exempting properties that have been newly constructed or substantially renovated within the last 15 years from the TOPA process, as well as a 20-year exemption for developers that commit to long-term affordability. The legislation will also streamline the eviction process by reducing the notice period and timeline for initial hearings, while also allowing landlords to issue notices for repeat lease violations within a year and require tenants to deposit rent into a court registry during proceedings. These changes are expected to be passed in the coming weeks, providing a clearer path to exit investments, with less regulation and increased competition benefitting newly constructed assets like The V At Georgia Avenue.



High End
Construction
Quality



Value-Add
Upside



Vibrant
Petworth
Location



Robust Local
Demographics



Transit
Oriented
Location

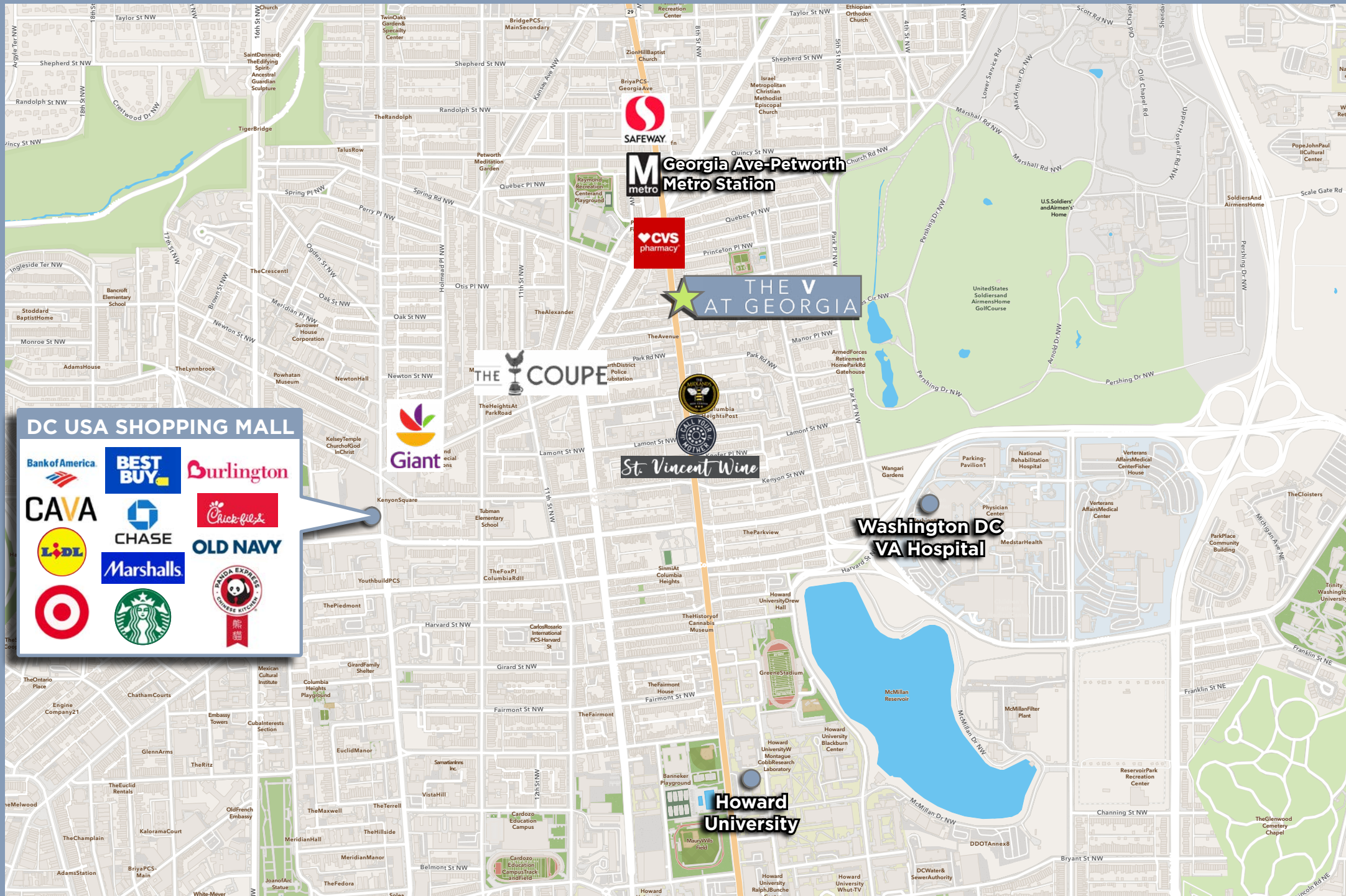


Access to Major
Employment



DC Multifamily
Tailwinds





SALES

JORGE ROSA
Executive Managing Director
+1 703 286 3002
jorge.rosa@cushwake.com

ANTHONY (TJ) LIBERTO
Managing Director
+1 703 286 3007
anthony.liberto@cushwake.com

MAC HOLLENSTEINER
Senior Associate
+1 703 847 2762
mac.hollensteiner@cushwake.com

JACK HILLMAN
Financial Analyst
+1 703 215 8297
jack.hillman@cushwake.com

FINANCING

ALEX BASILE
Executive Director
+1 202 407 8158
alex.basile@cushwake.com

MARSHALL SCALLAN
Executive Director
+1 202 463 1118
marshall.scallan@cushwake.com

MICHAEL ZELIN
Executive Director
+1 202 463 1109
michael.zelin@cushwake.com

BINDI SHAH
Managing Director
+1 202 266 1177
bindi.shah@cushwake.com