



UPTON PLACE

ON WISCONSIN

MULTIFAMILY OFFERING
689 UNITS | WASHINGTON, DC

4000
Wisconsin

Units: 455

Avg. Unit Size: 837 SF

WISCONSIN AVENUE
FRONTAGE, WOOD-FRAME
OVER PODIUM, MORE URBAN
/ CONVENIENCE-ORIENTED.

41,500
TOTAL AMENITY SF

The Parc

Units: 234

Avg. Unit Size: 886 SF

PARK-FACING, CONCRETE/STEEL,
VIEWS, MORE PREMIUM/QUIET/
RESIDENTIAL FEEL.

Wisconsin Ave

~30K VEHICLES/DAY

104,697
RETAIL SF

Upton St NW

825
CAR PARKING GARAGE



Cushman & Wakefield’s Mid-Atlantic Advisory Group is pleased to present Upton Place (“The Property”), a newly-delivered, mixed-use community that combines luxury living with a recently fully-activated retail environment, in the suburban Oasis of Northwest D.C. Positioned to benefit from strengthening multifamily fundamentals, limited future supply, and continued neighborhood growth, Upton Place offers investors a compelling opportunity for near-term rent growth and long-term value creation in one of the region’s most sought-after residential markets.

TWO CURATED LUXURY RESIDENTIAL OFFERINGS WITHIN ONE COHESIVE COMMUNITY

Upton Place provides a serene, park-adjacent residential experience along Wisconsin Avenue, offering residents a unique blend of natural surroundings and urban connectivity. The community features two residential offerings, The Parc and 4000 Wisconsin. Residents at The Parc enjoy views of open green space and Glover-Archbold Park, while 4000 Wisconsin offers panoramic rooftop views overlooking Wisconsin Avenue and the National Cathedral skyline.

The residences are complemented by thoughtfully designed interiors and 41,500 SF of premium amenities focused on wellness, recreation, and social engagement. The community features multiple pools, including a rooftop pool with expansive park views and an active main-level pool experience, along with a landscaped courtyard for outdoor gathering. Additional amenities include a 24-hour fitness center, dedicated wellness and yoga spaces, coworking and conference areas, flexible work-from-home spaces, and multiple social terraces with fire pits, grilling stations, and a bocce court. A resident lounge with a kitchen and billiards area further enhances the community's focus on connection and livability.

EPICENTER FOR HIGHLY ACTIVE AMENITIES AT RESIDENTS’ DOORSTEPS

Upton Place provides residents with immediate access to a diverse mix of retail, dining, transportation, and green space amenities, creating a highly convenient and connected living experience. The property's on-site retail offerings include Lidl, OneLife Fitness, Botiwalla, Chopt, Paris Baguette, Maison de Beaute, Yu Noodles, and Charles Schwab, providing residents with everyday essentials, dining options, fitness, and services just steps from home.

Located nearby, City Ridge further enhances Upton Place’s lifestyle offerings with additional high-end retail and dining options, including Wegmans, Equinox, Tatte, Taco Bamba, Acqua Bistecca, Shinwa Izakaya, and Kindercare. Together, Upton Place and City Ridge create a cohesive mixed-use environment that provides residents with an unmatched concentration of convenience and lifestyle amenities within Northwest D.C.

Beyond retail, residents benefit from immediate access to multiple transportation options, including the Red Metro Line at Tenleytown-AU, MetroBus routes, and Capital Bikeshare. The property’s Wisconsin Avenue location offers the rare combination of urban connectivity and suburban tranquility, with direct access to Glover-Archbold Park’s 183 acres of green space. This unique blend of accessibility, nature, and neighborhood character reinforces Upton Place’s position as a premier residential destination in Northwest D.C.

NEAR-TERM RENT GROWTH OPPORTUNITY

Upton Place presents investors with the opportunity to acquire a newly delivered, premier mixed-use asset positioned at a unique inflection point within the Washington, D.C. multifamily market. After a period of elevated new supply, the market is entering the final stages of its delivery cycle, with projected construction activity expected to moderate meaningfully over the coming years. As competitive pressures subside and market conditions improve, Upton Place is well positioned to benefit from strengthening fundamentals, increased occupancy, and enhanced pricing power.

The community has evolved into a fully activated residential and retail destination, offering residents a highly amenitized living experience supported by a diverse mix of on-site and nearby lifestyle offerings. As residential occupancy continues to stabilize, additional retailers open, and the surrounding Northwest D.C. neighborhood further matures, Upton Place is expected to operate from a significantly stronger position than existed at initial lease-up. Future ownership will benefit from a unique combination of institutional-quality construction, premier location, limited nearby competition, and long-term upside potential as the asset continues to mature into one of the region’s most desirable residential communities.

A SUBURBAN OASIS WITHIN THE NATION’S CAPITAL

Northwest D.C. offers a unique combination of urban connectivity and suburban tranquility, with established residential neighborhoods, tree-lined streets, and abundant green space. Communities such as Van Ness, Chevy Chase, Forest Hills, and Cathedral Heights are defined by lower-density development, no new supply, and some of the District’s most desirable residential environments. Residents enjoy a peaceful neighborhood setting while remaining minutes from Downtown D.C., Georgetown, Bethesda, and other major employment and entertainment destinations.

Within this highly sought-after area, Upton Place benefits from its location at the intersection of several of the region’s most influential institutions and employment centers. The property is surrounded by prestigious organizations including embassies, the Department of Homeland Security, American University, Howard University School of Law, Sibley Memorial Hospital, and top private schools, while offering convenient access to Downtown D.C., Tysons, Arlington, and Bethesda. This connectivity positions Upton Place to attract residents across a diverse range of high-income industries, including healthcare, government, education, technology, and finance/real estate, reinforcing its appeal as a premier residential destination in Northwest D.C.



689
RESIDENTIAL UNITS
853 SF
AVG. UNIT SIZE



9
RETAIL SUITES
97.2%
LEASED



41,500 SF
AMENITY SPACE



MULTIFAMILY: 588,041 SF
RETAIL: 104,697 SF
TOTAL: 692,738 SF



\$3,360
AVERAGE MKT RENT
\$3.94
PSF



THE PARC
YEAR BUILT
2023
4000 WISCONSIN
YEAR BUILT
2024



Washington, DC
4000 WISCONSIN AVE NW, 20016



Clubhouse



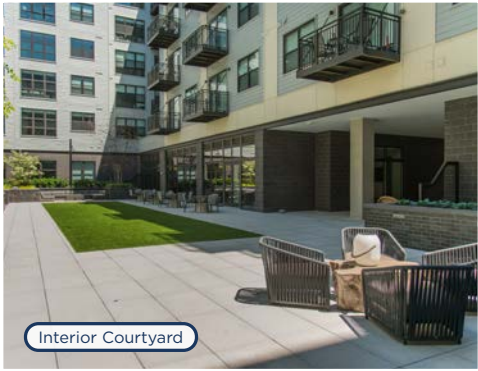
Fitness Center



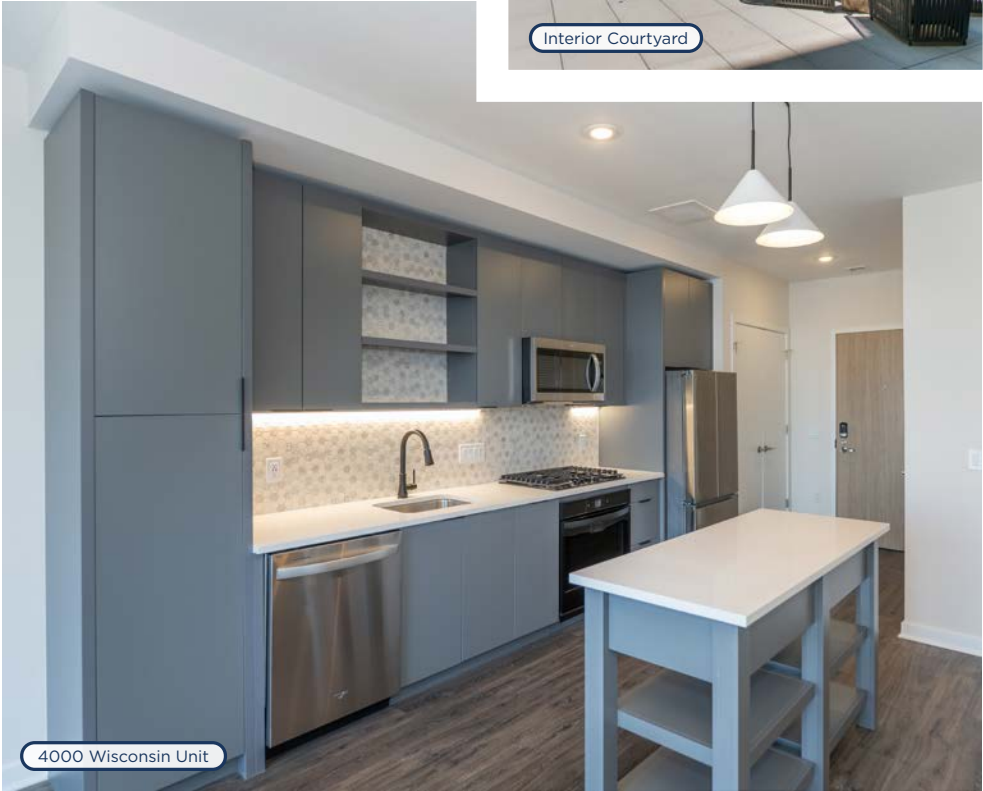
Interior Courtyard



285 KW Solar Power Field



Interior Courtyard



4000 Wisconsin Unit

265K SF of Accessible Retail



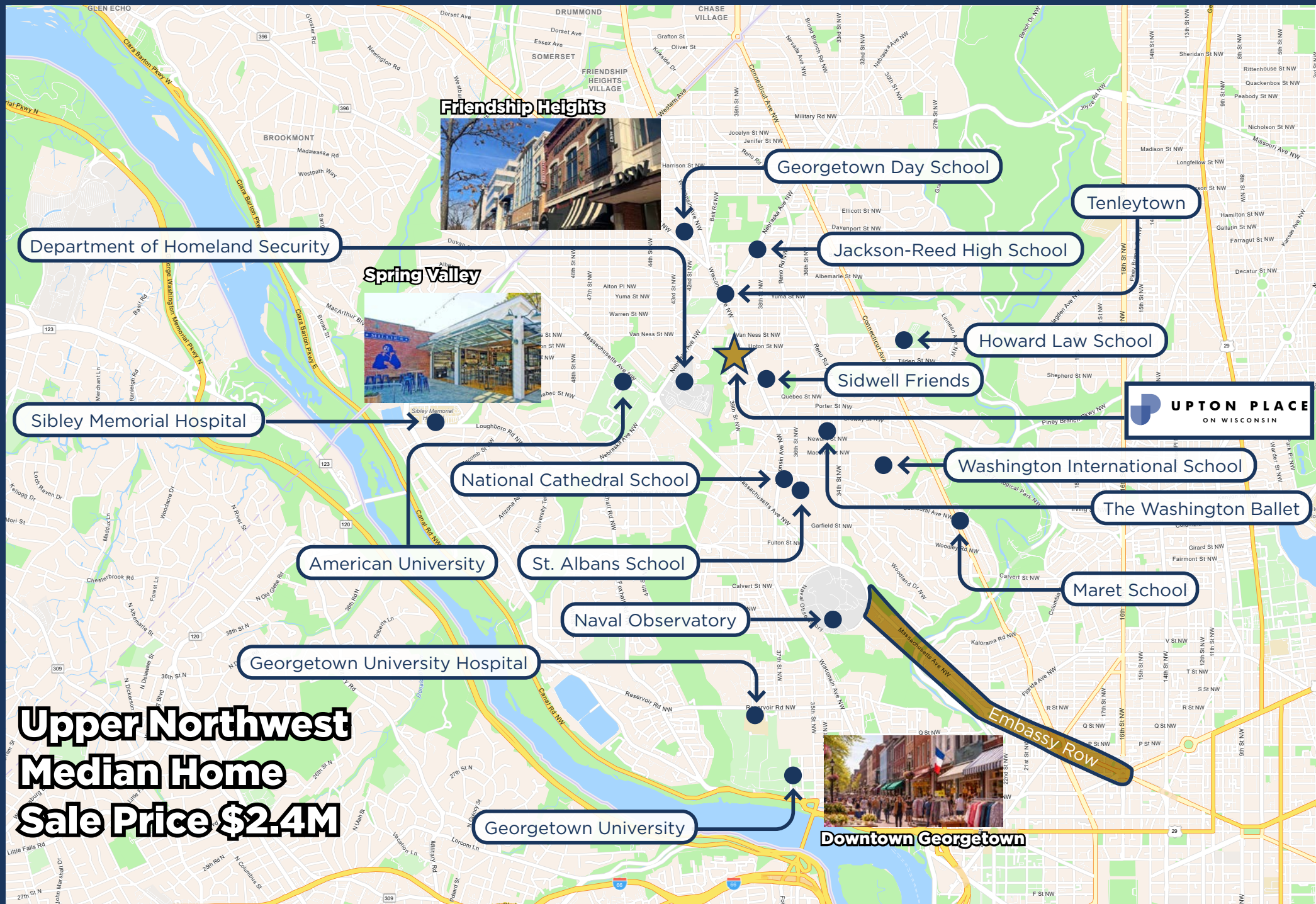
CITY RIDGE OFFICE TENANTS
CAVA Group Inc
Industrious
Hoffman & Associates
Washington Office Interiors

City Ridge

UPTON PLACE
ON WISCONSIN

Glover-Archbold Park

Glover-Archbold Park Trail Access



SALES

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