

BUILT FOR
WORK.
BUILT FOR
LIFE.

Wisconsin
5404 WISCONSIN AVENUE
Place

 Transwestern

A PREMIER EXPERIENCE AT WISCONSIN PLACE

300K SF

TOTAL RBA

27K SF

TYPICAL FLOOR

30 ft

COLUMN SPACING

2/1,000

PARKING RATIO

16K SF

ON-SITE AMENITIES

9 ft

CEILING HEIGHTS


No Debt
WELL CAPITALIZED


Security
FULL-TIME GUARD


On Site
PROPERTY MGMT





FROM WORKDAY TO WIND DOWN

With the Friendship Heights Metro on-site and **premier retail just outside your door**, daily convenience and vibrant energy come together at your doorstep.



Metro

ON-SITE (REDLINE)



89 / 90

WALK / TRANSIT SCORE

WITHIN 5 MINUTE WALK



MAGGIANO'S
LITTLE ITALY



TRADER
JOE'S



JUNCTION
BISTRO BAR & BAKERY



bloomingdales



LIA'S



DUNKIN'

THE POWER OF PLACE

Friendship Heights offers seamless access in and out of the neighborhood, **surrounded by a dense, affluent residential community** that fuels daily activity and demand.

WITHIN 10 MINUTE WALK

80+
SHOPS, EATS, & SERVICES

1,500+
NEW RESIDENTIAL UNITS

1.2M SF
STREET-LEVEL RETAIL

170,000
RESIDENTS

Wisconsin
Place

Michael's

AURA
BAR & LOUNGE

Booeymonger

TJ-maxx

Wander

Total Wine
& MORE

bloomingdales

M
metro

rochebobois
PARIS

MAGGIANO'S
LITTLE ITALY

TRADER
JOE'S

KNEADS

THE CAPITAL
OF THE WORLD

DUNKIN'

M
metro

WHOLE
FOODS
MARKET

BANANA
REPUBLIC

MeiWah

LIA'S

SHIBUYA
JAPANESE CUISINE

POBELLY

CHICKEN
KITCHEN

GAP

Starbucks

the collection

Clyde's

POTOMAC PIZZA

sushiko

PORT HUN

JUNCTION
BISTRO BAR & BAKERY

BROOKS
BROTHERS

TIFFANY & CO.

COURTYARD
BY MARRIOTT

BISTRO

TRATTORIA
5520

WISCONSIN AVE

WESTERN AVE

A SPACE TO CONNECT

Thoughtfully designed lobby lounge
offering a comfortable, connected setting
for informal meetings and collaboration.



ALL-IN-ONE AMENITY FLOOR

Seamlessly shift from indoors to
outdoors with the latest technology.



16,000 SF

CONTIGUOUS AMENITY SPACE

3rd Floor

FOCUS & COLLABORATE



WHERE VIEWS WORK OVERTIME



Host Events

Exclusive
On-Site Use

Meet With A View

Unique
Team Spaces

A/V Equipped

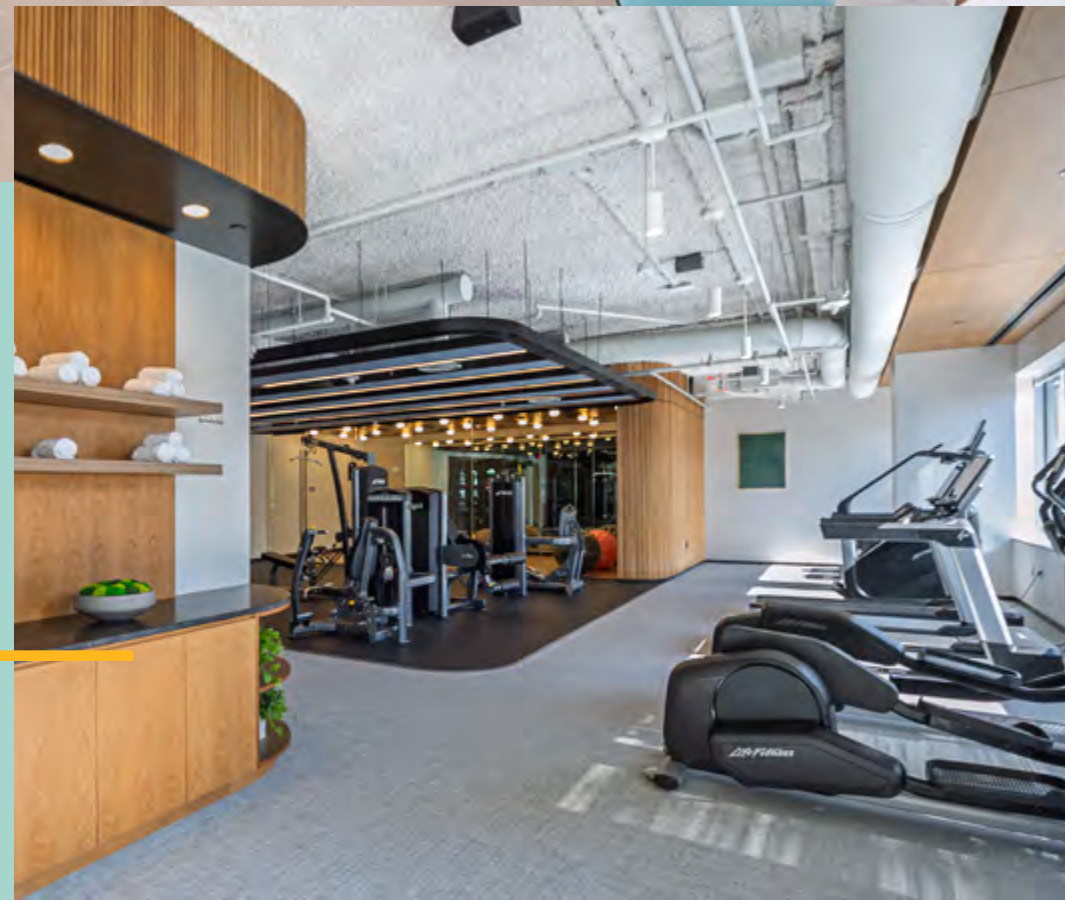
Elevate Your
Function

Over **9,000 SF** of thoughtfully
designed outdoor terrace
space offering room to unwind,
connect, and recharge.



MADE FOR THE WAY YOU WORK OUT

4,000 SF wellness and fitness center
features the latest in cardio and weight-
training equipment, spa-like locker rooms,
and a rejuvenating yoga studio.





CONNECT, COMFORTABLY

Conference center and tenant lounge support everything from casual interaction to large-scale engagement, **with flexible layouts for lecture, training, and strategy sessions.**

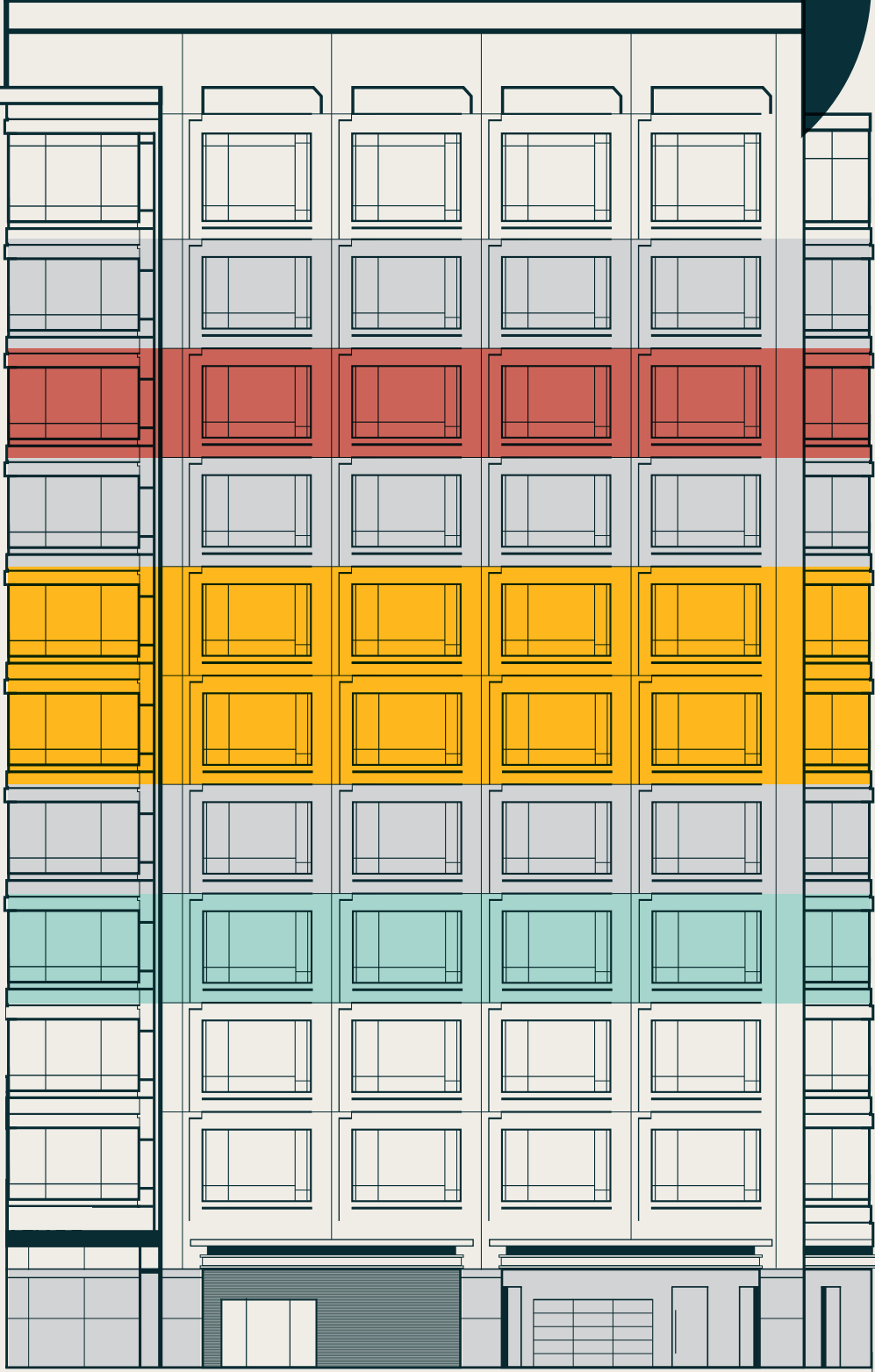
OPTIONS AT EVERY SCALE

From turnkey spec suites to full-floor opportunities, **spaces from 2,000–56,000 SF** accommodate a range of workplace needs.



-  Rentable Space
-  Plug & Play
-  Large Block
-  Spec Suites

Top of Building
Signage Available



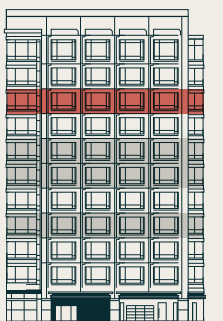
- 11th**
12,499 SF
- 10th**
Leased
- 9th**
21,000 SF
- 8th**
Leased
- 7th**
27,925 SF
- 6th**
27,925 SF
- 5th**
Leased
- 4th**
27,913 SF
- 3rd**
6,390 SF
- 2nd**
18,067 SF
- 1st**
Leased

NINTH FLOOR, REIMAGINED

A newly constructed, modern 21,463 SF suite offering nearly a full-floor presence, abundant natural light, and flexible breakout spaces—perfectly designed to support your team.



9th Floor
21,000 SF

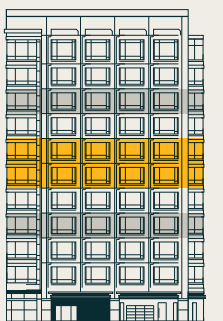


TWO FLOORS ONE STATEMENT

**A rare two-floor full-block opportunity
connected by an internal staircase,**
creating a unified workplace designed for
scale, flow, and collaboration.



**6th & 7th
Floor**
55,850 SF



A NEW STANDARD OF SPEC SUITES

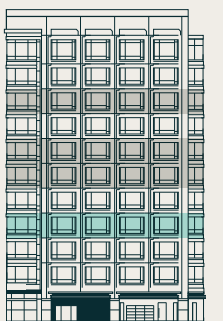
Set to deliver in 2026, these thoughtfully designed spec suites empower your team to get to work from day one, seamlessly.

5 Suites
FOR LEASE

2K—5K
TOTAL SF RANGE



**4th
Floor**
27,913 SF



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