

Venture Nabs Two High-Profile Retailers for Upton Place Project in Northwest DC

OneLife Fitness, Lidl Sign On to Redevelopment of Former Fannie Building in Cathedral Heights



Rendering of Upton Place. (Donohoe Cos.)

By Emily Pross

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A pair of high-profile retailers that recently entered Washington, D.C., have selected the Upton Place project in Northwest for their latest locations in the nation's capital.

Onelife Fitness and German grocery store chain Lidl each signed 10-year deals to join the redevelopment of a former Fannie Mae building at [4000 Wisconsin Ave. NW](#) into a mixed-use project heavy on apartments and retail. The two deals together total 83,705 square feet, with Onelife set to occupy 54,745 square feet, and Lidl to occupy the other 28,960 square feet.

The retailers will support the larger Upton Place development, a project by Donohoe Cos. and Apartment Investment and Management Co. that is slated to bring 689 apartments and 100,000 square feet of retail to the Cathedral Heights neighborhood near Tenleytown when it is completed next year. The project calls for a six-story East Tower and eight-story West Tower, as well as three courtyards, two rooftop spaces, a pool, yoga studio and fitness center.

The development sits near American University close to the Tenleytown Metro station and next to City Ridge, the redevelopment of Fannie Mae's former headquarters that will also be home to the [city's first Wegmans grocery store](#). Wegmans announced on Monday that its City Ridge location will open on July 13.

The Onelife deal comes roughly five months after the fitness chain opened a 40,000-square-foot sports club at [Art Place in Fort Totten](#) that marked its first location in Washington. The upscale gym, Onelife's 18th location in the D.C. area, features four studios, an indoor saltwater pool and whirlpool, \$1 million of cardio and strength equipment, functional turf training and a signature Strike Boxing Studio.

The Lidl deal also continues the grocer's expansion in the Washington area. In January, construction began on a 29,089-square-foot store that will house the first Lidl location in the District and represents the first full-service grocery store to break ground east of the Anacostia River [in over a decade](#). Though that store will mark its first in D.C. proper when it opens later this year, Lidl operates more than 20 stores in Maryland and Virginia and has its U.S. headquarters nearby in [Arlington, Virginia](#), where it has been located since 2015.

"This strong anchor complements the growing surrounding retail environment," Matt Hopkins, regional vice president of development with AIMCO, said in a release. "Fresh groceries provided by world-class operator builds a better whole-life experience for both the established neighborhood and new residents alike."

Originally developed by Donohoe Development in 1987, the 4000 Wisconsin Ave. building housed Fannie Mae for over 30 years before it was rendered obsolete after the

mortgage loan company announced plans in 2014 to consolidate its offices and move its [headquarters downtown](#).

“The site's prime location, vast neighborhood amenities, and transportation options quickly steered us to a mixed-use residential and retail program,” Donohoe said back in 2020 when it first announced the Upton Place project.

For the Record

Don Konz, Bert Donohoe and Andrew Dononhoe of Donohoe represented ownership in-house in the lease negotiations. Bradley Buslik of H&R Retail represented Lidl, while Onelife handled the deal in-house.
