



OFFICE CONDO FOR SALE

MEDICAL CONDO FOR SALE / LEASE IN THE FOGGY BOTTOM SUBMARKET OF DC

3 WASHINGTON CIRCLE NORTHWEST - UNIT G1, WASHINGTON, DC 20037



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PROPERTY OVERVIEW



OFFERING SUMMARY

Sale Price:	\$1,240,000
Price / SF:	\$248.00
Building Size:	5,000 SF
Renovated:	2016
Zoning:	RA-4

PROPERTY HIGHLIGHTS

- Located in the Foggy Bottom Submarket of Washington, DC
- Fully renovated in 2016
- Dental Suite is 3,800 SF and has 7 dental chairs, a spacious reception and waiting room, X-ray room, bathroom and kitchen
- Chiropractor Suite is 1,200 SF and has 3 treatment rooms, restroom, storage area and a large waiting room
- Located across from the George Washington University Hospital
- Chiropractor open to sale leaseback
- Owner is open to Seller Financing

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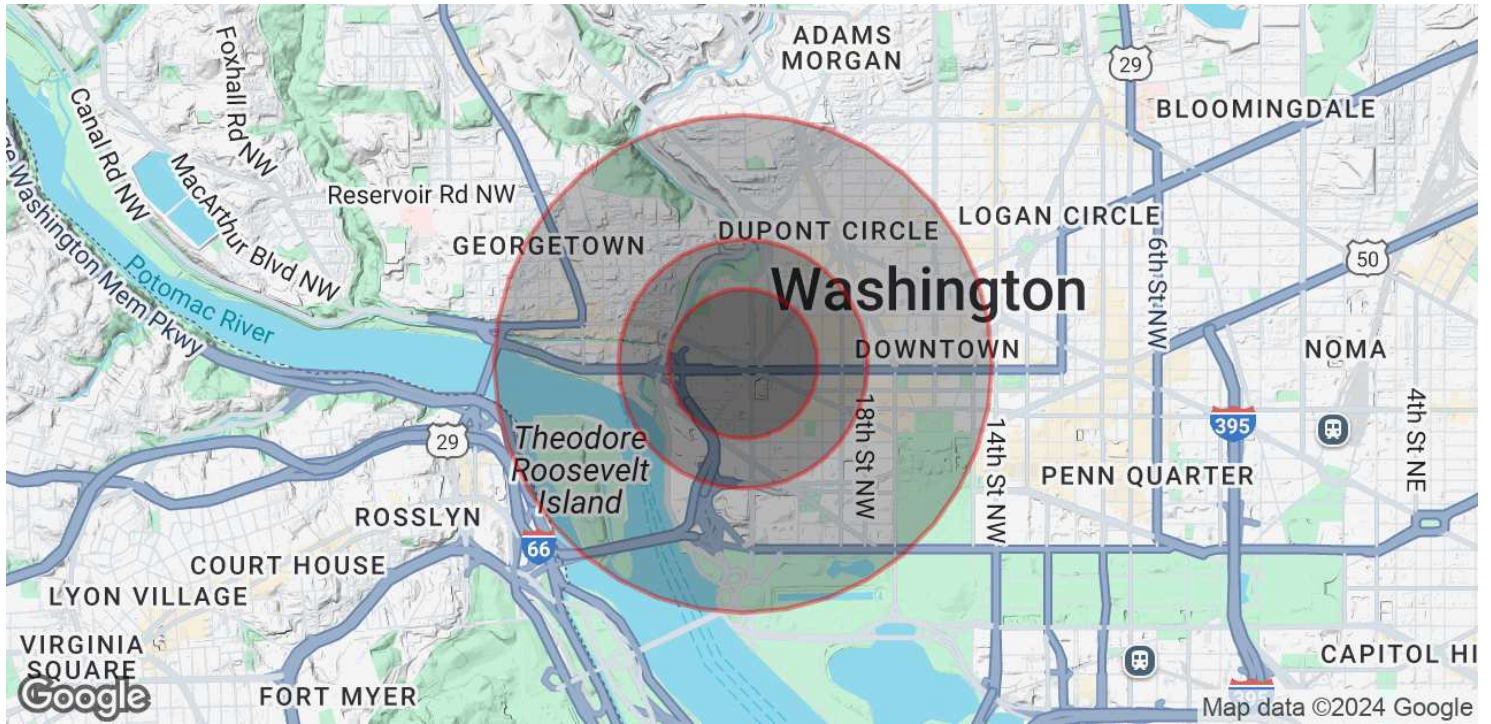
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



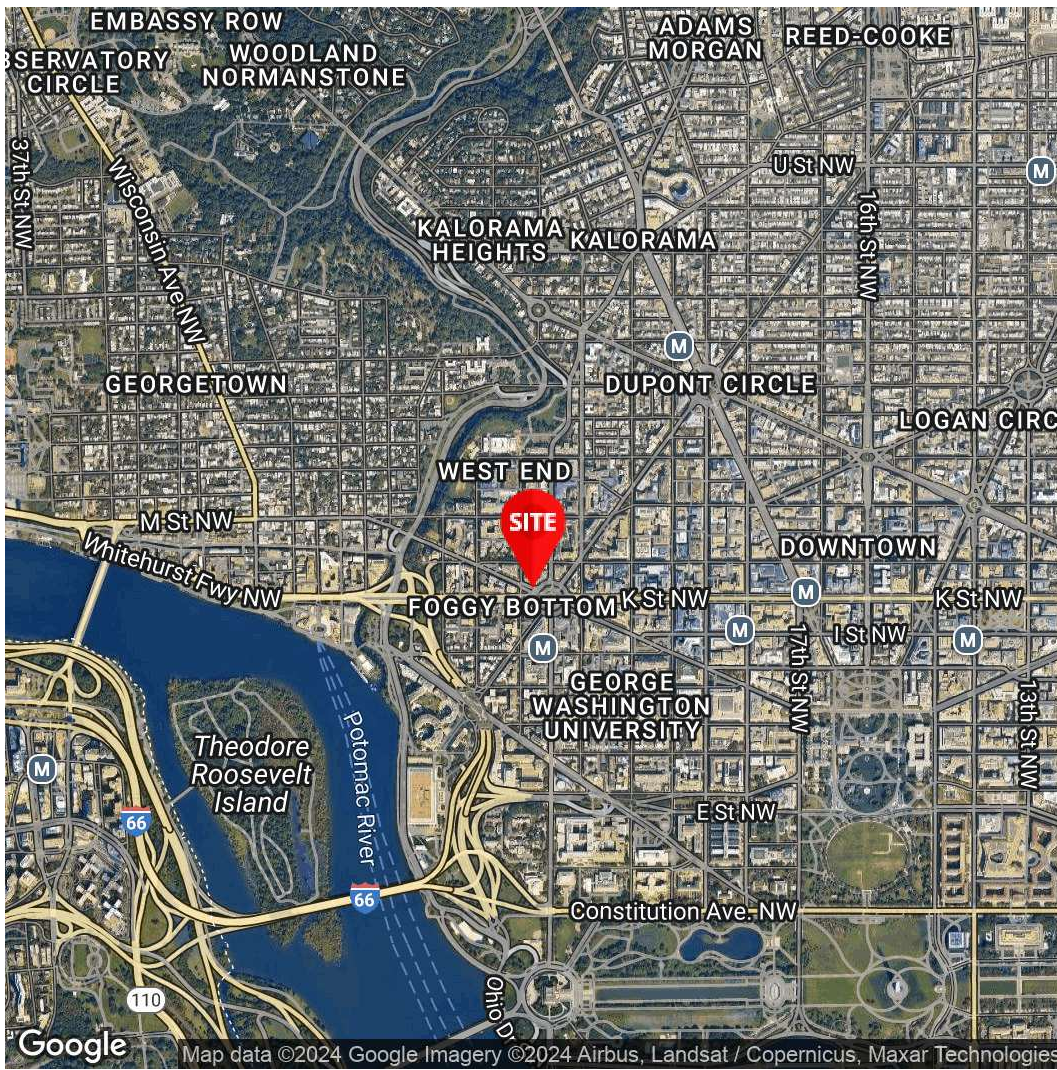
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	10,612	20,666	41,495
Average Age	35	35	37
Average Age (Male)	36	36	38
Average Age (Female)	34	34	36

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	5,618	10,254	22,062
# of Persons per HH	1.9	2	1.9
Average HH Income	\$134,820	\$143,291	\$159,310
Average House Value	\$955,802	\$865,815	\$903,868

Demographics data derived from AlphaMap



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