



OFFERING SUMMARY

The entire third floor of the medical building is available for lease, complete with ample opportunities for signage. The floor used to house the DC Department of Health Immunization Clinic, with clear, professional signage directing clients to their intended destinations. It was rich with exam rooms equipped with sinks throughout the space.

SUITES AVAILABLE

Suite 108: 1,107 SF

Suite 212: 1,175 SF

Third Floor: Combination of sizes available, pick your practice

Suite 300: 574 SF

Suite 310: 1,224 SF

Suite 320: Leased

Suite 320 Expanded: Leased

Suite 330: 570 SF

Suite 350: 4,542 SF

Suite 360: Leased

Suite 370: Leased

Suite 380: 1,071 SF

Total 3rd Floor Remaining:
3,439 SF

PROPERTY HIGHLIGHTS

- Building tenants and their staff have a plethora of eating and shopping options
- The post office is located next door
- Full Service leases available
- The Parks at "Walter Reed" town center and the "Beacon Center", Safeway and CVS are in immediate walking distance

Inquiries:

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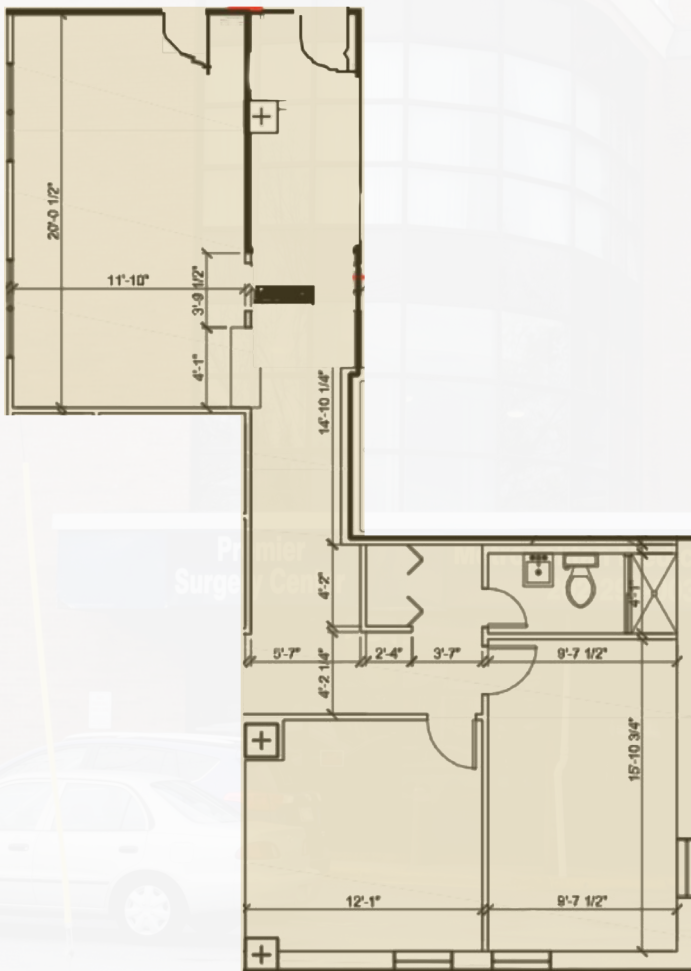
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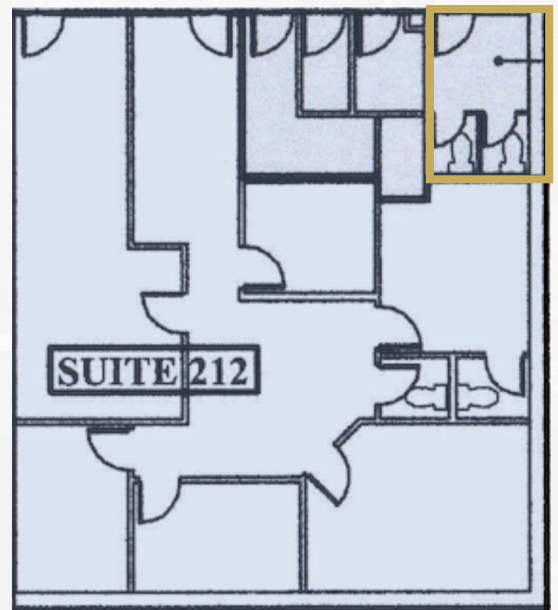


SUITE 108 & SUITE 212

Suite 108: 1,107 SF



Suite 212: 1,175 SF



Outlined space is part of common area not Suite 212

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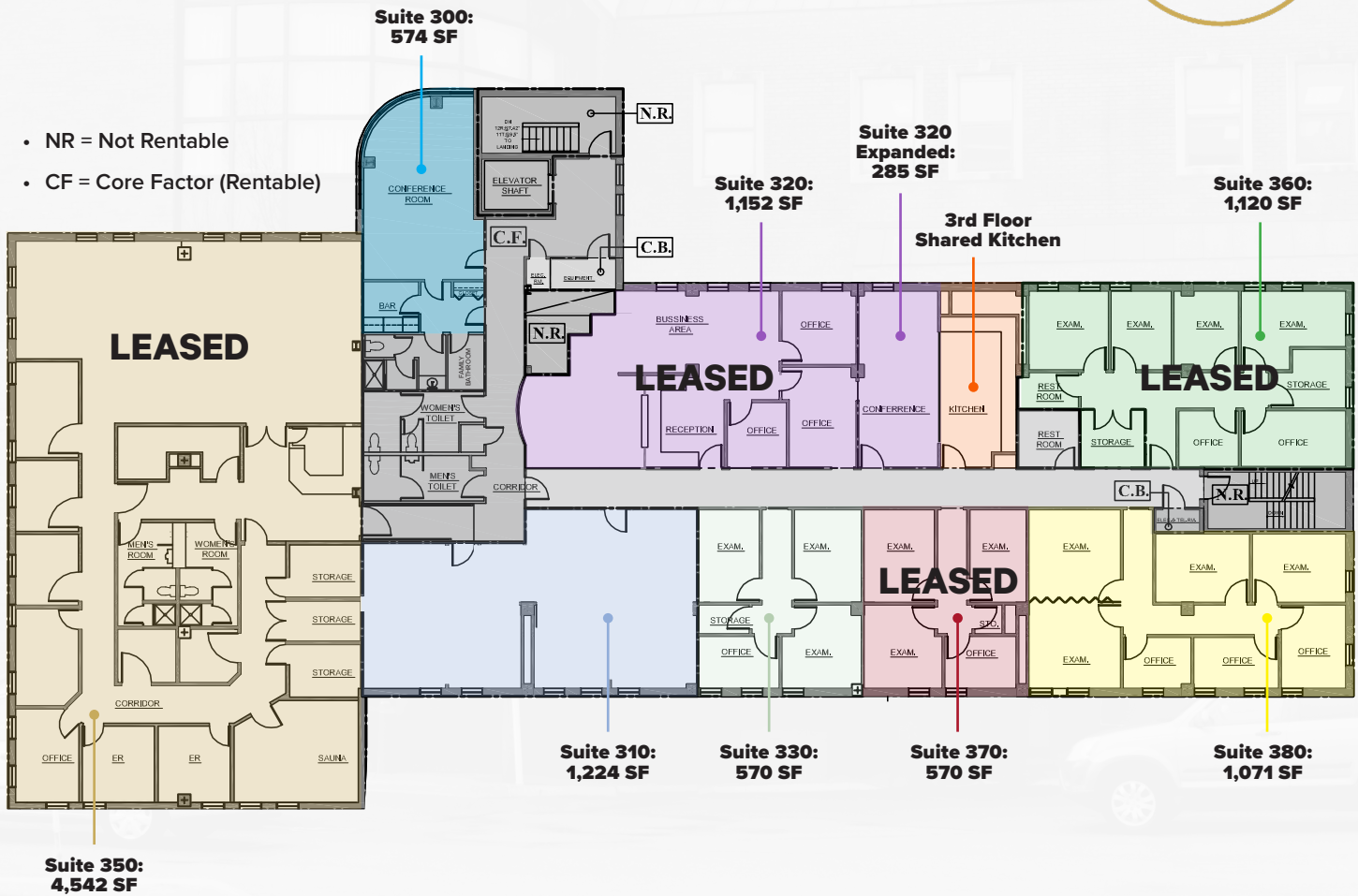
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FLOOR PLAN – 3RD FLOOR



- NR = Not Rentable
- CF = Core Factor (Rentable)



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LOCATION HIGHLIGHTS

Prominently situated at the signalized intersection of Georgia Avenue NW and Piney Branch Road NW/Tuckerman Street NW, the asset is enhanced by nearby commercial tenants such as Safeway, Starbucks, CVS, SunTrust, M&T Bank, and T-Mobile amongst others which are all located within one block. Northwest Washington, DC's first Walmart is only four blocks South on Georgia Avenue NW and the one billion dollar development called "The Parks at Walter Reed" is 4 blocks to the north.

THE PARKS
Historic Walter Reed

- 1,864 multi-family residential units
- 90 townhouses
- 767,000 SF of office
- 212,000 SF of retail,
- 14 acres of green space
- 176,400 SF of other/creative use

coming soon:

WHOLE FOODS MARKET



SILVER SPRING

Giant, Mamma Lee's, Peet's Coffee & Tea, Starbucks, EASTERN BEER BIGELS, COPPER CANYON STEAK, WHOLE FOODS MARKET, URBAN BUTCHER, SAFEWAY, H&M, Nando's, DSW, REGAL CINEMAS, sweetgreen, Panera BREADS, DAVE & BUSTERS, Chick-fil-ah, cava, THE FILLMORE, JJ

SHEPARD PARK

Scion, Moorenkos, DENIZENS, TARGET, Cultural Arts Center

TAKOMA

BUSBOYS & POTTS, MAMA POT, Lolo Pina, CVS/pharmacy, 3 STARS BREWING CO., MODERN MILLER

COLUMBIA HEIGHTS

Giant, Starbucks, TARGET, DSW, BEST BUY, cava, POIBELLY, Chick-fil-ah, FedEx, EL TIO, BED BATH & BEYOND, CVS pharmacy, STICKY FINGERS, Chipotle, FIVE GUYS

PETWORTH

THE PITCH TAVERN, Qualia coffee, TEN TIGERS PARLOUR, SAFEWAY, Slim's DINER, HIMITSU, TIMBER PIZZA CO.

Van Ness-UDC

Cleveland Park

Columbia Heights

Brookland-CUA



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