

FORECLOSURE AUCTION

2300 N. Pershing Dr, Retail Space 2 and Office Space 3, Arlington, VA 22201

AUCTION DATE: THURSDAY, APRIL 23, 2026 @ 1:00 PM



FOR SALE

REALMARKETS
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CENTURY 21 COMMERCIAL®
New Millennium

TWO (2) COMMERCIAL CONDOMINIUMS IN BROMPTONS
AT LYON PARK IN ARLINGTON, VA



FORECLOSURE AUCTION – 2300 N. Pershing Dr, Retail Space 2 and Office Space 3, Arlington, VA 22201

An exceptional opportunity to purchase commercial real estate by N. Pershing Drive and N. Wayne Street in Arlington. Two individual commercial condominiums (one ground-level retail, one second floor office) will be sold at foreclosure auction. The condominiums are located within the Bromptons at Lyon Park, a highly visible and easily accessed corner building with a mix of office, service, retail, and dining businesses.

Located in the well-known neighborhood of Lyon Park surrounded by luxury apartments and an array of retail, office, and dining establishments, this location enjoys a prime spot in the heart of the action close to Fort Myer. Conveniently located about 5-minutes away from 395, 66, Rosslyn, Clarendon, Crystal City, Amazon HQ2, Ronald Reagan Airport, and Washington, DC. Easy and free parking available for occupants and visitors in the large, rear parking lot.

Retail Space 2 (also identified on tax record as Unit B) is a ground-level retail space with front entrances on N. Pershing Dr. and rear entrances from the parking lot. According to third-party reports, the 1,778 SF space was demised into two separate suites with separate utility metering.

Office Space 3 (commonly identified as Suite 203) is a second-floor office space with 760 SF, according to the tax records. The interior office suites are served by a public lobby with a single elevator, open to the public during normal business hours.

We are offering at foreclosure auction two (2) commercial condominiums, identified as:

Unit No.	Parid #	Unit Size	Tax Assessment (2025)
Retail Space 2/Unit B	18-058-025	1,778 SF	\$900,900
Office Space 3	18-058-029	760 SF	\$342,300
Total		2,538 SF	\$1,243,200

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Unit sizes are based on public tax records and recent third-party reports.

Terms of Sale

This is a foreclosure auction—property sold "as-is, where-is" with no warranties expressed or implied. Prospective bidders must conduct their own due diligence.

The auction is scheduled for Thursday, April 23, 2026 @ 1:00 PM, at the front steps of the Arlington County Circuit Court building, located at 1425 N. Courthouse Road, Arlington, VA 22201. To learn more about this auction, please visit RealMarkets.com. Please refer to the Substitute Trustee's Notice of Sale for complete terms and conditions of the auction, including the deposit requirement.

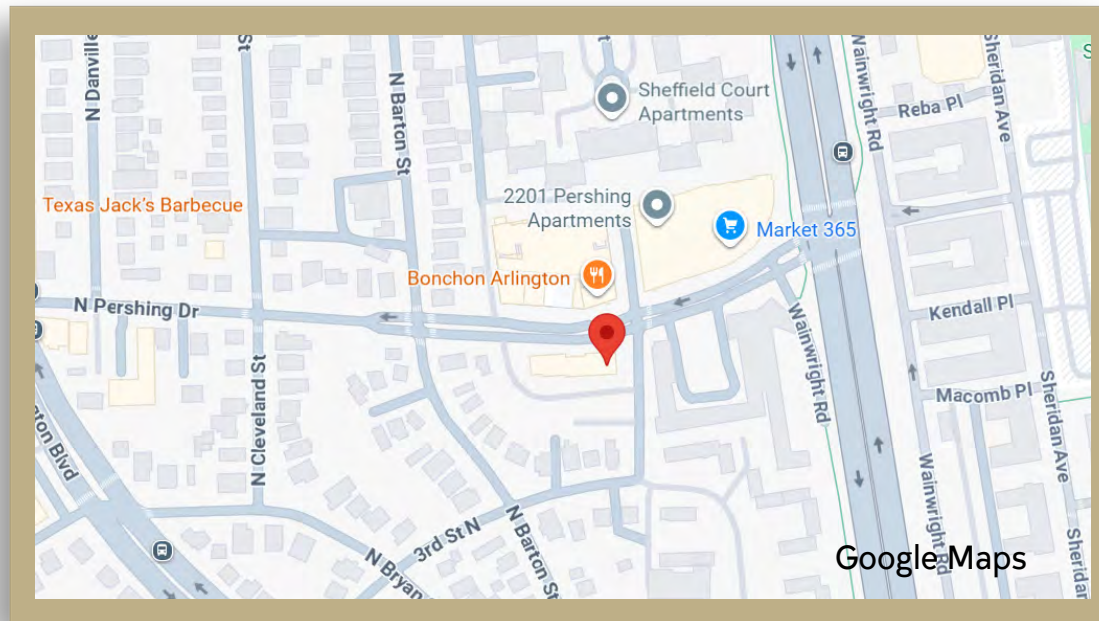
For additional information regarding this offering, please contact: Stephanie Young, Senior Sales Associates, RealMarkets, a CENTURY 21 Commercial New Millennium team, 571-223-9775 or stephanie@realmarkets.com or Stephen Karbelk, Team Leader, RealMarkets, a CENTURY 21 Commercial New Millennium team, 571-481-1037 or stephen@realmarkets.com. Stephen Karbelk, Auctioneer, VA Lic #2907002576.

Auction Location: At the front steps of the Arlington County Circuit Court building, located at 1425 N. Courthouse Road, Arlington, VA 22201

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HIGHLIGHTS

- **Foreclosure Auction**— Both properties to be offered at foreclosure auction on Thursday, April 23, 2026 @ 1:00 PM, subject to the terms of the Substitute Trustee's Notice of Sale.
- **High Visibility Property**— Located in Bromptons at Lyon Park in Arlington, Virginia, with visibility along N. Pershing Drive.
- **Retail Unit Offered** — Retail Space 2 (also identified on tax record as Unit B) is a ground-level retail space with front entrances on N. Pershing Dr, and according to third-party reports, the 1,778 SF space was demised into two separate suites with separate utility metering.
- **Office Unit Offered**— Office Space 3 (commonly identified as Suite 203) is a second-floor office space with 760 SF, according to the tax records.



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CREATING COMMERCIAL COMMUNITIES



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OLD DOMINION TRUSTEES, INC.
SUBSTITUTE TRUSTEE
12355 SUNRISE VALLEY DRIVE, SUITE 650
RESTON, VIRGINIA 20191

SUBSTITUTE TRUSTEE'S SALE OF

PARCEL ID 18-058-029 AND 18-058-025
2300 NORTH PERSHING DRIVE, RETAIL SPACE 2/UNIT B AND OFFICE SPACE 3,
ARLINGTON, VIRGINIA 22201

SALE AT FRONT ENTRANCE DOORS TO THE CIRCUIT COURT, ARLINGTON COUNTY JUSTICE CENTER, 1425 NORTH COURTHOUSE ROAD, ARLINGTON, VIRGINIA

Under the power of sale contained in a Deed of Trust and Security Agreement dated July 29, 2020 and recorded among the Land Records of Arlington County as Instrument No. 20200100018486 (the "Deed of Trust"), default having occurred under the terms of the Deed of Trust and the Deed of Trust Note secured thereby (the "Note"), and following the recording of a Deed of Appointment of Substitute Trustee as Instrument No. 20260100001476, at the request of the party secured by the Deed of Trust (the "Secured Party"), the Substitute Trustee will sell at public auction at the front entrance doors to the Circuit Court, Arlington County Justice Center, 1425 North Courthouse Road, Arlington, Virginia, on

THURSDAY, April 23, 2026 AT 1:00 P.M.

certain property located in Arlington County, Virginia, RPC #18-058-029, more particularly described as follows:

OFFICE SPACE NUMBER THREE (3) OF THE BROMPTONS AT LYON PARK COMMERCIAL CONDOMINIUM, as shown on the plat attached to the Declaration of Resubdivision recorded in Deed Book 3658, at page 1179, and any and all subsequent amendments recorded thereto, among the land records of Arlington County, Virginia.

Commonly known as: 2300 North Pershing Drive, Office Space 3, Arlington, Virginia 22201

and

certain property located in Arlington County, Virginia, RPC #18-058-025, more particularly described as follows:

RETAIL SPACE NUMBER TWO (2) OF THE BROMPTONS AT LYON PARK COMMERCIAL CONDOMINIUM, as shown on the plat attached to the Declaration of Resubdivision recorded in Deed Book 3658, at page 1179, and any and all subsequent amendments recorded thereto among the land records of Arlington County, Virginia.



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Commonly known as: 2300 North Pershing Drive, Retail Space 2/Unit B, Arlington, Virginia 22201

DESCRIPTION OF PROPERTY: The above-described real property (collectively, the "Property") is believed to be improved by a 1,778 square foot ground level retail space (Retail Space 2/Unit B) and a 760 square foot office space (Office Space 3).

TERMS OF SALE: This advertisement, as amended or supplemented by any oral announcements during the conduct of the sale, constitutes the entire terms upon which the Property shall be offered for sale, sold or purchased. All payments to the Substitute Trustee hereunder shall be paid in the form of cash, cashier's check, or such other form as the Substitute Trustee may determine acceptable, in its sole discretion. A non-interest-bearing deposit of \$50,000.00 shall be required to bid on Retail Space 2/Unit B and a non-interest-bearing deposit of \$25,000.00 shall be required to bid on Office Space 3, and shall be delivered to the Substitute Trustee at the time and place of sale. Within twenty-four (24) hours after the sale, the deposit must be increased to 10% of the purchase price. The balance of the purchase price shall be paid at closing, which shall take place on or before May 22, 2026 at the offices of RL Title & Escrow, 7115 Leesburg Pike, Suite 208, Falls Church, Virginia 22043, Attn: Amir Raminpour, Esquire, unless the Substitute Trustee extends such period at its discretion. The purchaser shall pay interest on the unpaid purchase money at the rate set forth in the Note from the date of sale to the date the funds are received in the office of the Substitute Trustee. If closing is delayed for any reason, there shall be no abatement of interest. If a bidder, the Secured Party, its affiliates, subsidiaries, or any entity under common control with the Secured Party, shall not be required to post a deposit or to pay interest on the unpaid purchase money. If the Secured Party purchases the Property at the sale, the amount bid by the Secured Party, after deducting all expenses related to the sale, shall be a credit against the indebtedness secured by the Deed of Trust.

All real estate taxes, charges, and assessments (and all amounts due in connection therewith) affecting the Property (the "Taxes") shall be adjusted as of the date of closing and assumed thereafter by the purchaser. If the Taxes have not been finally assessed for the current fiscal year by the taxing authority at the time of closing, then the Taxes shall be adjusted at closing based upon the most recently issued bills and re-adjusted when final bills are issued. The Substitute Trustee shall be liable for only those security deposits, if any, and such income, if any, as the Substitute Trustee may have in its actual possession on the date of closing. The purchaser shall pay all closing costs of the sale, including recordation, sales, and transfer taxes. The condominium fees due and payable to the BROMPTONS AT LYON PARK COMMERCIAL CONDOMINIUM shall be pro-rated as of the date of closing. All obligations of purchaser hereunder shall survive closing and delivery of the deed. The purchaser (other than the Secured Party) shall be required to sign a contract including this advertisement and other terms. Time is of the essence.

The Substitute Trustee reserves the right to require registration and/or pre-qualification of bidders, to modify or waive the requirements for bidders' deposits and to approve the creditworthiness of any bidder and final purchaser.

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The Property will be sold in an "AS IS" condition and without any recourse, representations or warranties, either express or implied, of any kind. The Substitute Trustee reserves the right to offer both properties at auction, either separately or together, and to withdraw either property from the sale. Neither the Substitute Trustee, the auctioneer, nor the Secured Party make any warranty or representation of any kind of nature, express or implied, with respect to: (i) the physical condition of, the description of, or title to the Property; or (ii) the zoning, subdivision, or use of the Property; or (iii) the purchaser's ability to obtain possession of the Property. The Property will be sold subject to (i) all conditions, liens, restrictions, rights of redemption, covenants, encumbrances, and agreements of record that take priority over the Deed of Trust; and (ii) such state of facts that an accurate survey or physical inspection of the Property might disclose (if any) that are not otherwise extinguished by operation of law. In addition, the Property will also be sold subject to all existing housing, building and zoning code violations (and resulting fines), subject to all environmental problems and violations which may exist on or with respect to the Property, whether or not official notices thereof are issued, and subject to all matters and restrictions of record affecting the same (if any). The purchaser of the Property at the foreclosure sale shall be responsible for the risk of loss to the Property from and after the time of sale.

The purchaser shall be solely responsible for obtaining possession of the Property. If the purchaser defaults, in addition to any other legal or equitable remedies available to it, the Substitute Trustee may declare the entire deposit forfeited and, in addition, may resell the Property at the risk and cost of the defaulting purchaser. In such event, the defaulting purchaser shall (i) be liable for the payment of any deficiency in the purchase price, all costs and expenses of both sales, reasonable attorneys' fees, and all other charges incurred by the Substitute Trustee; and (ii) not be entitled to any surplus proceeds resulting from the resale of the Property even if such surplus resulted from improvements to the Property made by or on behalf of the defaulting purchaser.

If the Substitute Trustee does not convey title to the Property for any reason, the sole remedy of the purchaser of the Property shall be limited to the refund of the deposit. Upon refund of the deposit to the purchaser, the sale shall be void and of no effect, and the purchaser shall have no further claims against the Substitute Trustee or the Secured Party. The conveyance by the Substitute Trustee to the purchaser at closing shall be by Substitute Trustee's Deed, without covenant or warranty.

NOTE: The information contained herein was obtained from sources deemed to be reliable, but is offered for informational purposes only. The Auctioneer, the Substitute Trustee and the Secured Party do not make any representations or warranties with respect to the accuracy of such information. For additional information, please contact Richard Lash, President, Old Dominion Trustees, Inc., 12355 Sunrise Valley Drive, Suite 650, Reston, Virginia 20191, 703-796-1341, extension 144, or Richard.lash@bhlpc.com or Stephen Karbelk, Auctioneer, 571-481-1037 or stephen@realmarkets.com.

AUCTION CONTACTS

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Stephanie Young
Senior Sales Associate
Licensed in VA, MD, DC, WV and PA
M. 571-223-9775
O. 703-556-4222
Stephanie@RealMarkets.com
RealMarkets.com



Robert Walters
Associate Broker
Licensed in VA, MD and DC
M. 703-401-5874
O. 703-556-4222
Robert@RealMarkets.com
RealMarkets.com



Stephen Karbelk
Team Leader
Licensed in VA, MD and DC
M. 571-481-1037
O. 703-556-4222
Stephen@RealMarkets.com
RealMarkets.com

