



HIGHLIGHTS

- ♦ Newly Painted
- ♦ Windowed offices/treatment/ exam rooms with natural light
- ♦ Front Desk Service
- ♦ 2 bathrooms inside the unit
- ♦ 3 Parking Spaces
- ♦ Office rental provide the opportunity for cash flow

PROPERTY SUMMARY

Triple Net Investment Group is pleased to present a stunning high-rise condominium building situated in the Foggy Bottom neighborhood on Washington Circle. The Washington Circle area is a highly sought-after location that attracts healthcare industry professionals, lobbyists, financial services companies, and affluent residents. The building is conveniently located within walking distance of the Foggy Bottom/GWU metro station, which offers service on the Orange and Blue lines. This mixed-use property comprises over 50 residential units and multiple office condos. Within a few miles, there are many great restaurants and world-class shopping destinations. The property for sale is a medical office with fee simple ownership, including three parking spaces for sale.



Property Information

Property Address **3 Washington Circle, NW
#403**

Washington, DC 20037

Asking Price **\$740,000 (\$822 PSF)**

Parking Space **3**

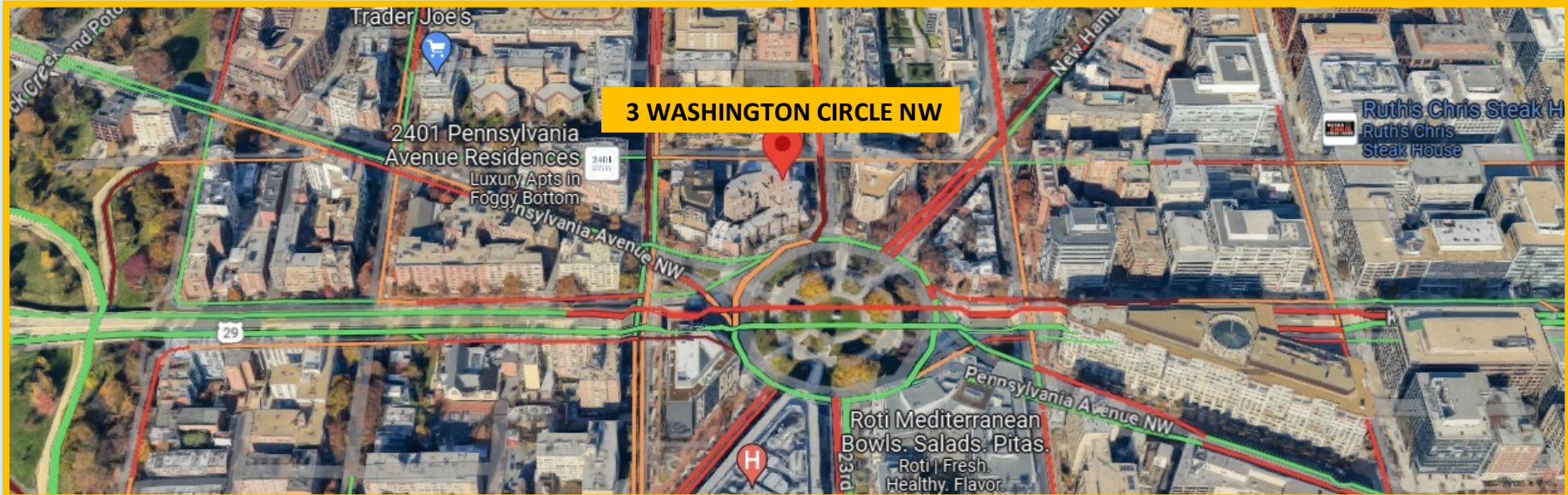
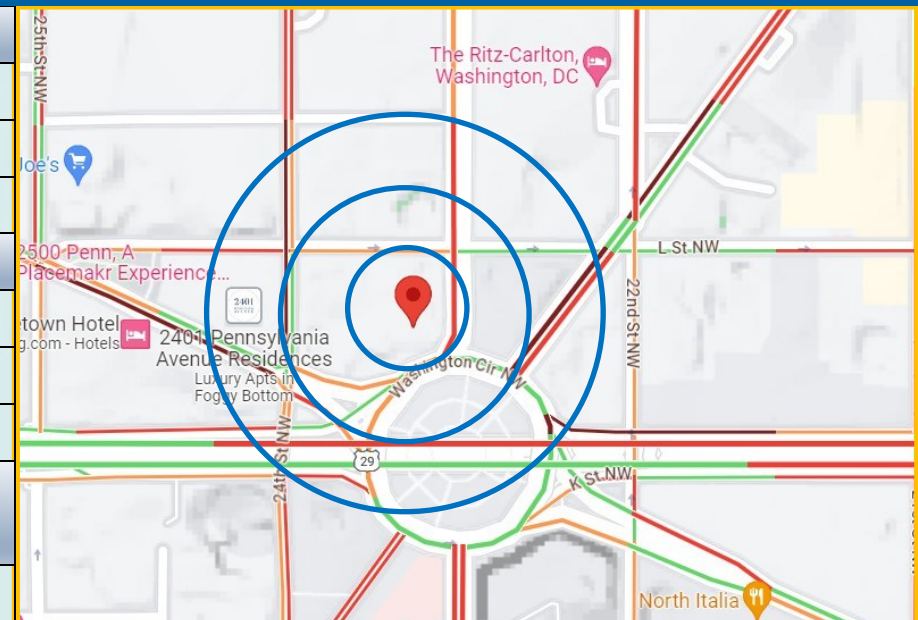
Suite Sq. Ft. **900**

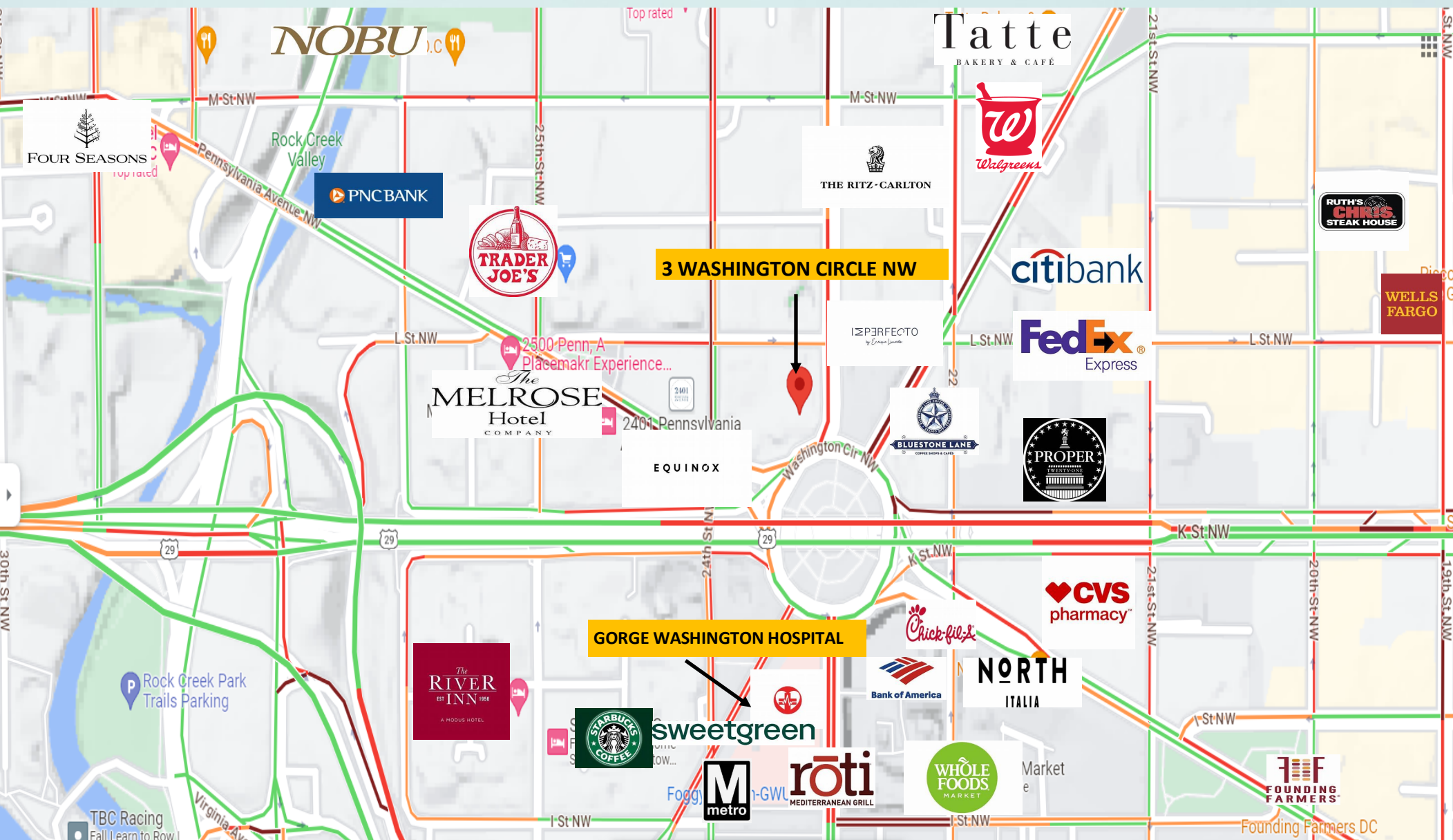






Population	1 Mile	3 Mile	5 Mile
2028 Projection	170,744	746,847	2,099,463
2023 Population	177,240	79,827	2,113,134
Median Age	35	36	37
Households	1 Mile	3 Mile	5 Mile
2028 Projection	94,460	349,076	875,476
2023 Estimate	90,641	349,076	875,476
Annual Growth 2023-2028	1.7%	1.8%	1.3%
Average Household Income	1 Mile	3 Mile	5 Mile
	\$150,736	\$144,513	\$133,453







3 Washington Circle, NW #403

Washington, DC 20037

Broker of Record

Robert Gamzeh

Managing Director

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