



Paxton Mosaic Campus
601 Catocin Circle Northeast, Leesburg, VA 20176

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OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
AVAILABLE SPACE:	26,330 SF
LOT SIZE:	16.9 Acres
# OF BUILDINGS AVAILABLE:	7
YEAR BUILT:	1872
RENOVATED:	2009
ZONING:	R-1 with H-1 Overlay
MARKET:	Leesburg

PROPERTY OVERVIEW

Paxton Mosaic Campus is one of Northern Virginia's most historically significant properties. Built in 1872 and listed on the National Register of Historic Places since 1979, the 16.9-acre Leesburg estate is anchored by a nearly 17,400 SF, 32-room Second Empire mansion designed by Henry Dudley, with seven additional buildings totaling approximately 26,330 SF.

Operated as a charitable trust serving children in need since 1921, the Margaret Paxton Memorial is now seeking mission-aligned tenants for the Paxton Mosaic Campus. Qualified nonprofits may pay little to no base rent in exchange for full NNN responsibility and meaningful capital improvements; for-profit tenants pay market base rent plus NNN. All tenants must maintain a minimum of 75% of participants qualifying as children in need. The campus suits early childhood education, daycare, behavioral health, therapy services, vocational training, and adaptive recreation. Located minutes from downtown Leesburg and Inova Loudoun Hospital, 35 miles from D.C. and 10 miles from Dulles, the property sits in one of the wealthiest, fastest-growing counties in the U.S. — where demand for child-focused services continues to outpace supply.

HIGHLIGHTS

- Nationally registered historic asset — Carlheim Manor is a 32-room, nearly 17,400 SF Second Empire mansion constructed in 1872 and listed on the National Register of Historic Places since 1979 (Carlheim Mansion not for lease)
- 16.9-acre campus in the heart of Leesburg with mature tree canopy, open lawn, underground cave systems, and approximately 26,330 SF of existing improved building area across multiple structures
- 100-year mission legacy serving children in need, providing prospective tenants an established platform with deep community roots and institutional credibility that cannot be replicated
- Flexible lease structure for nonprofits and for-profits — qualifying nonprofit tenants may negotiate little to no base rent in exchange for full NNN responsibility and a commitment to capital improvements
- Broad eligible use types including early childhood education, daycare, behavioral health, speech and occupational therapy, vocational training, and adaptive recreation
- Premier Loudoun County location — one of the wealthiest and fastest-growing counties in the United States, with over 95,000 children under 15 and documented demand for quality child-focused services that consistently outpaces available supply



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Paxton Mosaic Campus is one of the most historically significant properties in Northern Virginia. Constructed in 1872 for Pennsylvania industrialist Charles R. Paxton, the estate is anchored by Carlheim Manor, a nearly 17,400 square foot, 32-room Second Empire mansion designed by New York architect Henry Dudley and listed on the National Register of Historic Places since 1979. Set on approximately 16.9 acres in the northeast quadrant of Leesburg, the campus includes multiple structures and buildings comprising approximately 26,330 square feet of improved building area, set among gently rolling grounds with mature tree canopy, open lawn, and a unique system of underground caves.

In accordance with Rachel Paxton's will, the estate has operated continuously as a non-profit corporation serving children in need since 1921. The Margaret Paxton Memorial for Convalescent Children is now seeking mission-aligned tenants for the Paxton Mosaic Campus. Qualified nonprofit organizations may be offered little to no base rent in exchange for full NNN responsibility and a commitment to meaningful capital improvements to their leased space. For-profit tenants are required to pay market base rent in addition to all NNN obligations. All tenants must maintain a minimum of 75% of program participants qualifying as children in need under the Trust's guidelines.

The campus is well-suited for a range of child-focused programs including early childhood education, daycare, behavioral health, speech and occupational therapy, vocational training, and adaptive recreation. Each of the seven structures on the campus offers a distinct footprint and character, creating flexibility for multiple concurrent tenants operating complementary programs.

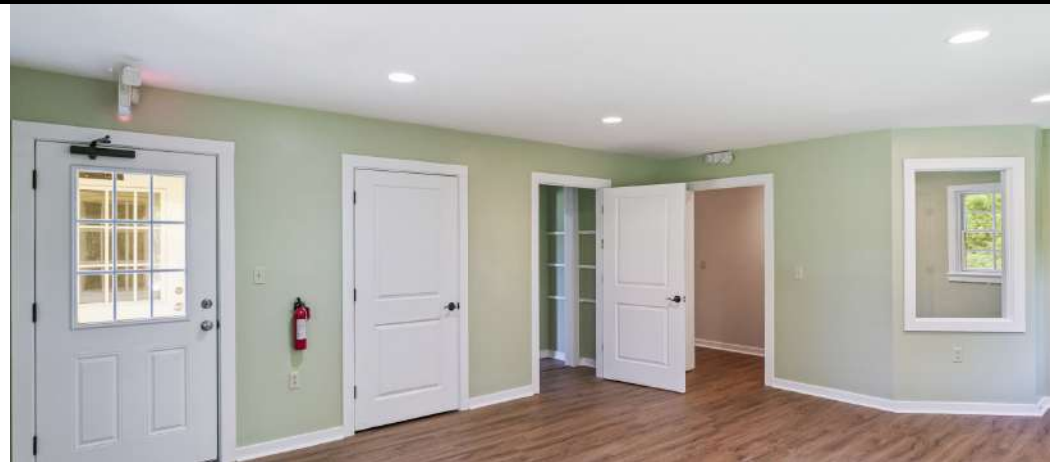
The property is located within minutes of downtown Leesburg, US Route 15, East Market Street, and Inova Loudoun Hospital, approximately 35 miles from Washington, D.C. and 10 miles from Dulles International Airport. Loudoun County is consistently ranked among the wealthiest and fastest-growing counties in the United States, with a population that has grown 29% since 2010 and over 95,000 children under the age of 15. Demand for quality child-focused services in this market continues to outpace available supply, making the Paxton Mosaic Campus a genuinely irreplaceable opportunity for the right operator.

LOCATION DESCRIPTION

EXTERIOR PHOTOS



INTERIOR PHOTOS



A Market Purpose-Built for This Mission

Loudoun County is one of the most economically powerful and fastest-growing jurisdictions in the United States — and also one of the most underserved when it comes to high-quality, mission-aligned child services. The combination of high household incomes, rapid family formation, a large and growing child population, and documented shortfalls in childcare and specialty service capacity creates an exceptionally strong demand environment for the programs this campus is designed to support.

The county's population has grown 29% since 2010 and is projected to reach approximately 449,595 residents by 2026. Roughly 21.6% of residents are children under 15 — translating to over 95,000 children currently living in Loudoun County. The Loudoun County Child Care Fee Reduction Program was closed to new applicants in March 2025 due to being at full capacity. Virginia's statewide Child Care Subsidy Program had 9,657 children on waitlists as of late 2024.

449,595

2026 Projected Population

21.6%

Children Under Age 15

\$774K

Median Home Value (2026)

+29%

Population Growth (Since 2010)

Childcare & Early Education

Loudoun County's Child Care Fee Reduction Program was closed to new applicants in March 2025 — at capacity, with families turned away. Virginia's statewide childcare subsidy program had nearly 10,000 children on waitlists. A licensed early education provider on this campus has a structural demand advantage that most operators in this market cannot replicate.

Behavioral Health & Therapy

Loudoun County acknowledges documented gaps in community-based therapeutic capacity for youth with serious emotional disturbances. ABA therapy providers, speech and occupational therapists, and behavioral health clinics serving children face high demand and limited available space in the market.

Special Needs & Developmental Services

As Loudoun's population grows, so does the population of children with autism, Down syndrome, and other intellectual and developmental disabilities requiring long-term, specialized support.

Leasing to Children in Need

The Paxton Mosaic Campus (the "Campus") is operated by a Non-Profit Corporation whose mission is to serve children in need. The Trust's leasing program is the operational engine that delivers that mission: every tenant on the Campus is selected, structured, and held accountable based on the children their programs serve.

01

Mission-Aligned Tenancy

Every lease on the Campus is structured around the Trust's definition of children in need. Tenants are selected not only for their financial capacity but for the depth and integrity of the programs they will operate. The Campus is intentionally a mosaic of mission-aligned organizations rather than a conventional commercial property.

02

Favorable Economics in Exchange for Commitment

Qualifying nonprofit tenants benefit from significantly reduced or fully abated Base Rent. In exchange, tenants assume full NNN responsibility, commit to capital improvements in their leased space, and meet measurable annual performance metrics tied to the population they serve.

03

Accountability Through Performance Metrics

Every lease includes a defined Performance Metric requiring tenants to serve both a minimum count of children in need and a minimum 75% of program participants qualifying as children in need. Programs are reported annually and subject to the Trust's review.

In short: Paxton Mosaic Campus offers below-market real estate economics to organizations whose mission is to serve children in need — and asks those organizations to operate, invest, and report in a way that proves they are doing so.

Who Qualifies as a Child in Need

The Trust has adopted formal definitions that govern every lease on the Campus. Tenants should design their programs and intake processes to map cleanly to these definitions. A child qualifies under the program if they meet the definition of "child" and also satisfy at least one of the qualifying "need" pathways below.

DEFINITION OF "CHILD"

A natural person who:

- A** Is less than eighteen (18) years old; OR
- B** Is a "child with a disability" entitled to a Free Appropriate Public Education under the Individuals with Disabilities Education Act (IDEA); OR
- C** Is otherwise approved by the Trust on a case-by-case basis.

QUALIFYING PATHWAYS FOR "NEED" (ANY ONE QUALIFIES)

- **Health**
Disabled; suffered an accident; chronic illness; poor mental health; diagnosed as neurodivergent; qualifies for a Section 504 Plan or an Individualized Education Program (IEP) under IDEA.
- **Neglect / Foster**
Has been neglected, abused, or is in foster care.
- **Financial Need**
Household income under 80% of Area Median Income (\$104,920 for a family of four, 2025); OR DHS-determined income at or below 200% of Federal Poverty Level (\$66,000 for a family of four, 2025); OR eligible for the Loudoun County Child Care Fee Reduction Program; OR eligible for any Virginia or Federal child care fee reduction program.
- **Educational Need**
Has an articulable educational need not being adequately met by the public school system, disclosed to and approved by the Trust.
- **Sibling**
Is a sibling of a child in need, whether or not that child in need is served on the Campus.
- **Trust Approval**
Otherwise approved by the Trust on a case-by-case basis.

Performance Metrics & Accountability

Every lease on the Campus includes a defined Performance Metric. Tenants are required to satisfy both prongs of the metric over each lease year, and to track and report the results.

PRONG 1

Minimum Count

An agreed minimum number of children in need that the tenant's program must serve, negotiated based on program capacity.

PRONG 2

75% Minimum Ratio

At least 75% of total program participants must qualify as children in need, applied alongside (not in place of) the minimum count.

WORKED EXAMPLE

A tenant leases a cottage that can serve 20 individuals and agrees to a minimum count of 10 children in need.

If the program serves 20 individuals, **15 must be children in need** (75% of 20). If the program serves only 11 individuals, **10 must still be children in need** (the minimum count). Both prongs apply independently.

REPORTING & AUDIT RIGHTS

Each tenant tracks and reports annually: (i) total individuals served, (ii) number of children in need served, and (iii) the qualifying pathway by which each child in need satisfies the definition. The Trust retains the right to review tenant records, redacted as necessary for student privacy, to confirm compliance.

IF METRICS ARE NOT MET

If a tenant fails to satisfy its Performance Metrics over a lease year, the tenant pays a fixed contribution to the Campus for each child in need the tenant was required, but failed, to serve. This is in addition to the Trust's normal landlord remedies under the lease.

Two Rent Tracks, One Operating Standard

Whether a tenant pays Base Rent depends on its tax status. Every tenant — regardless of structure — pays its pro-rata share of Operating Expenses (NNN) and is held to the same Performance Metrics, capital improvement expectations, and reporting standards.

NONPROFIT TENANTS

501(c)(3) organizations serving children in need

0% – 50%

of "Market" Base Rent — negotiated by mission alignment

- Leases define a "market" Base Rent and then fully or partially abate it based on negotiated mission alignment.
- Qualifying nonprofits may be offered little to no Base Rent in exchange for full NNN responsibility and capital commitment.
- Must still meet both Performance Metrics and pay full pro-rata Operating Expenses.

FOR-PROFIT TENANTS

Taxable entities operating qualifying programs

Market

Base Rent — required by applicable IRS guidelines

- Required to pay market Base Rent regardless of whether the program serves children in need.
- Must still satisfy both Performance Metrics and pay full pro-rata Operating Expenses.
- Trust is precluded from offering scholarships within a for-profit tenant's programs under applicable IRS guidelines.

OPERATING EXPENSES (NNN)

All tenants — nonprofit and for-profit — pay their pro-rata share of Operating Expenses incurred by the Trust to operate the Campus. "Operating Expenses" includes the tenant's allocated share of property-level costs in addition to Base Rent. There is no abatement of Operating Expenses for any tenant.

CAPITAL IMPROVEMENTS & H-1 OVERLAY

Tenants are expected to make meaningful capital improvements to their leased space. The Trust views tenant investment as both a financial contribution and a demonstration of long-term mission alignment. All exterior alterations require a Certificate of Appropriateness from the Board of Architectural Review under the H-1 historic overlay.

Lease Terms at a Glance

LEASE TERMS AT A GLANCE	
Offering Basis	Subject to Offers
Lease Type	NNN — All Expenses Paid by Tenant
Base Rent (Nonprofit)	0% – 50% of Market — Negotiated by Mission
Base Rent (For-Profit)	Market Rate Required (per IRS guidelines)
Operating Expenses	Pro-Rata NNN — All Tenants
Capital Improvements	Tenant Funded — Meaningful Investment Expected
Mission Performance	Both: Minimum Count + 75% Children in Need
Reporting	Annual — Records Subject to Trust Review
Failure Penalty	Per-Child Contribution + Standard Remedies
Exterior Alterations	Certificate of Appropriateness (BAR) Required
Term	Negotiable — Contact Advisor

IDEAL TENANT PROFILE

■ Established Nonprofits with Grant or Government Funding

Organizations operating with stable grant portfolios, Medicaid reimbursement streams, government contracts, or endowment income. The favorable rent structure preserves operating capital for programs.

■ Education and Therapy Providers with Licensing in Place

Early education centers, ABA therapy clinics, speech and occupational therapy practices, and behavioral health providers already licensed and operational in Virginia.

■ Anchor Tenants with Expansion Vision

Organizations with long-term growth plans and the capacity to participate in shaping the planned two-phase campus buildout.

■ Multi-Program or Campus-Compatible Organizations

Mission-aligned organizations comfortable operating as part of a mosaic of programs serving different populations from a shared, collaborative campus environment.



**BUILDING & SITE
INFORMATION**

BUILDING LAYOUT



BUILDING SUMMARY

PAXTON MANOR — CAMPUS BUILDING SUMMARY

BUILDING	SQ FT (SF)	BUILT	PRIMARY USE	CAPACITY	KEY FEATURES
Carlheim Manor <i>601 Catoctin Circle NE</i>	17,400 SF	1872	Shared Common Area (Not available for lease)	200+ persons	Anchor structure; 32 rooms; Second Empire architecture; NRHP listed 1979; Leesburg Historic District; mansard roof; underground caves on grounds. Included for all campus tenants as shared common area for gatherings, events, and multi-use
Carlheim Stone Barn <i>581 Catoctin Circle</i>	5,410 SF	c. 1900s	Office / Clinical Program	30–50 persons	Stone barn construction; multiple enclosed rooms; well-preserved historic character; suited for clinical, admin, or small nonprofit office
White House <i>585 Catoctin Circle</i>	1,320 SF	c. 1920s	Group Program / Meeting Space	20–30 persons	1-story open layout; wood siding; adaptable floor plan; suited for group programming, community events, or meeting space
Miller Building <i>591 Catoctin Circle NE</i>	7,570 SF	c. 1950s	Support / Program Office	30–50 persons	1-story; open floor plan; ideal for fitness and youth training
Nalle Cottage <i>595 Catoctin Circle</i>	3,150 SF	c. 1940s	Clinical / Therapy / Office	15–25 persons	1 story; formal and informal rooms; mature tree canopy setting; suited for therapy providers seeking non-institutional environment
Wright Cottage <i>609 Catoctin Circle</i>	3,170 SF	c. 1950s	Clinical Practice / Program Office	20–30 persons	1 story; classrooms and private playground. Ideal for preschool and/or childcare center
Davis Cottage <i>613 Catoctin Circle</i>	3,170 SF	c. 1960s	Nonprofit Office / Clinical Group Space	20–30 persons	1-story; brick siding + period trim; strong exterior curb presence; formal living areas; suited for admin or clinical group use
Miley Cottage <i>625 Catoctin Circle</i>	2,540 SF	c. 1960s	Clinical Program / Admin Office	15–25 persons	1-story; well-maintained exterior; formal and informal rooms; supports open group areas or subdivided private offices/therapy rooms
TOTAL IMPROVED BUILDING AREA (8 STRUCTURES, 7 AVAILABLE FOR LEASE)					

All leasable structures subject to NNN lease (Carlheim Manor preserved as shared common area) · Exterior alterations require Certificate of Appropriateness (BAR)

BUILDING SUMMARY

Carlheim Stone Barn

581 Catoclin Circle · 5,410 SF · 2 Story



EXTERIOR PHOTO

BUILDING DESCRIPTION & PROGRAM SUITABILITY

581 Catoclin Circle — the Carlheim Stone Barn — is a two-story stone barn structure situated on the southern portion of the campus. The building is one of the more substantial structures on the property, featuring classic stone construction consistent with the estate's late 19th century architectural character. The building includes multiple rooms across two floors and retains original architectural details throughout.

Interior spaces are well-proportioned and suited for conversion to office, clinical, or program use with appropriate improvements. The two-story layout and enclosed rooms make this structure well-suited for a small office, clinical program, or administrative use. The building's scale is appropriate for a single-tenant organization occupying a defined portion of the campus.

BUILDING SPECIFICATIONS

Address	581 Catoclin Circle, Leesburg, VA
Building Size	5,410 SF
Stories	2
Construction	Stone Barn — Late 19th Century Character
Exterior Review	Certificate of Appropriateness (BAR)
Lease Basis	Subject to Offers — NNN
Improvements	Tenant Funded
Ideal Use	Office / Clinical / Administrative

FLOOR PLAN



Please check the listing detail for the square footage. All measurements are captured via laser scan, but are approximate.

BUILDING SUMMARY

White House

585 Catoclin Circle · 1,320 SF · 1 Story



EXTERIOR PHOTO

BUILDING DESCRIPTION & PROGRAM SUITABILITY

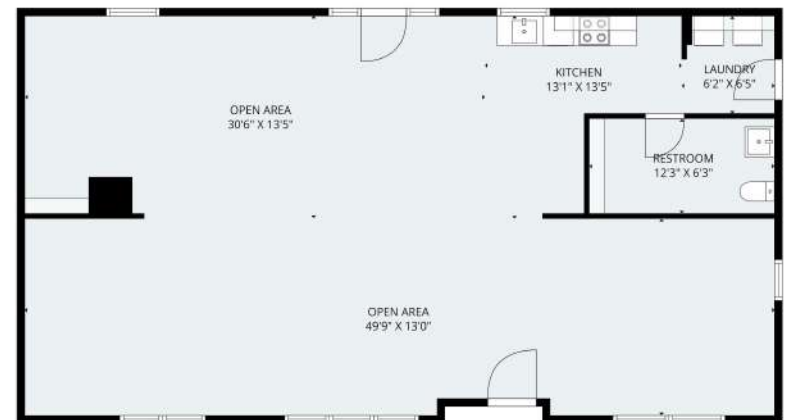
585 Catoclin Circle — the White House — is a single-story structure located within the campus grounds. The building features an open interior layout with multiple usable rooms. Exterior materials include wood siding with classic trim detailing.

The interior spaces offer an open, adaptable configuration suited for group programming, meeting use, or light program activity. The open interior and modest scale make this building well-suited for group program space, meeting rooms, or a community-facing function.

BUILDING SPECIFICATIONS

Address	585 Catoclin Circle, Leesburg, VA
Building Size	1,320 SF
Stories	1
Construction	Traditional Siding
Interior	Open Layout — Adaptable Configuration
Exterior Review	Certificate of Appropriateness (BAR)
Lease Basis	Subject to Offers — NNN
Improvements	Tenant Funded
Ideal Use	Group Program / Meeting Space

FLOOR PLAN



Please check the listing detail for the square footage. All measurements are captured via laser scan, but are approximate.

BUILDING SUMMARY

Miller Building

591 Catoctin Circle NE · 7,570 SF · 2 Story



EXTERIOR PHOTO

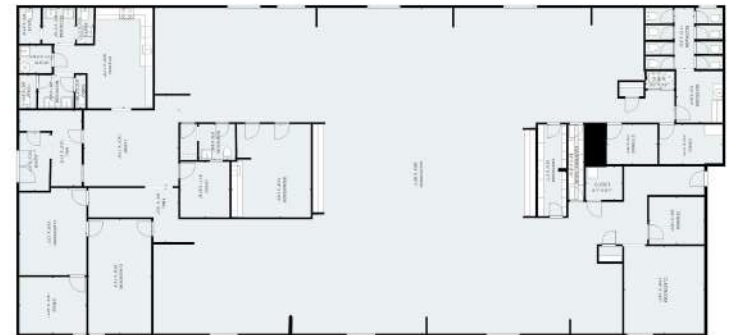
BUILDING DESCRIPTION & PROGRAM SUITABILITY

591 Catoctin Circle — the Miller Building — is a one-story structure in the northeast quadrant of the campus. The building features traditional siding construction with a functional one-story layout. Interior spaces are well-maintained.

BUILDING SPECIFICATIONS

Address	591 Catoctin Circle NE, Leesburg, VA
Building Size	7,570 SF
Stories	1
Construction	Traditional Siding
Interior	Open Space
Exterior Review	Certificate of Appropriateness (BAR)
Lease Basis	Subject to Offers — NNN
Improvements	Tenant Funded
Ideal Use	Support / Program Office / Indoor Fitness / Training Area

FLOOR PLAN



BUILDING SUMMARY

Nalle Cottage

595 Catoctin Circle · 3,150 SF · 1 Story



EXTERIOR PHOTO

BUILDING DESCRIPTION & PROGRAM SUITABILITY

595 Catoctin Circle — the Nalle Cottage. The building offers a mix of formal and informal interior spaces including living rooms, bedrooms, and utility areas. Exterior construction features brick and roofline consistent with the campus architectural character.

The setting includes mature tree canopy providing natural separation and privacy. Well-suited for small program office space, clinical group rooms, or residential support programming. The building's interior proportions and natural setting make it an attractive option for therapy providers seeking a non-institutional, campus-style environment.

BUILDING SPECIFICATIONS

Address	595 Catoctin Circle, Leesburg, VA
Building Size	3,150 SF
Stories	1
Construction	Brick
Setting	Mature Tree Canopy
Exterior Review	Certificate of Appropriateness (BAR)
Lease Basis	Subject to Offers — NNN
Improvements	Tenant Funded
Ideal Use	Clinical / Therapy / Residential Support

FLOOR PLAN



BUILDING SUMMARY

Wright Cottage

609 Catoctin Circle · 3,170 SF · 1 Story



EXTERIOR PHOTO

BUILDING DESCRIPTION & PROGRAM SUITABILITY

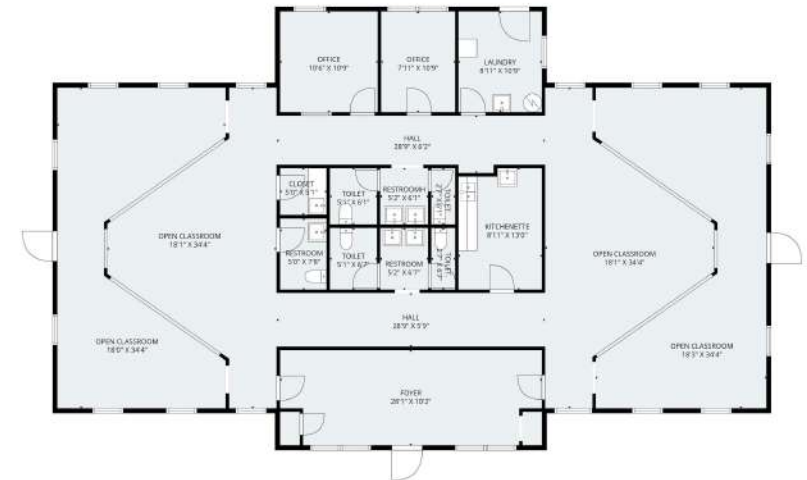
609 Catoctin Circle — the Wright Cottage — is a one-story structure positioned within the campus grounds. The building features traditional exterior brick construction with a well-maintained interior retaining original residential character. Interior spaces span multiple rooms suitable for program adaptation.

Exterior views show mature landscaping and an established residential presence within the overall campus setting.

BUILDING SPECIFICATIONS

Address	609 Catoctin Circle, Leesburg, VA
Building Size	3,170 SF
Stories	1
Construction	Brick
Interior	Multiple Rooms / Classrooms
Exterior Review	Certificate of Appropriateness (BAR)
Lease Basis	Subject to Offers — NNN
Improvements	Tenant Funded
Ideal Use	Preschool / Childcare

FLOOR PLAN



Please check the listing detail for the Square Cottage. All measurements are captured via laser scan, but are approximate.

BUILDING SUMMARY

Davis Cottage

613 Catoctin Circle · 3,170 SF · 1 Story



EXTERIOR PHOTO

BUILDING DESCRIPTION & PROGRAM SUITABILITY

613 Catoctin Circle — the Davis Cottage — is one of the more prominently positioned structures on the campus, featuring a well-maintained one-story exterior with brick siding, and mature landscaping.

Its scale, interior quality, and positioning make it appropriate for a small nonprofit office, clinical group space, or administrative use.

BUILDING SPECIFICATIONS

Address	613 Catoctin Circle, Leesburg, VA
Building Size	3,170 SF
Stories	1
Construction	Brick
Exterior Appeal	Strong Curb Presence
Exterior Review	Certificate of Appropriateness (BAR)
Lease Basis	Subject to Offers — NNN
Improvements	Tenant Funded
Ideal Use	Nonprofit Office / Clinical Group Space

FLOOR PLAN



Please check the listing detail for the square footage. All measurements are approximated and for informational purposes only.

BUILDING SUMMARY

Miley Cottage

625 Catoclin Circle · 2,540 SF · 1 Story



EXTERIOR PHOTO

BUILDING DESCRIPTION & PROGRAM SUITABILITY

625 Catoclin Circle — the Miley Cottage — is a one-story structure at the northern portion of the campus. The building features traditional brick construction with a well-maintained exterior and active landscaping. Interior spaces are well-proportioned across one floor, featuring formal and informal rooms that lend themselves to program or office adaptation.

The building enjoys a strong exterior character and is among the more photogenic structures on the campus. Appropriate for clinical program space, small nonprofit office, or administrative use. The interior layout supports both open group areas and subdivided private offices or therapy rooms with modest improvements.

BUILDING SPECIFICATIONS

Address	625 Catoclin Circle, Leesburg, VA
Building Size	2,540 SF
Stories	1
Construction	Brick— Active Landscaping
Interior	Formal + Informal Rooms — Flexible Layout
Exterior Review	Certificate of Appropriateness (BAR)
Lease Basis	Subject to Offers — NNN
Improvements	Tenant Funded
Ideal Use	Clinical Program / Nonprofit Office / Admin

FLOOR PLAN



BUILDING SUMMARY

Carlheim Manor

601 Catoctin Circle NE · Anchor Structure · ±17,400 SF · 32 Rooms · Possible Shared Common Area



EXTERIOR PHOTO

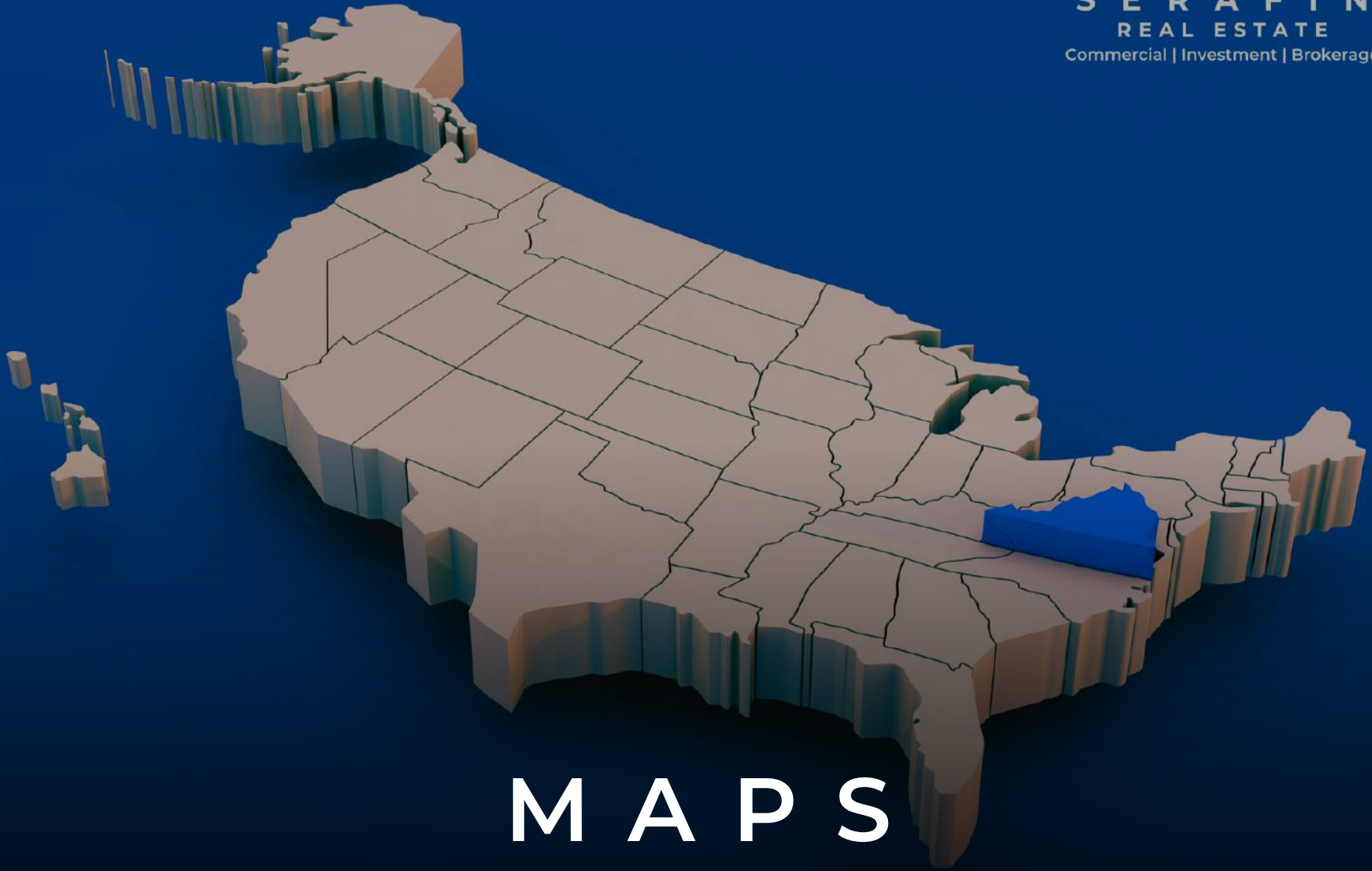
BUILDING DESCRIPTION & PROGRAM SUITABILITY

Carlheim Manor is the anchor structure of the Paxton Mosaic Campus — a nearly 20,000 square foot, 32-room Second Empire mansion constructed in 1872 for Pennsylvania industrialist Charles R. Paxton. The structure was designed by noted New York architect Henry Dudley and stands as one of the finest examples of Second Empire residential architecture in the Mid-Atlantic region.

The building was listed on the National Register of Historic Places in 1979 and is a contributing structure within the Leesburg Historic District designated in 2004. The mansard roof, bracketed cornices, decorative dormers, and refined exterior detailing are hallmarks of the Second Empire style and remain remarkably intact. The interior features 32 rooms spanning multiple floors, including formal reception spaces, secondary rooms, and service areas consistent with a grand estate of its era.

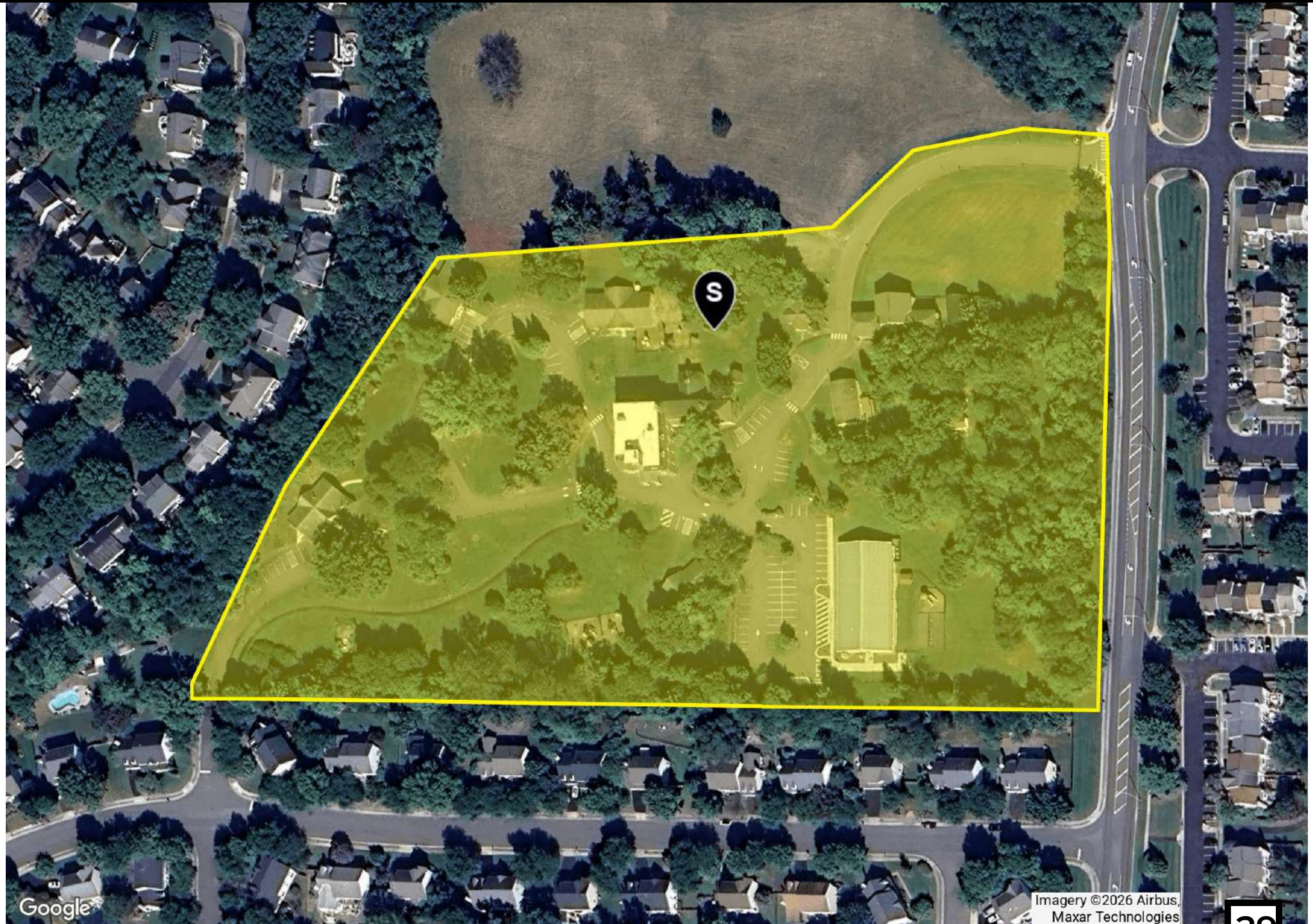
BUILDING SPECIFICATIONS

Address	601 Catoctin Circle NE, Leesburg, VA
Building Size	±17,400 SF (32 Rooms)
Year Built	1872
Architectural Style	Second Empire / Henry Dudley, Architect
Historic Designation	National Register of Historic Places (1979)
H-1 District	Contributing Structure — Designated 2004
Exterior Review	Certificate of Appropriateness (BAR)
Historic Tax Credits	Potentially Available
Lease Basis	Not Available for Lease — Possible Shared Common Area
Access	Potentially Available to All Campus Tenants
Ideal Use	Campus Gatherings / Events / Common-Area Programming

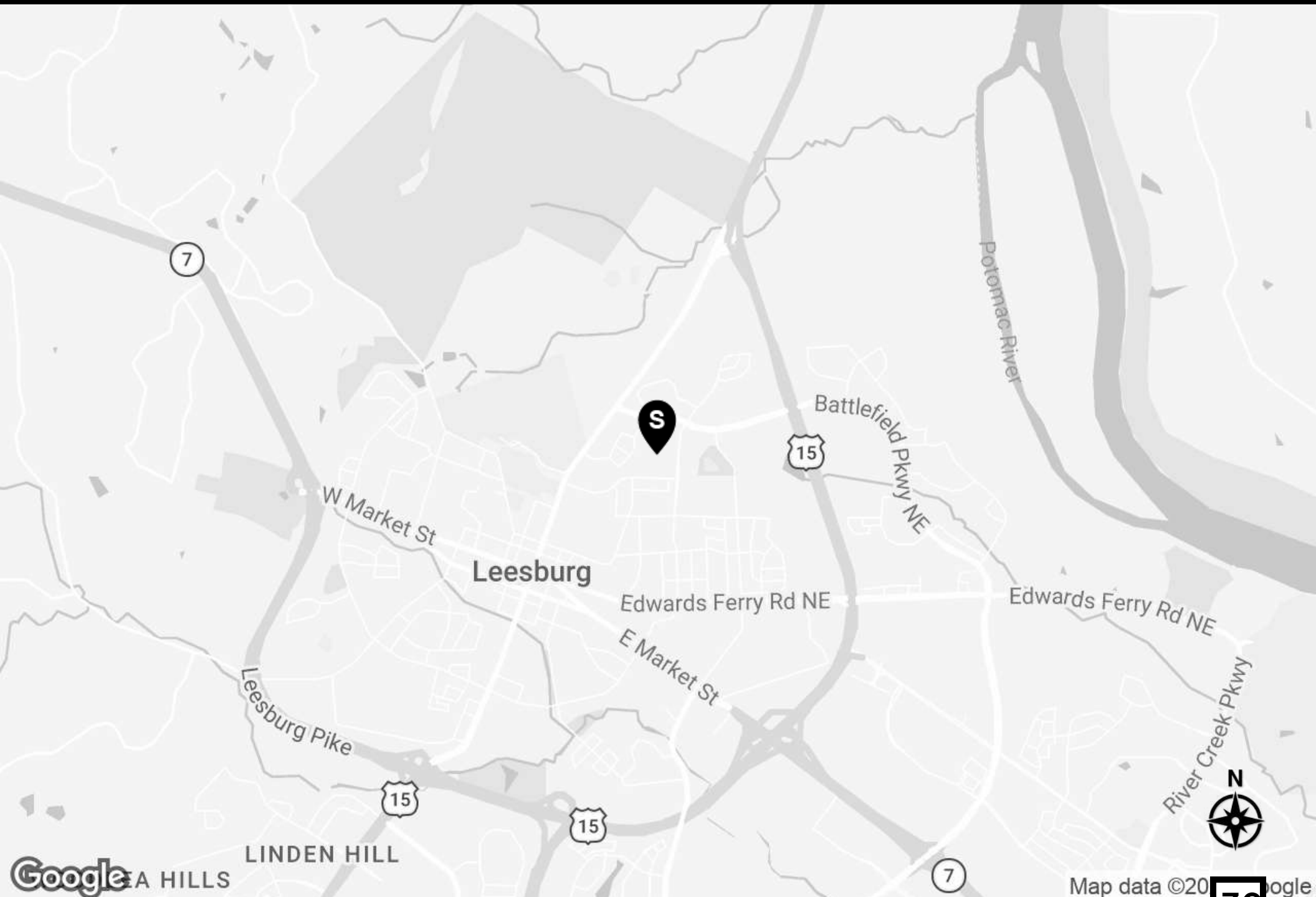


M A P S

AERIAL MAP



LOCATION MAP



Google

LINDEN HILL

Map data ©2013 Google

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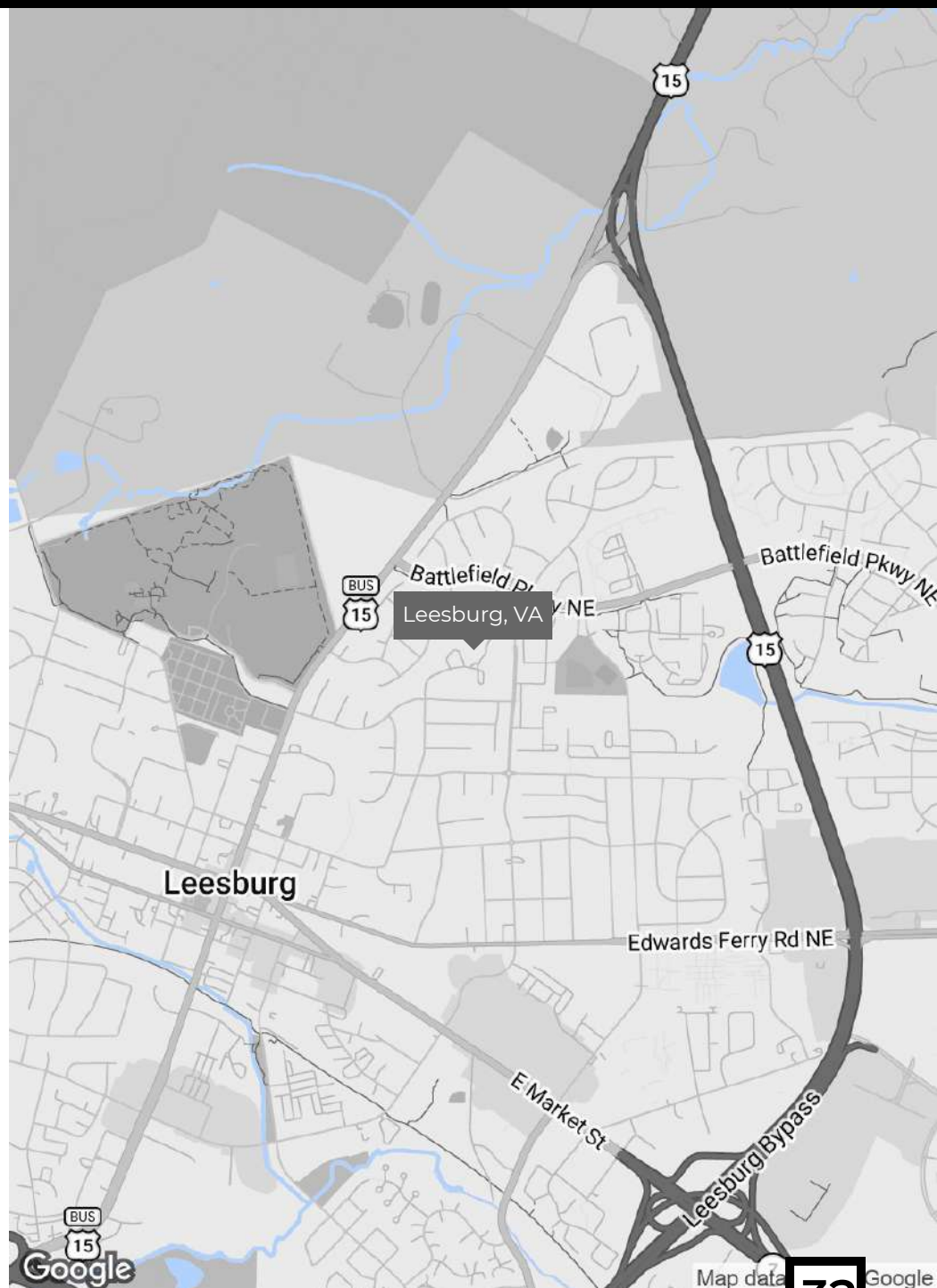
AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

601 Catoclin Circle NE is a rare 16.9-acre campus in the northeast quadrant of Leesburg, Virginia, anchored by Carlheim Manor, a nearly 17,400 square foot, 32-room Second Empire mansion designed by New York architect Henry Dudley. Listed on the National Register of Historic Places and designated as part of the Leesburg Historic District, the estate dates to 1872 and has continuously served community and children's missions for over 100 years. The campus includes eight structures totaling approximately 38,000 square feet, set on gently rolling grounds with significant tree cover and open lawn.

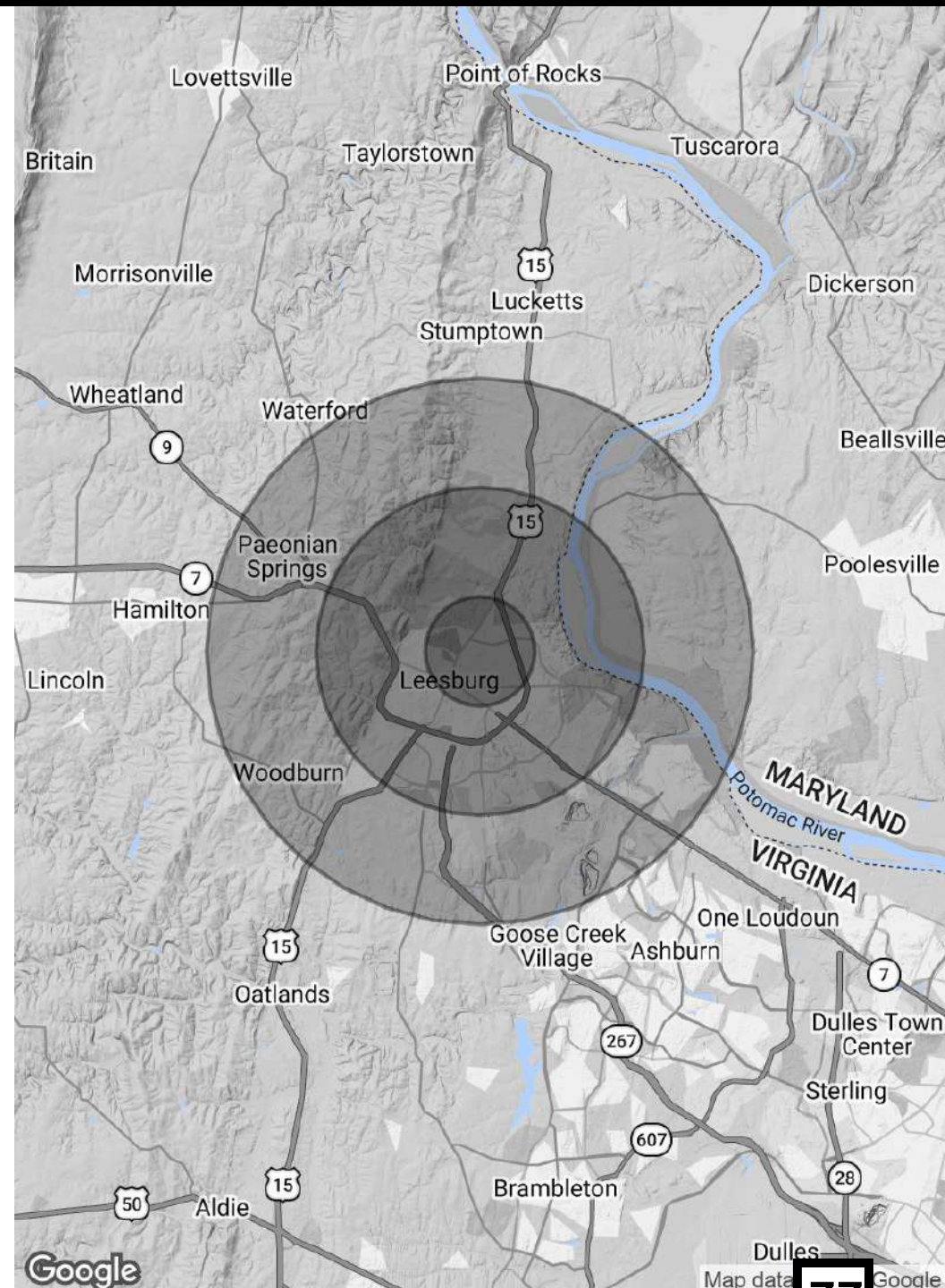
The property sits along Catoclin Circle NE with direct access to US Route 15 (North King Street), placing it within minutes of downtown Leesburg, East Market Street, major retail, and healthcare services. The surrounding market reflects the continued strength of Loudoun County, one of the fastest-growing and highest-income jurisdictions in Virginia. The property owner is actively advancing a phased redevelopment vision for the campus, with the possibility of future development at the north of the campus designed to accommodate multiple mission-aligned tenants serving children and families.



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,238	49,874	81,483
AVERAGE AGE	37.7	36.9	38.7
AVERAGE AGE (MALE)	37.6	35.4	37.5
AVERAGE AGE (FEMALE)	37.1	37.6	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,866	16,803	27,195
# OF PERSONS PER HH	2.9	3.0	3.0
AVERAGE HH INCOME	\$143,194	\$176,315	\$206,266
AVERAGE HOUSE VALUE	\$552,051	\$673,664	\$745,431

2023 American Community Survey (ACS)



SRE

S E R A F I N
REAL ESTATE

Commercial | Investment | Brokerage

2022
BEST OF
LOUDOWN
Loudoun Times-Mirror
WINNER

2023
BEST OF
LOUDOWN
Loudoun Times-Mirror
WINNER

2024
BEST OF
LOUDOWN
Loudoun Times-Mirror
WINNER

2025
BEST OF
LOUDOWN
Loudoun Times-Mirror
WINNER

B R O K E R

I N F O R M A T I O N

ABOUT SERAFIN REAL ESTATE



Serafin Real Estate is a boutique commercial real estate brokerage headquartered in Loudoun County, Virginia, exclusively focused on the Northern Virginia market. Founded in 2019 by Joe Serafin, the firm has closed more than \$730 million in transactions since inception, with Joe surpassing \$1 billion in career sales volume. By **intentionally concentrating on the Northern Virginia region**, the firm provides owners with hyper-local market knowledge, real-time data insight, and deep relationships with the area's most active buyers and investors. Serafin Real Estate has been recognized multiple times as a Best of Loudoun winner and is consistently regarded as one of the region's top-performing commercial brokerages.

Rather than spreading geographically, the firm has built its reputation on becoming the market expert within Northern Virginia, understanding zoning nuances, buyer demand trends, capital sources, and property-level dynamics at a granular level. Through advanced technology, proprietary databases, and a curated network of qualified local, regional, and 1031 exchange buyers, Serafin Real Estate positions each listing to **drive competition and maximize value**. Clients benefit from institutional-level strategy combined with the accountability, responsiveness, and hands-on execution of a focused, owner-led brokerage.

Serafin Real Estate
40834 Graydon Manor Lane, Leesburg, VA 20175
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MEET THE TEAM



JOE SERAFIN
703.994.7510
jserafin@serafinre.com

Joe is an 21-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince Willam County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$1B of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



JENNIFER CUPITT
703.727.6830
jcupitt@serafinre.com

Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



SEAN KLINE
703.963.0608
skline@serafinre.com

Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
703.727.2542
gwetmore@serafinre.com

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



PETER POKORNY
703.850.9099
ppokorny@serafinre.com

Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.

PRIMARY BROKER CONTACT



GRANT WETMORE

Regional President | Western Loudoun County, Leesburg, & Clarke County

gwetmore@serafinre.com

Direct: **703.261.4809** | Cell: **703.727.2542**

PROFESSIONAL BACKGROUND

Grant Wetmore is Regional President at Serafin Real Estate and the owner of GGWetmore Consulting. He brings valuable knowledge and experience in commercial real estate, backed by more than 20 years in the banking industry, including 10 years focused on commercial real estate lending, financial analysis, and the management and disposition of distressed and foreclosed properties.

Grant takes pride in providing thoughtful consultation and practical guidance to help real estate investors and clients make sound financial decisions and work toward the highest possible returns. His approach is grounded in strong market knowledge, financial discipline, and long-term personal relationships.

Prior to joining Serafin Real Estate, Grant served as Vice President and Market Executive for BCT The Community's Bank in Loudoun County, Virginia. He also previously worked for Middleburg Bank and Guarantee Bank. Grant is a graduate of Marshall University, where he earned a degree in Business Administration, and the Paul W. Barret, Jr. Graduate School of Banking. He currently holds a Virginia real estate license.

Grant has also been actively involved in the local business and civic community. He served as President of the Purcellville Business Association and previously served as both a committee member and Chair of the Town of Purcellville Economic Development Advisory Committee. In addition, he has served as Treasurer of Seven Loaves and Vice President of Discover Charles Town.

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ADDITIONAL BROKER CONTACT



JOE SERAFIN

Founder | CEO | Principal Broker

jserafin@serafinre.com

Direct: **703.261.4809** | Cell: **703.994.7510**

PROFESSIONAL BACKGROUND

Joe Serafin, a 21-year veteran of the real estate industry, is the esteemed owner of Serafin Real Estate. Over nearly two decades, Joe has built a robust foundation by representing a diverse array of developers, private equity firms, and individual investors. His career is marked by the successful closure of over \$1B in transactions, a testament to his expertise and dedication.

Joe's specific areas of expertise include strategic planning, financial investment analysis, and financial structuring. These skills ensure solid and transparent property investments for his clients, consistently exceeding their investment goals. His deep market knowledge and strategic approach have earned him the trust of his clients, fostering long-lasting business and personal relationships.

In recognition of his outstanding contributions to the real estate sector, Joe Serafin was honored as one of the Top 10 real estate agents in Virginia by Apple News, Grit Wire, and Google News in 2023. His insights and expertise are frequently sought after, leading to numerous invitations to speak at industry events and panel discussions where he shares his knowledge as an authority on the local commercial real estate market.

Under Joe's leadership, Serafin Real Estate actively participates in various chambers and associations, contributing to the growth and development of the community. His commitment to excellence and innovation has solidified his reputation as a leading figure in the commercial real estate industry.

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