

5225 | WISCONSIN

FRIENDSHIP HEIGHTS | D.C.

Office For Lease

933 - 6,855 SF

Medical Office in Friendship Heights – Just a Metro Stop Away!



Leasing Information:
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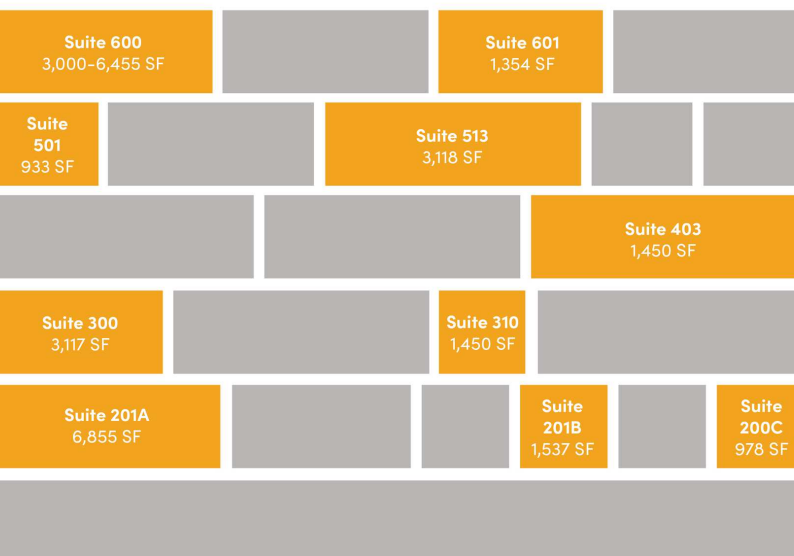


Availabilities	SF	Lease Rate	Date Available
Suite 200C	978 SF	\$48.00 FS	Immediately
Suite 201A	6,855 SF	\$48.00 FS	60 days
Suite 201B	1,537 SF	\$48.00 FS	Immediately
Suite 300	3,117 SF	\$47.00 FS	November 1, 2024
Suite 310	979 SF	\$47.00 FS	Immediately
Suite 403	1,450 SF	\$47.00 FS	Immediately
Suite 501	933 SF	\$47.00 FS	Immediately
Suite 513	3,118 SF	\$47.00 FS	Immediately
Suite 600	3,000 - 6,455 SF	\$48.00 FS	Immediately
Suite 601	1,354 SF	\$48.00 FS	Immediately

Property Highlights

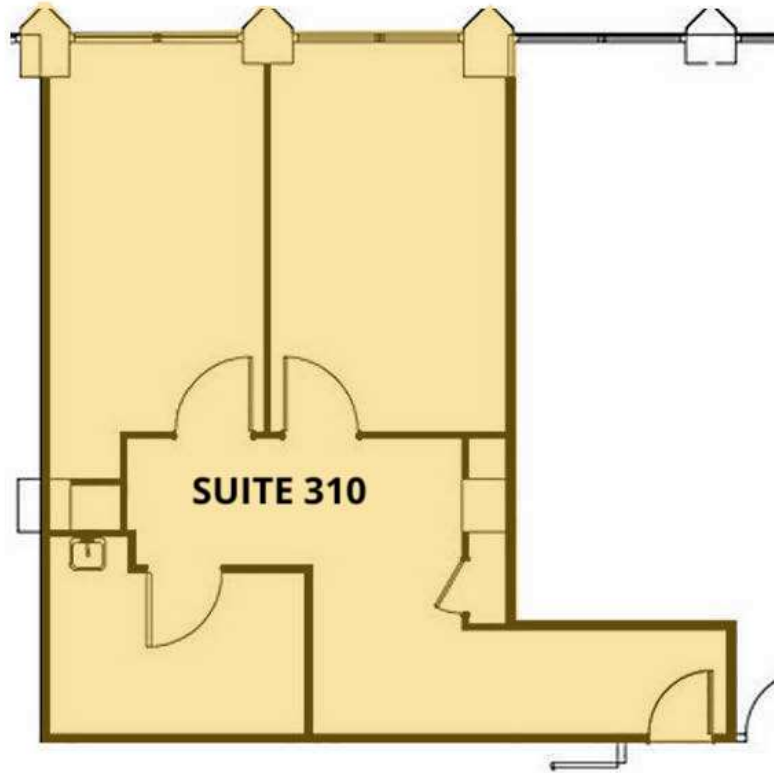
- Building upgrades to enhance the patients experience
- Renovated lobby with digital tenant directory
- New common corridors & directional signage
- ADA restrooms on multiple floors
- Abundant visitor parking: 1.4 / 1,000 SF parking ratio

STACKING PLAN

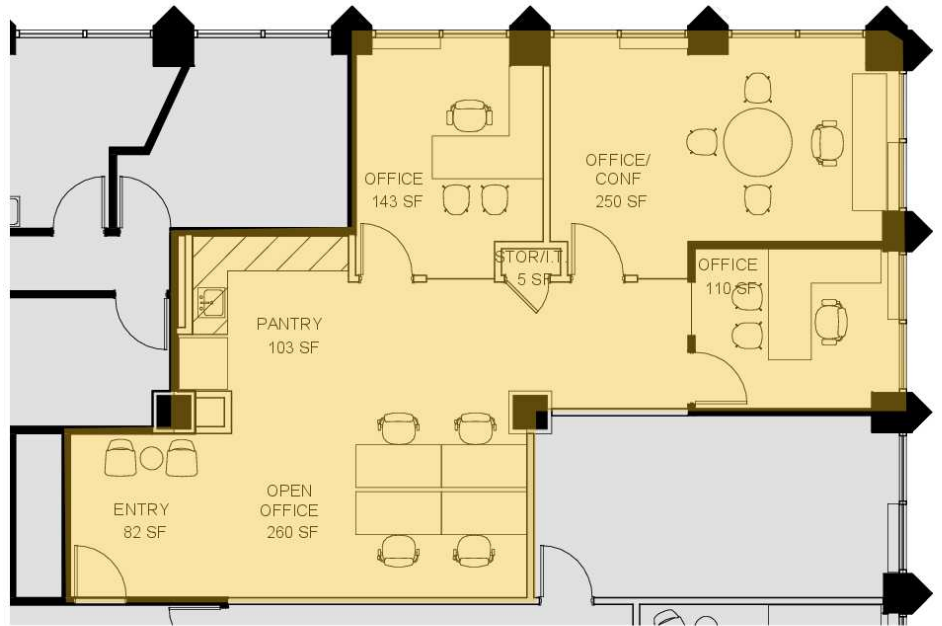




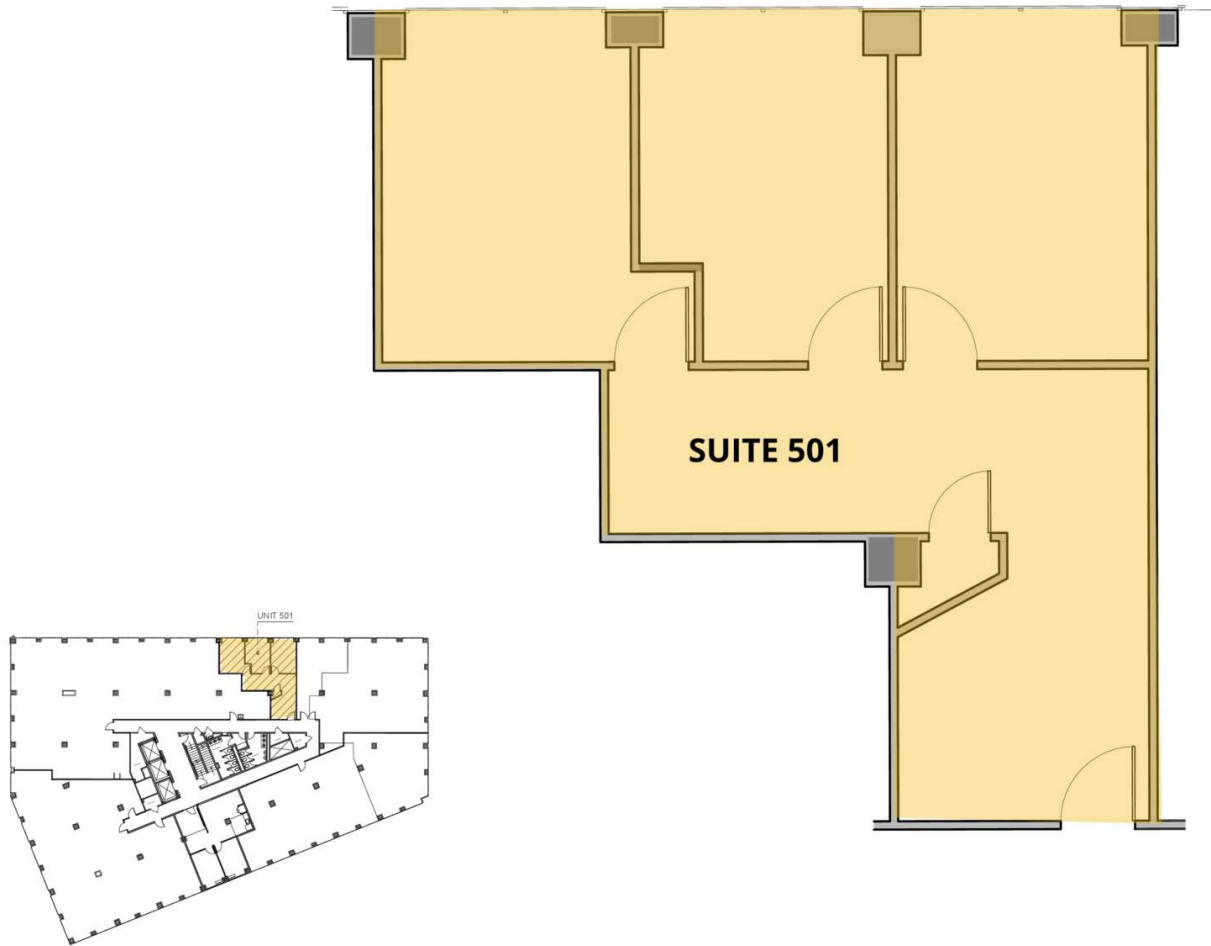
Suite	Size	Description
■ Suite 200C	978 SF	Mostly open space with two existing restrooms. Ready for medical build-out. Direct stair access from first floor building entrance.
■ Suite 201A	6,855 SF	Direct stair access from first floor building entrance. Space can be subdivided.
■ Suite 201B	1,537 SF	Direct stair access from first floor building entrance.



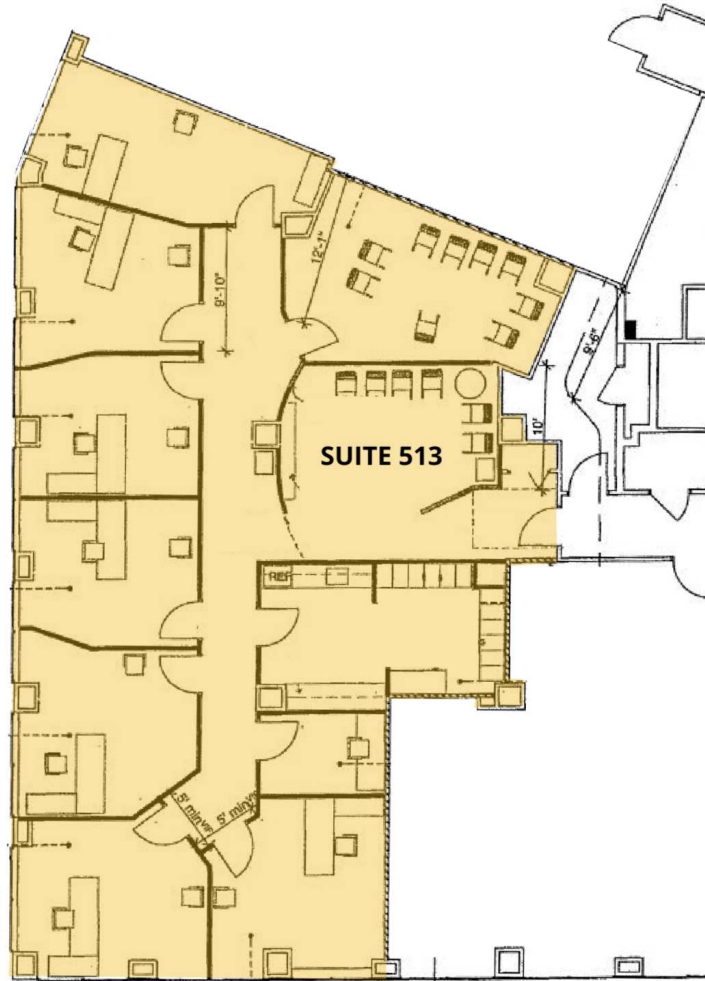
Suite	Size	Description
■ Suite 310	979 SF	Built out suite with two private, windowed offices and kitchenette/pantry.



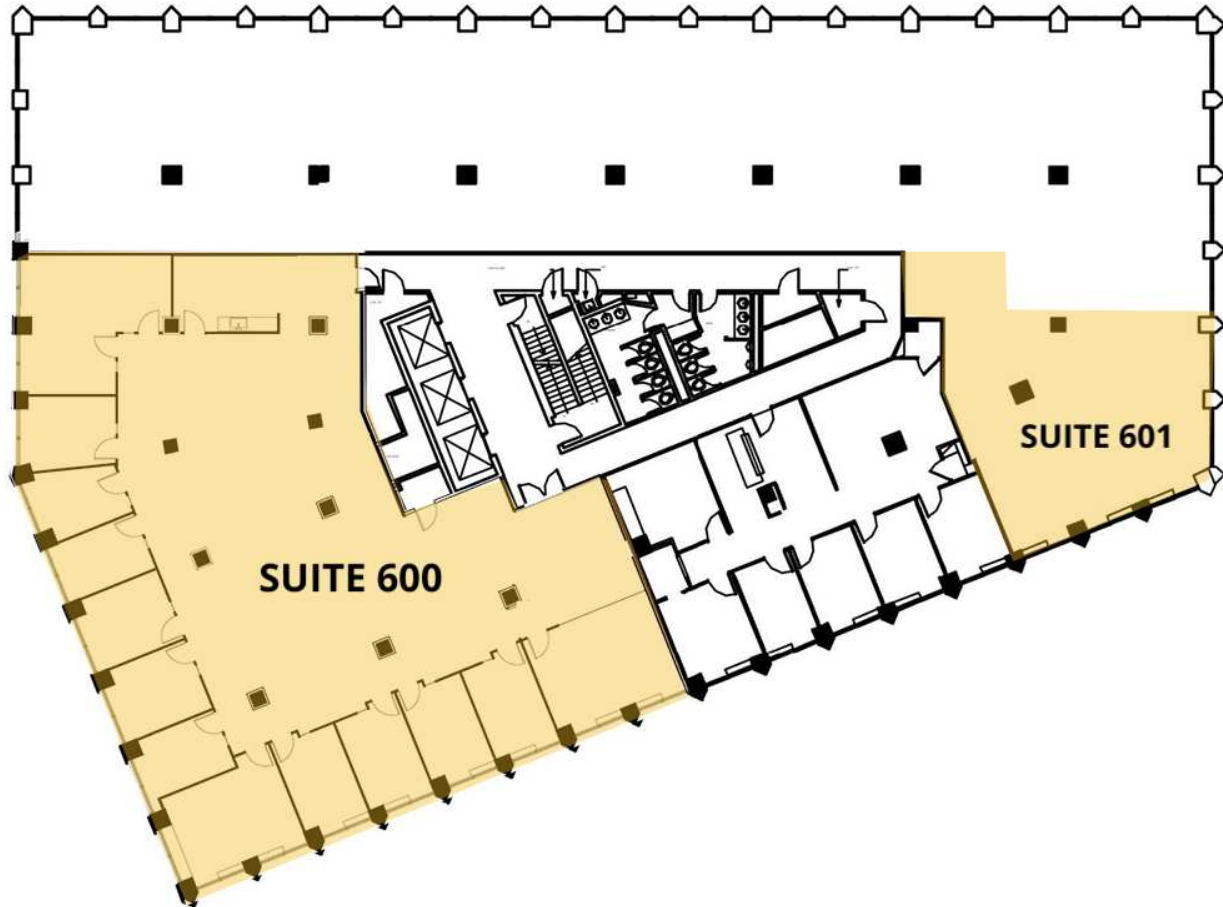
Suite	Size	Description	VIRTUAL TOUR
■ Suite 403	1,450 SF	New move-in ready spec suite with three private, windowed offices; pantry; open work stations; and reception.	View Here



Suite	Size	Description
■ Suite 501	933 SF	Space includes three private, windowed offices and reception/waiting area.



Suite	Size	Description
■ Suite 513	3,118 SF	Space includes eight windowed offices, conference room, reception/waiting area, pantry/copy room, and IT/storage closet.



Suite	Size	Description
■ Suite 600	3,000 - 6,455 SF	Corner suite with immediate elevator exposure. Great window line and views to Tysons Corner. Space can be subdivided.
■ Suite 601	1,354 SF	Space includes three windowed offices, kitchenette/pantry, open work area and reception/waiting area.

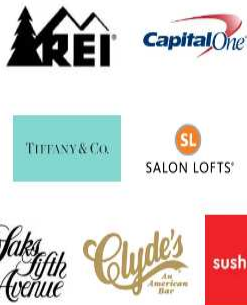
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Location Map

FRIENDSHIP HEIGHTS | D.C.



The Collection at Chevy Chase



The Shops at Wisconsin Place





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