



Offering Memorandum

Vienna Metro Building

502 MAPLE AVENUE W VIENNA, VA 22180

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Investment Summary

502 Maple Avenue W is a prime investment opportunity in the heart of Vienna, Virginia, this state-of-the-art medical office building spans 10,000 square feet. Built in 1978, this property features two, 3,300 SF, fully built-out suites that are move-in ready, as well as two leased retail suites on the first floor.

The building's upper floors include two, newly built-out physician suites, a Laser and Derm Spa, and a modern, 2 room surgical suite. These move-in ready spaces are equipped with updated facilities, updated finishes and lighting, spacious waiting areas, and several procedure rooms. This premier property is strategically designed and ideally located in the heart of Vienna, with ample parking and excellent visibility.

Total Space
10,000 SF

Asking Price
\$4.2M

Rental Rate
\$34-40/ NNN ofc

\$36/NNN RETAIL



502 Maple Avenue W's strategic positioning offers the following advantages to its occupants:



Close Proximity
to I-66



Turn Key solutions for
Medical Practitioners



2 Fully Built Out
Out PO's with
Surgical Suite



Plenty of restaurants and
Retailers

Property Overview



Address 502 Maple Avenue W, Vienna VA

Year Built 1978

RBA 10,000 SF

Stories 3

Typical Floor 3,333 SF

Parking 30

Zoning C-1

Property Photos



Stacking Plan

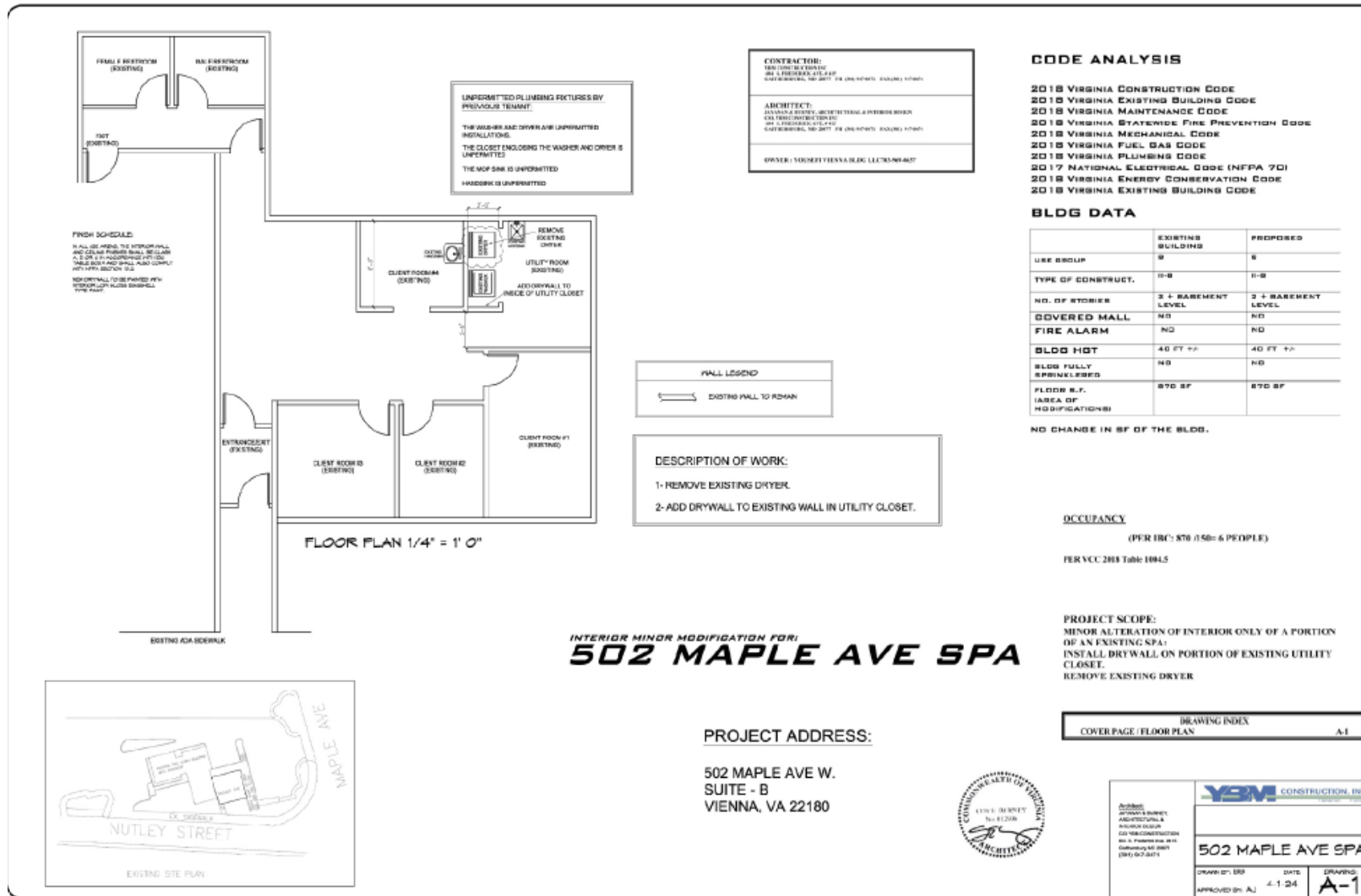
Floor

3rd	Youger Image Physician Office/Medical Spa
2nd	Vienna Surgical Center
1st	Freedom Bank & 5 Star SPA Inc.



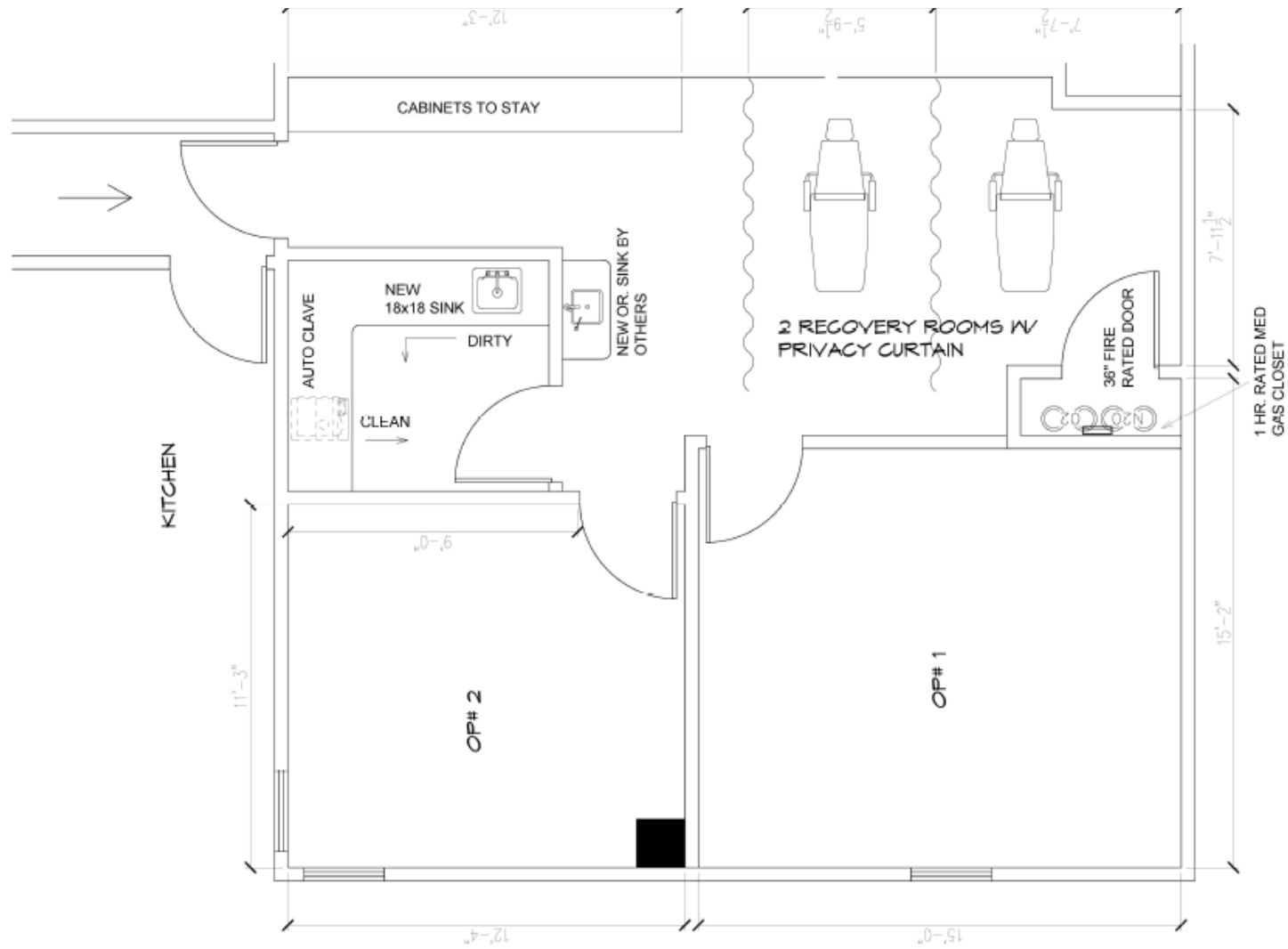
Floor Plans

First Floor



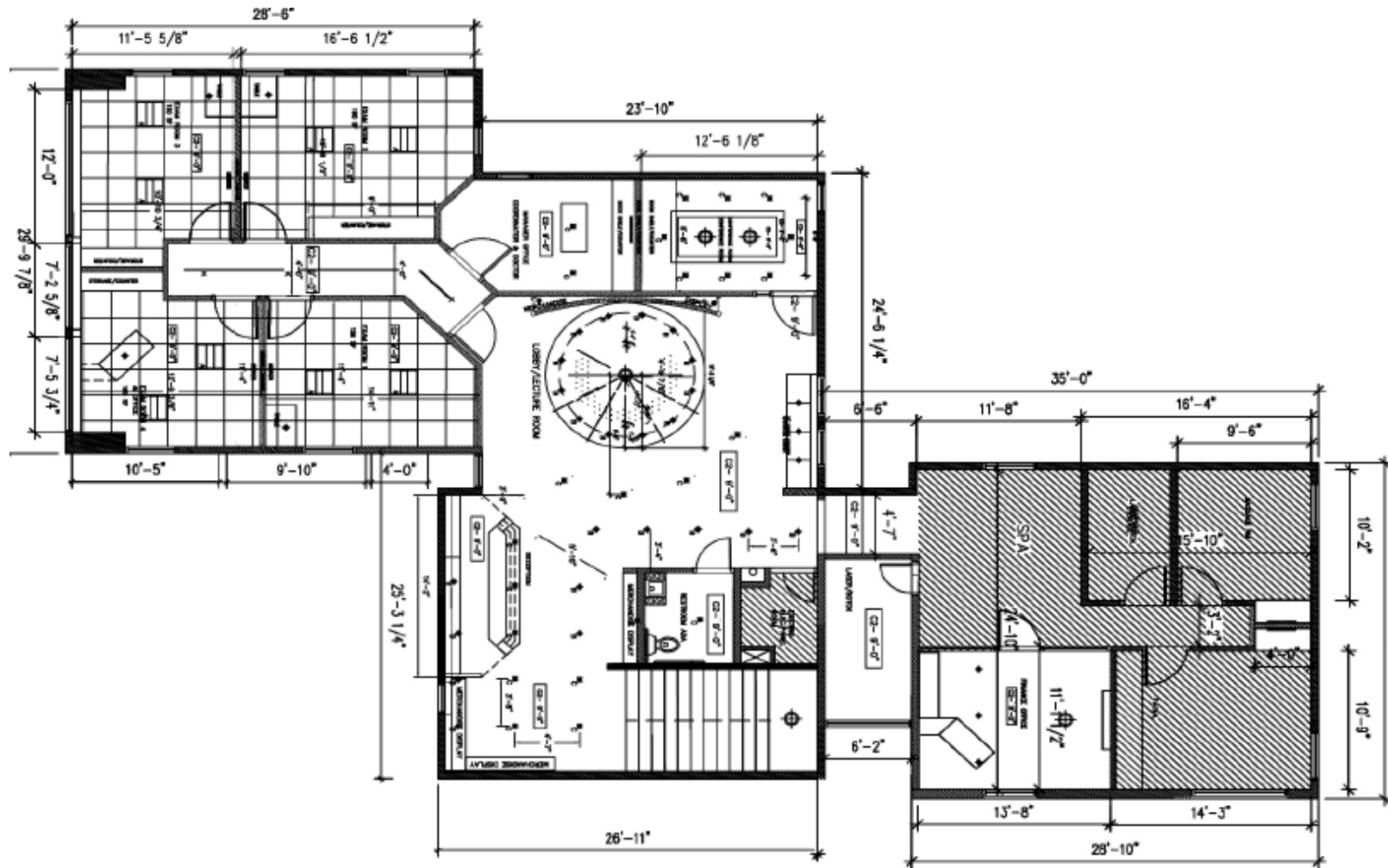
Floor Plans

Second Floor



Floor Plans

Third Floor



Tenant Overview

The Freedom Bank of Virginia

Type and suite	Ground Floor
Lease dates	Dec 2020 - Dec 2025 (Renewal in Progress)
Term	5 Years
Square feet	1,862 square feet
Building share	20%
Rate, amount per year	\$70,456.00
Rate, amount per month	\$38.00 PSF \$5,896/NNN
Rate change per year	3%

Younger Image Physician Office/ Medical Spa

Type and suite	Third Floor
Lease dates	April 2025 - March 2028
Term	3 Years
Square feet	3,333 square feet
Building share	30%
Rate, amount per year	\$112,000.00
Rate, amount per month	\$34.00 PSF/yr \$9,443.50/NNN
Rate change per year	3%

5 Star SPA Inc.

Type	Ground Floor
Lease dates	March 2024 - February 2027
Term	3 Years
Square feet	1,300 square feet
Building share	20%
Rate, amount per year	\$23,484.00
Rate, amount per month	\$1957.00
Rate change per year	3%

Vienna Surgical Center

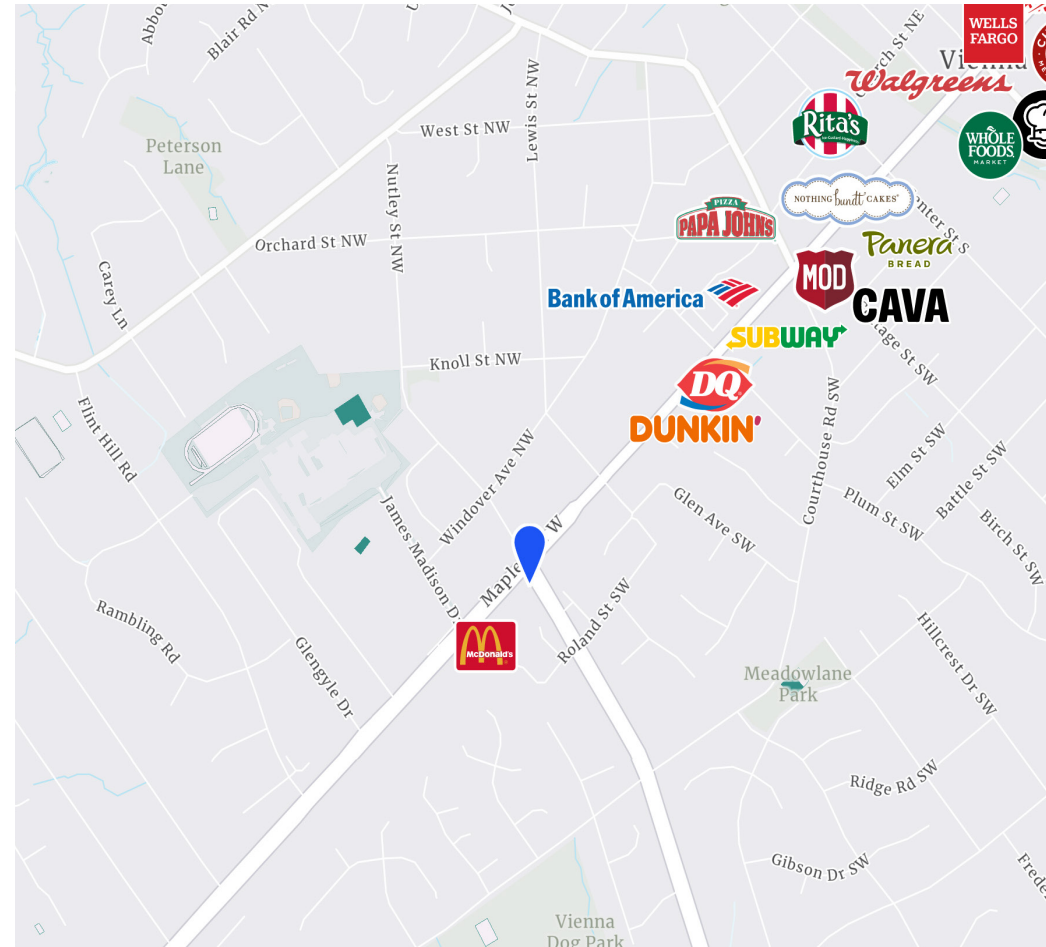
Type	Second Floor
Lease dates	August 2022 - July 2025
Term	3 Years
Square feet	3,333 square feet
Building share	30%
Rate, amount per year	\$133,320.00
Rate, amount per month	\$40.00 PSF/yr \$11,110.00/NNN
Rate change per year	3%

Market Overview

Vienna Virginia

Vienna, Virginia, is a vibrant town within the Washington Metropolitan Area, positioned in the northern part of Virginia, 15 miles west of Washington, D.C. This energetic community presents an appealing backdrop for any medical practice seeking a strategic location. With robust connectivity and infrastructure, exemplified by the accessible Vienna Metro station, the town ensures convenient reach for residents and neighboring areas.

Beyond its logistical advantages, Vienna offers a rich history, a strong sense of community, and an array of modern amenities. These attributes contribute to the town's allure, thus creating an attractive destination for establishing and growing any business.

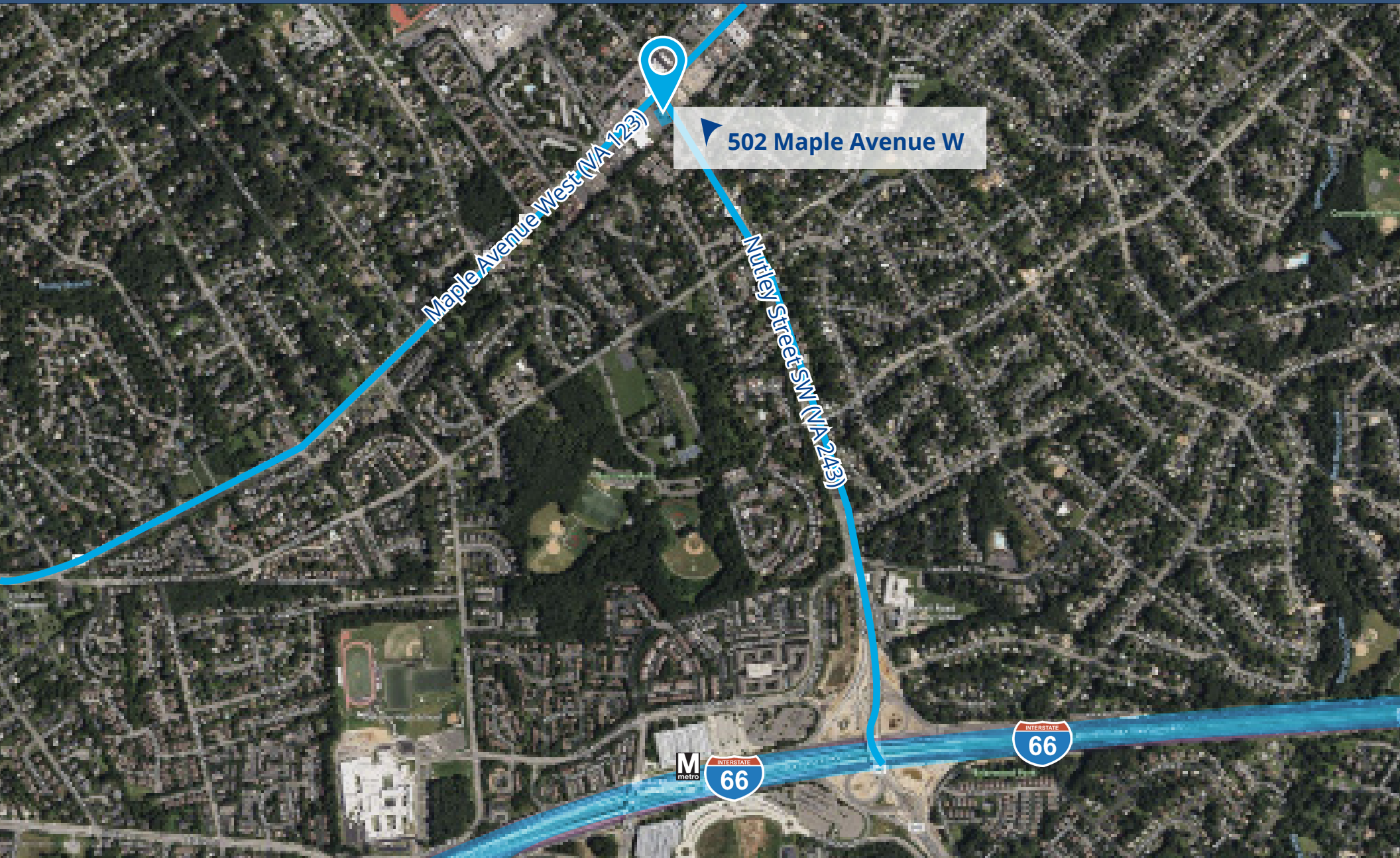


 Avg Healthcare Spend \$14,737	 Avg Number of Households 49,810	 Avg House Price \$1,022,842
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Annual Demographics

	Distance from property		
	1 mile	3 miles	5 miles
Total Population	13,875	105,629	285,583
Median Age	41.2	39.0	38.1
Number of Households	4,949	38,895	105,587
Average Household Income	\$273,465	\$238,671	\$220,825
Average House Price	\$1,107,135	\$1,003,428	\$957,965
Annual Average Household Amount Spent on Healthcare	\$16,626.92	\$14,344.24	\$13,241.84

Unmatched Location



Financial Overview

Property	Yousefi Vienna Building
Property address	502 Maple Ave W
Property size	10,000 square feet
Price per square foot	\$420/sf
Cap rate	6.00%
Operating income Y1	\$250,000
Building size	10,000 square feet
Number of stories	3
Construction year	1978
Lot size	0.48 acres (20,835 SF)
Parking spaces	30

Offering Price

\$4,200,000

Projected returns

Rental Income	\$339,560
Year 1 net cash flow minus OPEX	\$250,000
Cap rate	6.00%
Resale commission	3.00% of sale price



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