



METROPOLITAN MEDICAL CENTER

6323 GEORGIA AVENUE NW

WASHINGTON D.C.

OFFERING MEMORANDUM



Capital Investment LLC
COMMERCIAL REAL ESTATE ADVISORS

CONFIDENTIALITY AGREEMENT

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.** The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Capital Investment LLC, nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT REZA SABAI OF CAPITAL INVESTMENT, LLC FOR MORE DETAILS.

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Metropolitan
Medical Center

6323

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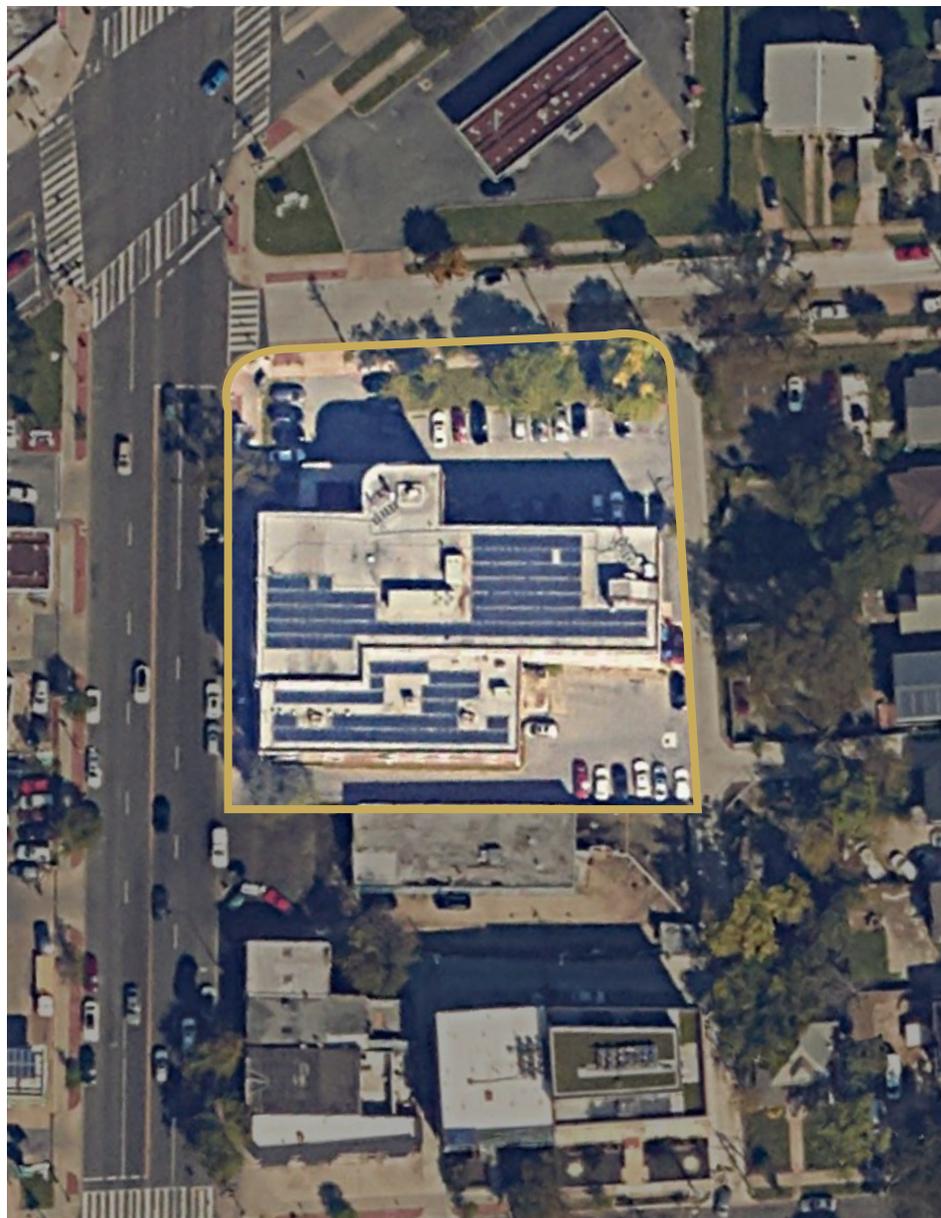


METROPOLITAN MEDICAL CENTER

6323 Georgia Avenue NW
Washington, D.C.

OFFERING SUMMARY

Price	Withheld
Percent Leased	75%
Currently Leased	+/- 32,758 SF <i>(Lease Amendment adding square footage is out for signature)</i>
Rentable SF	+/- 43,683 SF
Number of Stories	3
Lot Size	0.79 Acres
Assesor's Parcel Number	2978-0040
Zoning	MU-4



SUMMARY OF TERMS

INTEREST OFFERED

Fee simple interest in Metropolitan Medical Center, a class B medical office building in the Brightwood neighborhood of Washington D.C.

PROPERTY TOURS

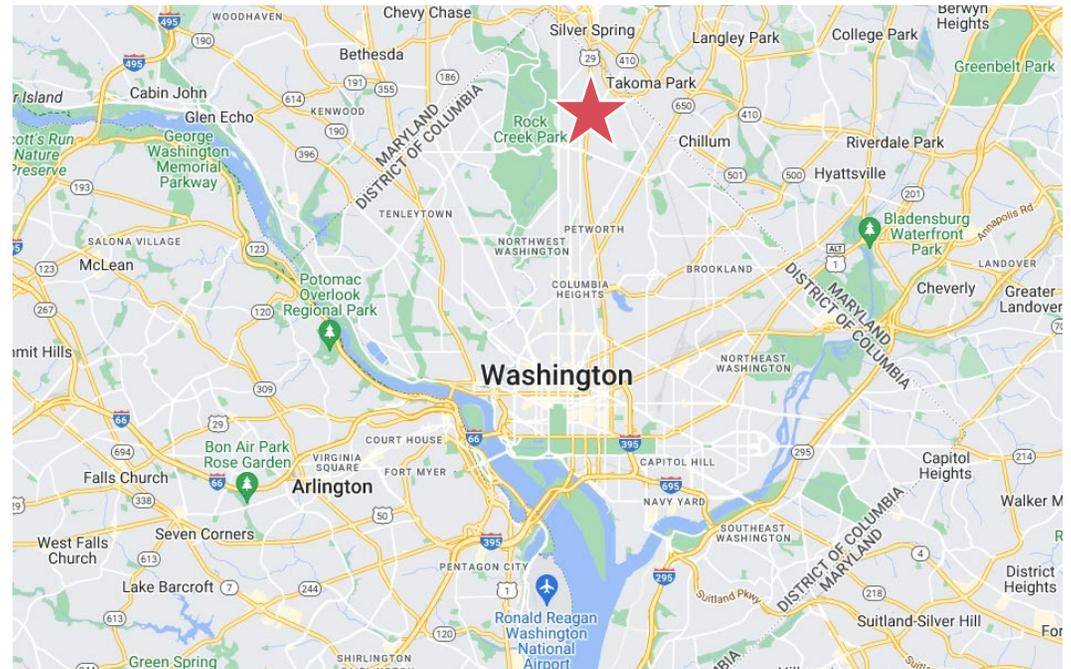
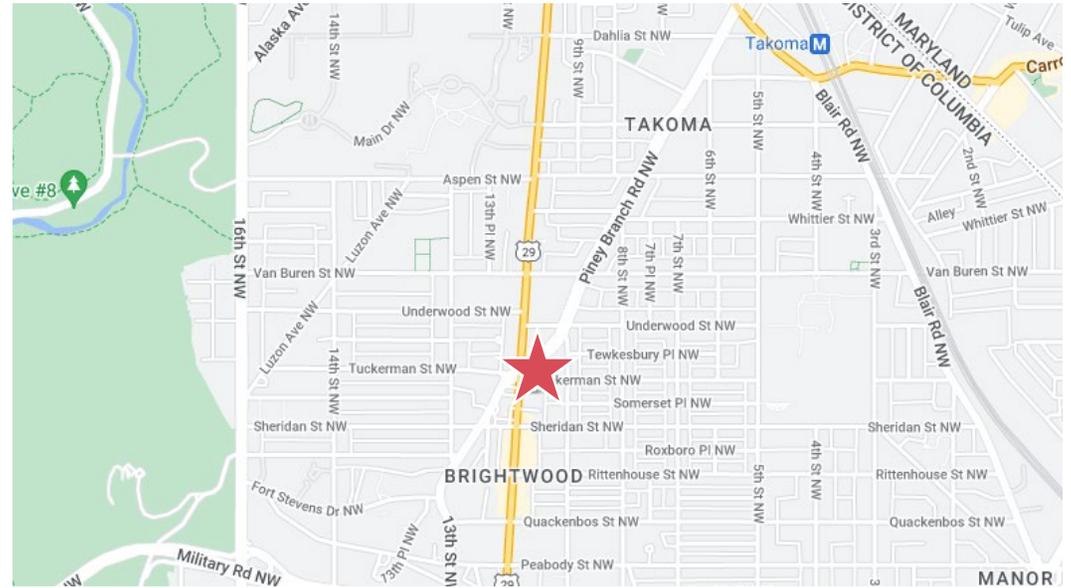
Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours are by appointment only. Please do not contact the owner or tenants.

INVESTOR INFORMATION

The purchasing entity should identify all owners and include a resume outlining their relevant ownership and/or management experience of comparable properties, as well as a statement of financial net worth and availability of funds.

OFFERS

A call for offers date shall be announced.



Capital Investment, LLC, as Exclusive Agent for the Seller, is pleased to present the Metropolitan Medical Center located at 6323 Georgia Avenue NW, a 43,683 SF Medical Office Building set on a 0.78 acre corner lot in Northwest Washington, D.C. (the "Property"). The ADA compliant Property includes an on-site pharmacy, a laboratory and two emergency power generators.

Among the anchor tenants at the Metropolitan Medical Center is USA Vein Clinics. With over 150 locations, USA Vein Clinics is the largest provider of vein and other vascular procedures in the country. The company has recently extended their lease at the Property to 2029 and has doubled the size of their office space.

In addition to the Medical Office Tenants, there are long term leases in place with the U.S. Postal Service and T-mobile. The USPS signed 5-year option extension expires in 2030 and T-mobile in recent years increased the footprint of their cell tower leases on roof.

The property is embedded in the community and located at the intersection of four of the most vibrant neighborhoods in Northwest D.C.: Manor Park, Brightwood, 16th Street Heights, and Petworth. The Parks at Walter Reed is only 4 blocks to the north and is a billion dollars 3.1 million square feet development which includes residential, retail, and office space.

Nearby amenities include Walmart, Safeway, and the newly opened Art Place at Fort Totten. Brightwood's central location ensures excellent connectivity, with easy access to major transportation routes and metro stations such as Takoma Park, Georgia Avenue-Petworth, and Fort Totten, allowing easy travel throughout Washington, DC, and downtown Silver Spring, MD.

INVESTMENT HIGHLIGHTS

- Established medical office building serving a dense urban community
- Long term anchor tenants United States Postal Service and USA Vein Clinics
- Constrained market: no comparable medical office building within miles
- Strong and growing demand for small doctor space
- Changing demographics in developing neighborhoods like Petworth and Brightwood
- Located on the corner of two highly trafficked roads that sees ~40,000 vehicles daily

PROPERTY HIGHLIGHTS

- Ideally located at main intersection serving as the medical center for the community
- Multi-level office building with two backup generators
- Bus stop for multiple bus lines directly at front of property offering door-to-door service for walk-in clients
- U.S. Postal Office is served by an independent entryway giving the appearance that there are two buildings on site
- New HVAC equipment replaced by current owner
- Solar panels on roof provide reduced energy costs
- T-mobile has invested over a million dollars installing cell towers that guarantees income for many years to come

TENANT SPOTLIGHT



USA Vein Clinics is a leading healthcare provider dedicated to treating vein disorders with a patient-centric approach. Established with a mission to improve lives through innovative and effective treatments, USA Vein Clinics specializes in non-surgical procedures for varicose veins, spider veins, and related conditions.



With over 150 locations around the country, USA Vein Clinics is the largest provider of vein and other vascular procedures in the country.

Although the company has many locations throughout the region, the Metropolitan Medical Center is the sole location the company has in the District of Columbia. The company became a tenant in 2015 and has done so well in the location that in 2022 that they signed a lease amendment to double the size of their space and extend their lease to 2029. The new space will house a state of the art Cath Lab.



The United States Postal Service (USPS) is a vital institution that facilitates the delivery of mail and packages across the nation. Established in 1775, it has grown into a cornerstone of American infrastructure, serving both urban centers and rural communities with equal dedication. USPS operates a vast network of post offices and distribution centers, employing hundreds of thousands to ensure reliable and efficient delivery. Beyond mail, USPS offers a range of services including money orders and passport applications, embodying its commitment to serving the public and connecting Americans nationwide.



USPS has been a tenant in the building since 1985 and the last signed 5-year option extension was signed earlier this year and expires in 2030.

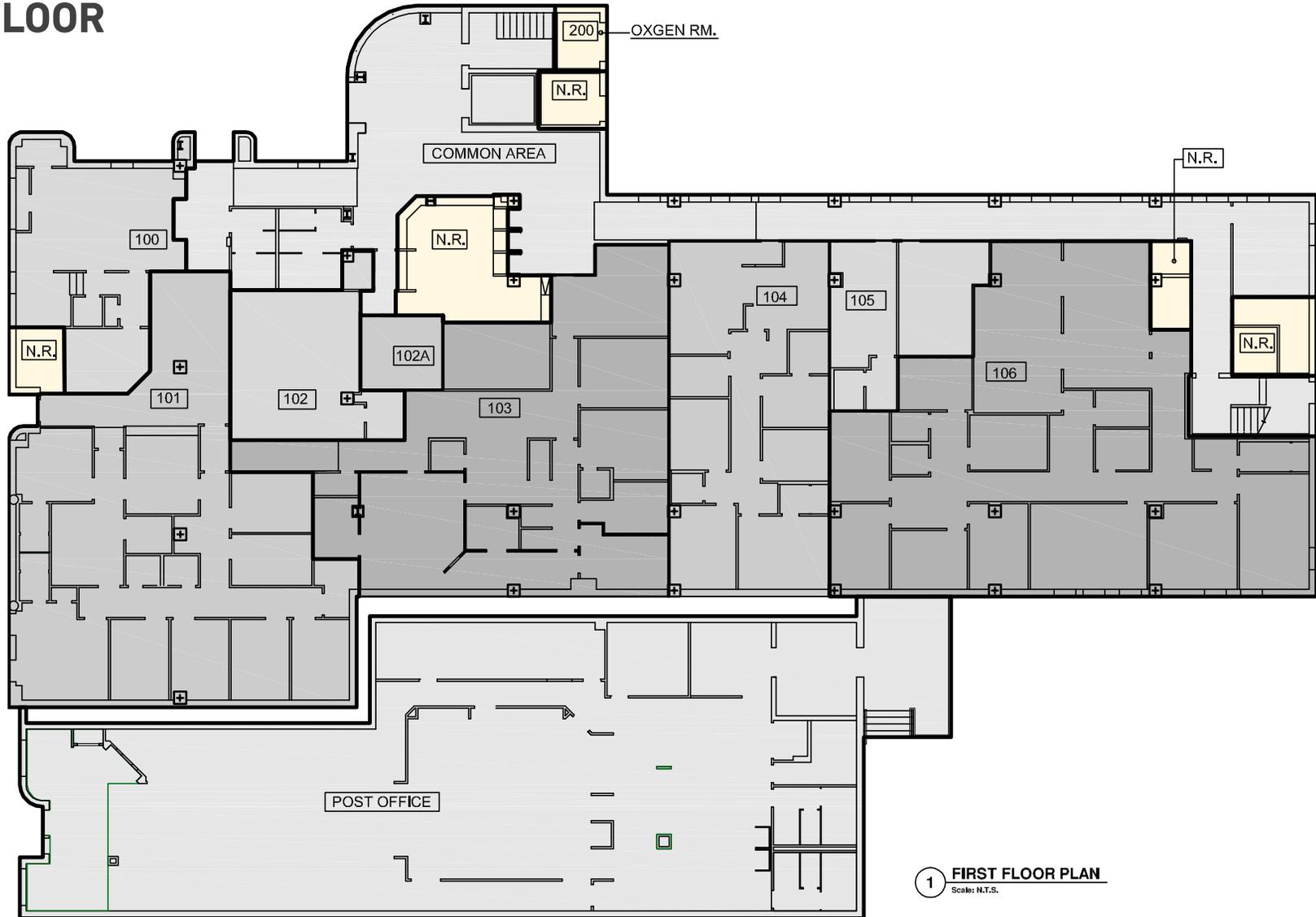


T-Mobile stands out as a major force in the telecommunications industry, offering extensive coverage and a range of innovative mobile services tailored to meet diverse consumer needs. Established in 1994, T-Mobile has grown to become one of the largest wireless carriers in the United States. Known for eliminating contracts, simplifying pricing, and pioneering 5G technology.



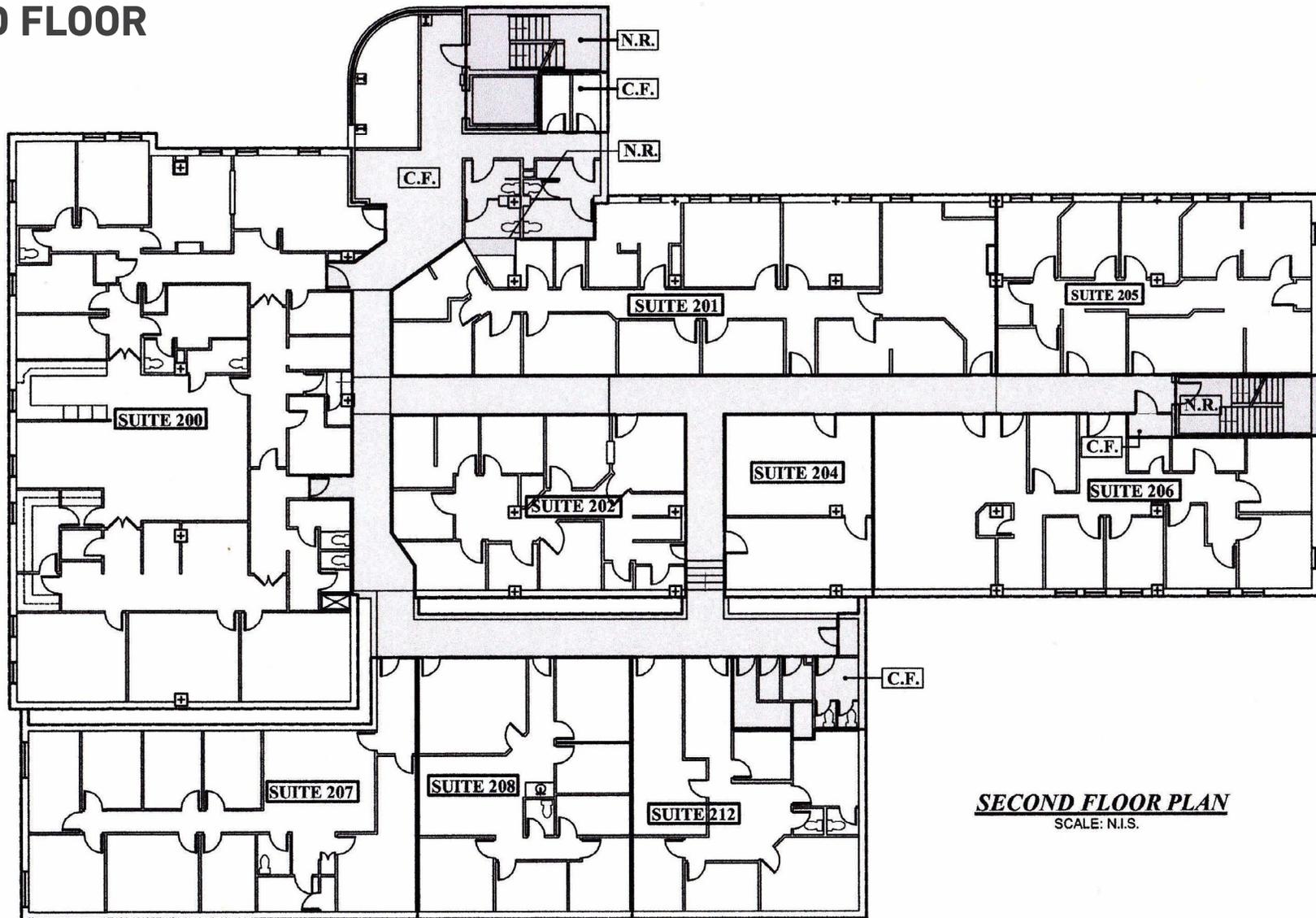
In 2018, T-Mobile invested over a million dollars in the construction of cell towers on the roof of the building and in 2021 they signed a lease amendment adding additional equipment. The lease expires in 2026 with 3 five year options to extend their lease and a development clause in case the property owner wants to redevelop the property one day.

FIRST FLOOR



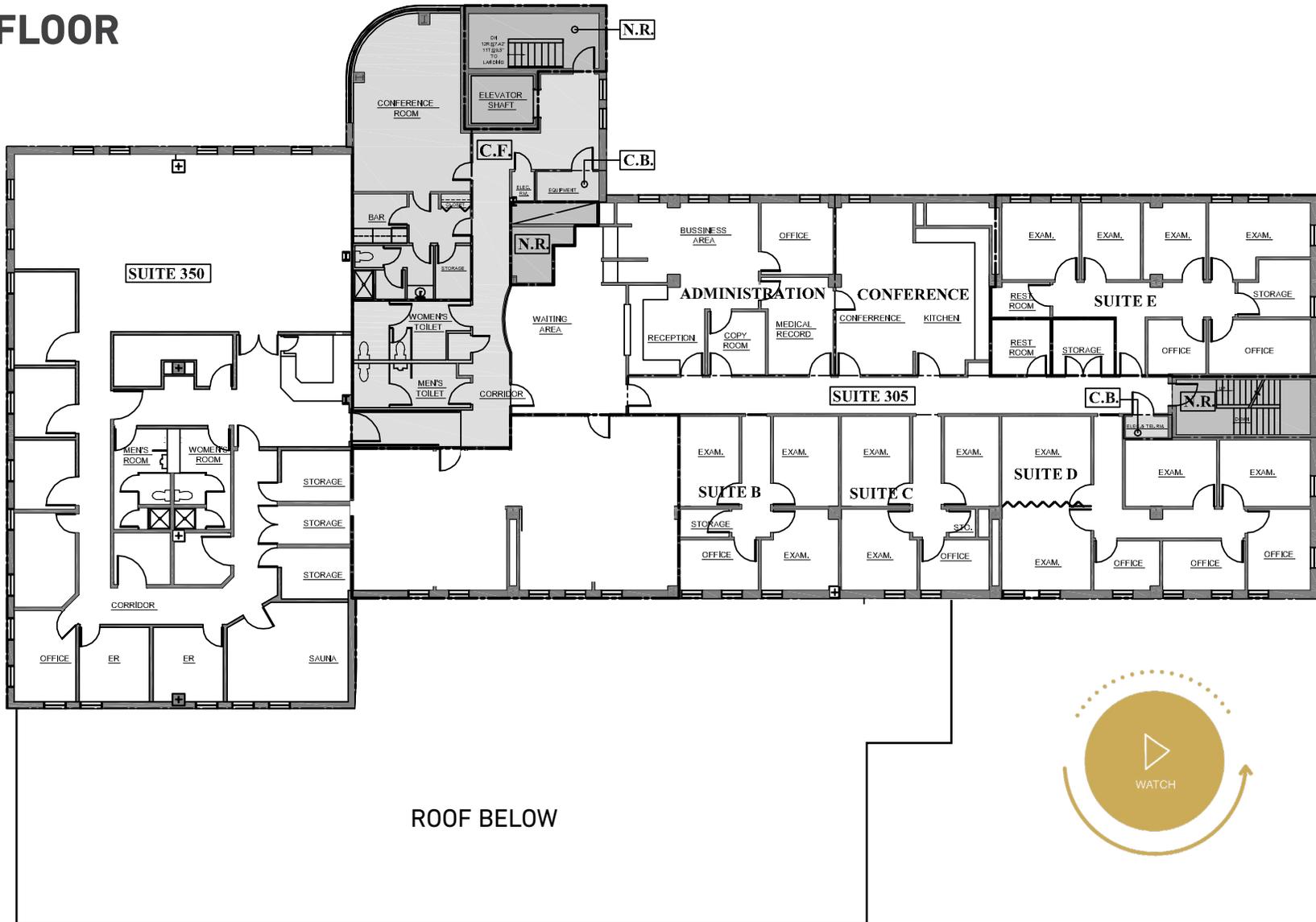
1 FIRST FLOOR PLAN
Scale: N.T.S.

SECOND FLOOR



SECOND FLOOR PLAN
SCALE: N.I.S.

THIRD FLOOR





LOBBY



FRONT OF BUILDING



BUILDING REAR



LOBBY



BUILDING FACING GEORGIA AVENUE



BUILDING FACING GEORGIA AVENUE



REAR LOADING DOCK



LOBBY



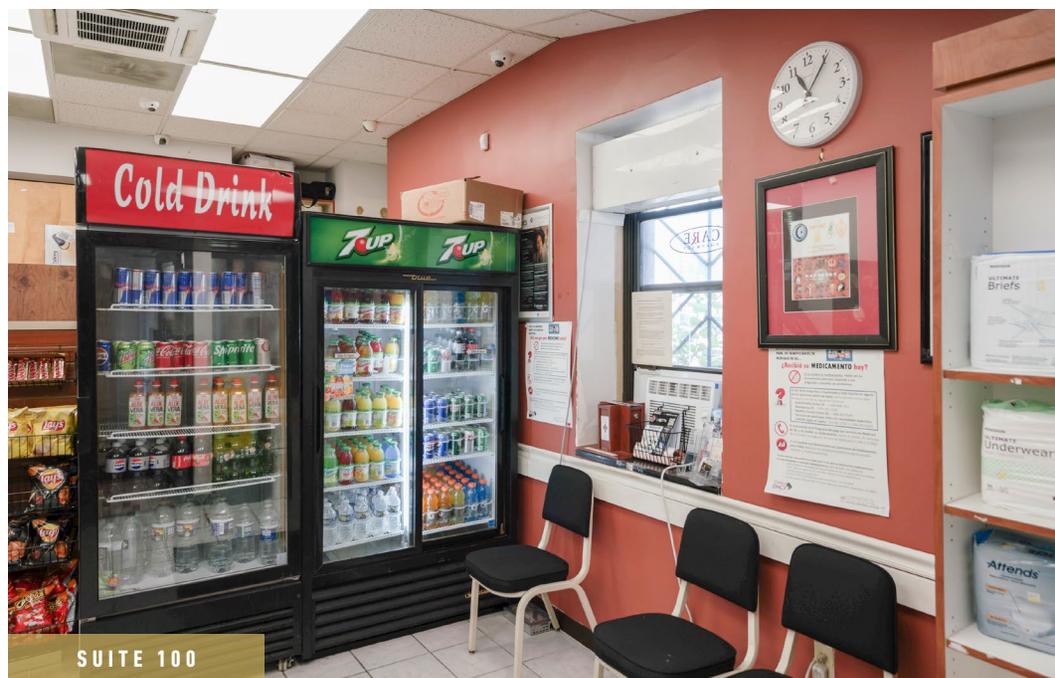
LAB 102



SUITE 102



3RD FLOOR



SUITE 100

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SUITE 210



SUITE 210



SECOND FLOOR COMMON AREA



SUITE 104

NEIGHBORHOOD OVERVIEW

Georgia Avenue, the bustling central artery of Brightwood, reflects the neighborhood's vibrant character and economic vitality. This major thoroughfare hosts a diverse array of local businesses, national retailers, and essential services, making it a bustling hub of activity and convenience. Notable developments along Georgia Avenue include the recently revitalized Walter Reed Campus, which now offers upscale retail, dining, and residential options, enhancing the area's allure. The avenue also features popular spots like the Walmart Supercenter and a variety of dining venues, from cozy cafes to diverse international cuisine. Its proximity to the Georgia Avenue-Petworth Metro station ensures excellent connectivity, attracting both pedestrians and commuters alike. With continuous enhancements and a strong community spirit, Georgia Avenue stands as a prime location for businesses seeking visibility and growth in the heart of Washington, D.C.



NEIGHBORHOOD DEVELOPMENT



THE PARKS AT WALTER REED

- The 66-acre development at the historic Walter Reed Army Medical Center site will eventually encompass 3.1 million square feet of new construction and the adaptive reuse of historic structures. The development will include retail spaces, multifamily residences for both rent and sale, townhomes, offices, healthcare facilities, a school, and a hotel.
- The development will include about 220,000 square feet of retail space, over 300,000 square feet dedicated to office and ambulatory care facilities, a 200-key hotel with a conference center, a high-performing language-immersion school, and 30,000 square feet allocated for creative and arts purposes.



RIGGS PARK PLACE

- The project will feature 90 multifamily townhome units along with 10,000 SF of retail space.
- Constructed in 2022 by Paramount Development.
- Situated in the Fort Totten neighborhood and moments to Metro with Red, Yellow, and Green Line trains and easy access to shopping and DC destinations, these modern townhomes offer open floorplans and sophisticated features to help you create an ideal urban lifestyle.
- Pocket parks and streetscape offer inviting gathering spots.



ART PLACE AT FORT TOTTEN PHASE II

- The new town center development will include 294 residential units spread over three mixed-use buildings featuring a 35,000 SF food collective, 27,000 SF of retail, a 32,000 SF interactive art experience, including a 27,000 SF Explore. Children's Museum, a 24,000 SF Aldi grocery store, and over 40,000 square feet of community event space.
- A transit-oriented, 200,000,000 SF mixed-use development located near Metro, Art Place will help to transform this section of DC into a creative and walkable destination.

DEVELOPMENT OPPORTUNITIES

Defined as a Major Development Opportunity by the DC Office of Planning. The DC Office of Planning regularly identifies and promotes major development opportunities within Washington, D.C. These initiatives are crucial for urban growth and community enhancement. They typically involve large-scale projects that aim to revitalize neighborhoods, improve infrastructure, and attract businesses and residents.



ASPEN ST NW

13TH PLACE NW

GEORGIA AVE NW

PINEY BRANCH RD NW

UNDERWOOD ST NW

9TH ST NW

Brightwood

PETWORTH

LOCATED IN A HUBZONE (HISTORICALLY UNDERUTILIZED BUSINESS ZONE) QUALIFIED CENSUS TRACT THAT HELPS ECONOMIC DEVELOPMENT IN URBAN AREAS.

THE PARKS AT WALTER REED is only 4 blocks north and is slated to be a one billion dollar development project by Hines Urban Atlantic.

6400 GEORGIA AVENUE, NW

Major Development Opportunities

FUTURE SITE OF A GEORGIA AVENUE STREET CAR STATION.

Facade Improvements

Infill/Redevelopment Opportunity

Pedestrian Improvements

Public Realm Improvements

THE INTERSECTION OF GEORGIA AVENUE AND PINEY BRANCH RD. IS PRIMED FOR MAJOR REDEVELOPMENT.

BRIGHTWOOD/PETWORTH HAS BEEN ONE OF THE NEIGHBORHOODS IN D.C. WITH THE MOST GAINS FOR HOUSE FLIPPING YEAR AFTER YEAR AND ONE OF THE HOTTEST PLACES TO LIVE, WORK, AND PLAY.

RETAILER MAP

STRATEGIC LOCATION

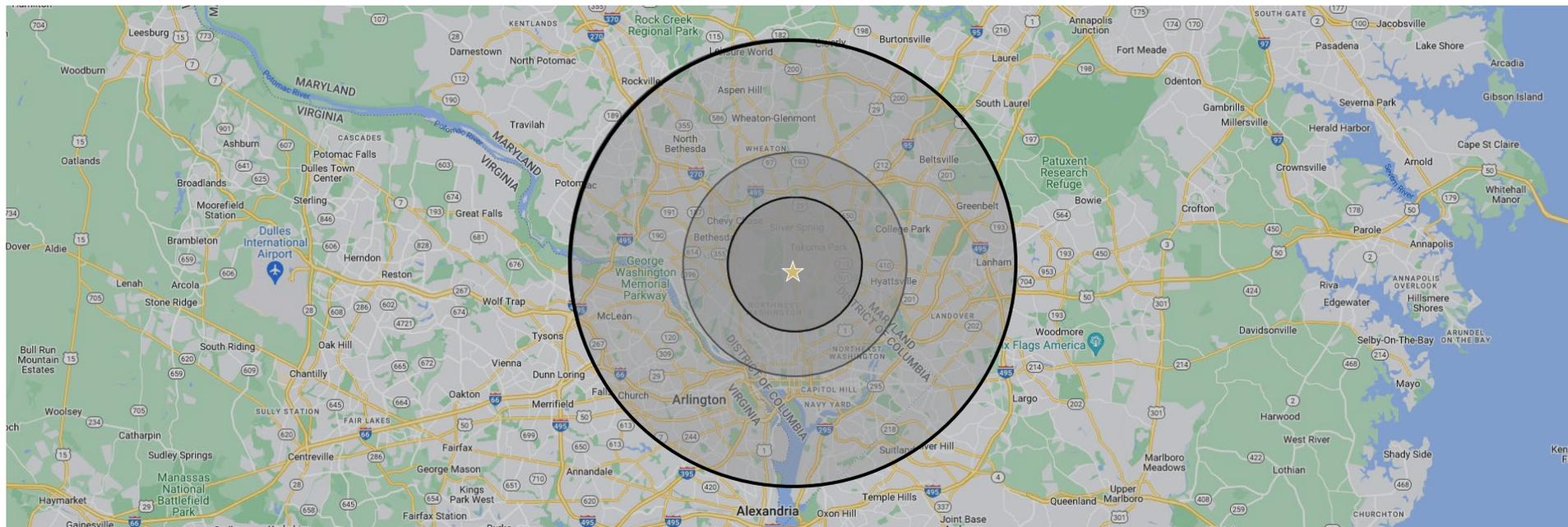
- Located at the intersection of Georgia Avenue and Tuckerman
- Located on heavily traveled roads Georgia Avenue and Piney Branch Avenue) Attractively situated near some of the area's most desired businesses and shopping centers
- Downtown Silver Spring is only minutes away

ACCESSIBILITY

- Conveniently accessible by car and public transportation (seven days a week)
- The Metro Bus Stop is right outside the front door of the building
- The building has plenty of off-street parking and is surrounded by both metered and non-metered street parking



DEMOGRAPHICS SUMMARY REPORT



HOUSEHOLDS	3 MILES	5 MILES	10 MILES
2028 Household Projection	114,129	311,344	810,842
2023 Households	117,867	318,251	819,108
2010 Census Households	113,467	288,266	739,557
Annual Growth 2010-2023	1.1%	1.5%	1.3%
Annual Growth 2023-2028	-0.6%	-0.4%	-0.2%
Owner Occupied Households	49,555	139,693	390,684
Renter Occupied Households	64,574	171,651	420,158
Median Home Value	\$671,014	\$669,278	\$535,642
Median Year Built	1954	1959	1966

DEMOGRAPHICS

TRAFFIC REPORT

POPULATION	3 MILES	5 MILES	10 MILES
2028 Projection	277,522	743,184	1,985,330
2023 Estimate	285,457	755,061	1,997,490
2010 Census	276,983	691,976	1,822,927
Growth 2023 - 2028	-2.78%	-1.57%	-0.61%
Growth 2010 - 2023	3.06%	9.12%	9.58%
2023 Population by Hispanic Origin	78,597	171,377	397,908
2023 Population	285,457	755,061	1,997,490
White	150,915 (52.87%)	444,239 (58.88%)	1,059,519 (53.04%)
Black	104,973 (36.77%)	223,402 (29.59%)	683,573 (34.22%)
American Indian & Alaskan	4,588 (1.61%)	9,637 (1.28%)	20,551 (1.03%)
Asian	13,235 (4.64%)	50,046 (6.63%)	164,694 (8.25%)
Hawaiian & Pacific Island	1,233 (0.43%)	2,055 (0.27%)	3,703 (0.19%)
Other	10,512 (3.68%)	25,683 (3.40%)	65,449 (3.28%)
U.S. Armed Forces	252	1,965	11,649
EDUCATION	3 MILES	5 MILES	10 MILES
Some High School, No Diploma	31,122	62,420	155,931
High School Graduate	29,925	67,480	226,882
Some College, No Degree	30,481	73,497	241,327
Associate Degree	18,339	40,459	101,226
Bachelor's Degree	47,331	136,349	351,127
Advanced Degree	64,117	195,145	431,780
Renter Occupied Households	64,574	171,651	420,158

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DEMOGRAPHICS

TRAFFIC REPORT

HOUSEHOLD INCOME	3 MILES	5 MILES	10 MILES
< \$25,000	14,268	37,468	102,525
\$25,000 - 50,000	16,711	37,207	102,772
\$50,000 - 75,000	15,204	37,636	106,558
\$75,000 - 100,000	13,321	36,051	94,630
\$100,000 - 125,000	11,755	32,015	84,190
\$125,000 - 150,000	8,677	24,208	64,458
\$150,000 - 200,000	13,001	38,278	93,640
\$200,000+	24,930	75,389	170,335
Avg Household Income	\$130,928	\$139,310	\$131,327
Median Household Income	\$98,928	\$108,405	\$100,911

HOUSEHOLD COMPOSITION	3 MILES	5 MILES	10 MILES
1-Person Households	44,823	129,537	302,689
2-Person Households	34,071	94,150	242,911
3-Person Households	15,926	39,293	112,059
4-Person Households	11,619	28,511	83,738
5-Person Households	5,811	13,789	41,129
6-Person Households	2,736	6,467	18,825
7-Person Households	2,880	6,504	17,756

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DEMOGRAPHICS

TRAFFIC REPORT

POPULATION BY AGE	3 MILES	5 MILES	10 MILES
Age 0 - 4	18,279	51,245	127,063
Age 5 - 9	17,175	46,384	119,451
Age 10 - 14	15,948	41,434	114,490
Age 15 - 19	15,257	39,047	111,969
Age 20 - 24	15,822	42,060	117,469
Age 25 - 29	20,271	57,086	148,809
Age 30 - 34	24,704	70,298	169,208
Age 35 - 39	25,502	70,091	166,484
Age 40 - 44	22,989	60,682	149,702
Age 45 - 49	19,138	49,099	128,764
Age 50 - 54	17,140	43,436	120,197
Age 55 - 59	16,200	40,865	115,933
Age 60 - 64	15,085	37,955	107,959
Age 65 - 69	13,236	33,288	93,608
Age 70 - 74	10,905	27,531	77,265
Age 75 - 79	7,716	19,509	55,340
Age 80 - 84	4,892	12,322	35,532
Age 85+	5,199	12,729	38,244

DEMOGRAPHICS

TRAFFIC REPORT

POPULATION SUMMARY	3 MILES	5 MILES	10 MILES
Age 15+	234,056	615,998	1,636,483
Age 20+	218,799	576,951	1,524,514
Age 55+	73,233	184,199	523,881
Age 65+	41,948	105,379	299,989
Median Age	38	37.1	37.7
Avg Age	38.5	37.8	38.5
Median Age, Male	37.6	37	37.1
Avg Age, Male	37.6	37.2	37.5
Median Age, Female	38.4	37.3	38.4
Avg Age, Female	39.3	38.5	39.4

EDUCATION	3 MILES	5 MILES	10 MILES
Some High School, No Diploma	31,122	62,420	155,931
High School Graduate	29,925	67,480	226,882
Some College, No Degree	30,481	73,497	241,327
Associate Degree	18,339	40,459	101,226
Bachelor's Degree	47,331	136,349	351,127
Advanced Degree	64,117	195,145	431,780

EMPLOYMENT	3 MILES	5 MILES	10 MILES
Civilian Employed	163,587	424,483	1,094,303
Civilian Unemployed	7,722	17,626	53,663
Civilian Non-Labor Force	59,450	164,110	454,604
U.S. Armed Forces	263	1,971	11,513

DEMOGRAPHICS

TRAFFIC REPORT

WORKER TRAVEL TIME TO JOB	3 MILES	5 MILES	10 MILES
<30 Minutes	54,567	171,914	449,663
30-60 Minutes	80,862	185,247	463,996
60+ Minutes	18,421	41,895	128,238
HOUSEHOLD COMPOSITION	3 MILES	5 MILES	10 MILES
1-Person Households	44,823	129,537	302,689
2-Person Households	34,071	94,150	242,911
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4-Person Households	11,619	28,511	83,738
5-Person Households	5,811	13,789	41,129
6-Person Households	2,736	6,467	18,825
7-Person Households	2,880	6,504	17,756
MARITAL STATUS	3 MILES	5 MILES	10 MILES
Married	35,707	93,907	274,282
Married No Children	20,126	54,518	156,229
Married with Children	15,581	39,388	118,053
HOUSING UNITS	3 MILES	5 MILES	10 MILES
1 Unit	57,103	140,305	412,915
2 - 4 Units	8,768	25,938	54,087
5 - 19 Units	21,466	48,259	157,413
20+ Units	52,501	160,477	309,178

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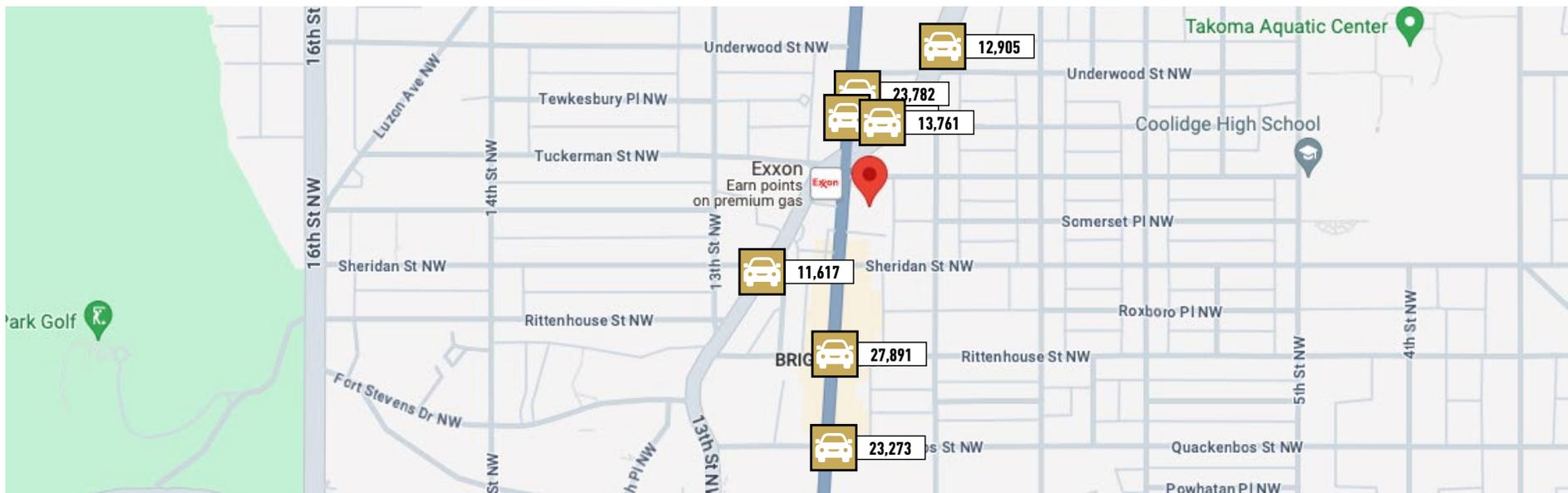
DEMOGRAPHICS

TRAFFIC REPORT

HOUSING VALUE	3 MILES	5 MILES	10 MILES
< \$100,000	545	2,073	6,371
\$100,000 - 200,000	765	2,450	16,342
\$200,000 - 300,000	2,467	6,891	40,958
\$300,000 - 400,000	6,553	18,578	68,700
\$400,000 - 500,000	7,261	20,541	55,345
\$500,000 - 1,000,000	24,188	62,886	142,232
\$1,000,000+	9,949	30,228	65,762

HOUSING BY YEAR BUILT	3 MILES	5 MILES	10 MILES
Built 1940 - 1949	58,119	132,512	230,101
Built 1950 - 1959	23,785	55,816	140,874
Built 1960 - 1969	15,960	42,901	143,496
Built 1970 - 1979	8,481	26,796	91,713
Built 1980 - 1989	4,239	15,174	68,334
Built 1990 - 1999	2,523	9,122	44,056
Built 2000 - 2010	9,445	30,892	82,543
Built 2010+	17,401	62,198	133,764

TRAFFIC COUNT REPORT



POPULATION SUMMARY	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Piney Branch Rd NW	Georgia Ave NW SW	13,761	2022	0.06 mi
Georgia Avenue Northwest	Piney Branch Rd NW S	23,600	2022	0.07 mi
Piney Branch Road Northwest	Sheridan St NW SW	11,617	2022	0.10 mi
Georgia Ave NW	Rittenhouse St NW S	27,891	2018	0.13 mi
Piney Branch Rd NW	Underwood St NW SW	12,905	2022	0.16 mi
Georgia Ave NW	Rittenhouse St NW N	24,215	2022	0.17 mi
Georgia Avenue Northwest	Rittenhouse St NW N	23,273	2022	0.17 mi
Piney Branch Road Northwest	Rittenhouse St NW	14,801	2022	0.18 mi
Georgia Ave NW	Whittier Pl NW N	26,051	2022	0.29 mi
Georgia Ave NW	Peabody St NW N	20,702	2022	0.33 mi

METROPOLITAN MEDICAL CENTER

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WASHINGTON D.C.



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