

# Medical Condo for Sale on Washington Circle

## Washington Circle 3 Washington Circle, NW Washington, DC 20037

### Space Profile

<b>Premises</b>	4th Floor
<b>RSF</b>	2,430 RSF
<b>Asking Price</b>	\$980,000
<b>Present Condo Fee</b>	\$2,071.71/mo.
<b>Annual Taxes</b>	\$21,926.84 (2018)
<b>Estimated Rental Fees received in 2019</b>	\$90,000
<b>Parking</b>	2 spaces for an additional cost; subsidized patient parking

### Features

- 5 light filled offices with unobstructed views overlooking Washington Circle (one with a separately attached administrative office)
- 2 larger offices overlooking inner building's courtyard (one with a wood burning fireplace, presently not in service)
- 2 bathrooms
- Kitchenette
- 2 administrative offices plus 3 storage closets
- Professionally designed waiting room
- 1 block from GW Hospital
- Walking distance to 3 Metro stops and the Circulator bus
- Estimated \$120,000 in annual income from renting all 7 offices

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**For More Information** Cresa  
1800 M Street, NW  
Suite 300N  
Washington, DC 20036  
[cresa.com/washingtondc](http://cresa.com/washingtondc)



Michael Kent  
202.308.8817  
[mkent@cresa.com](mailto:mkent@cresa.com)

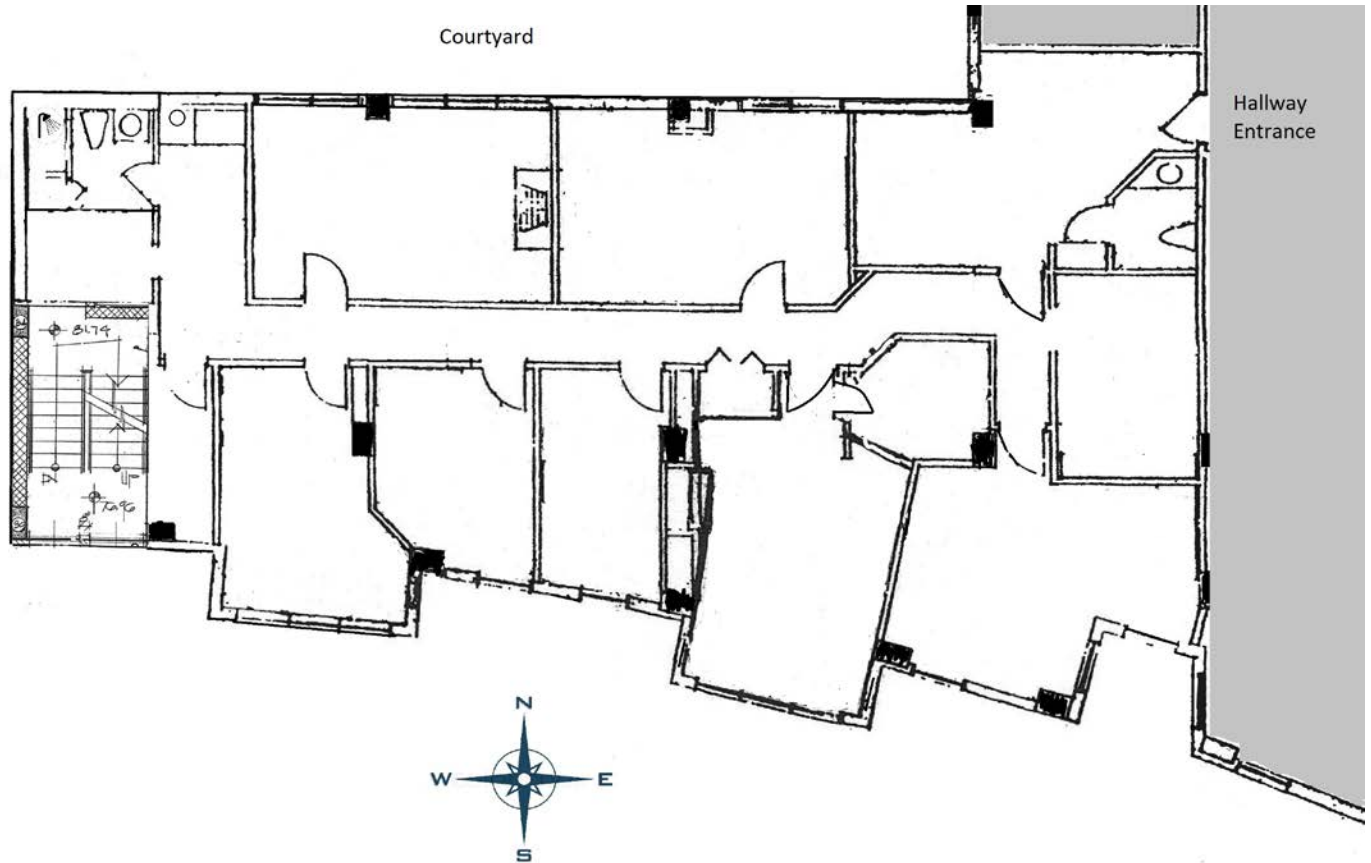


Jake C. Ruben  
202.942.1724  
[jruben@cresa.com](mailto:jruben@cresa.com)



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