Offering Memorandum for:
4400 MacArthur Boulevard, NW
Commercial Condominium
Unit 103 & Parking (10 spaces)
Washington, DC 20007

O'Neill Realty Advisors, LLC

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PROPERTY SUMMARY

Location	4400 MacArthur Boulevard, Unit 101 Washington, DC 20007
	Square Footage (SF)
Commercial Condominium	5,273 SF
Total # of Units in Bldg	17
Year Built	1981, updated 1999-2000
Covered Parking	Ten (10) Separately Deeded Spaces
Square & Lots	Square: 1356 Lot: 2152 (Condo Unit) Square: 1356 Lots: See Parking Plat on Page 13
Condo Fees	Office: $2,995.80/month Parking: $334.10/month (10 spaces)

Zoning	MU-3A, go to link below for permitted uses and details ***https://handbook.dcoz.dc.gov/zones/mixed-use/mu-3/***

* *All square footage figures above are from documents provided by a third party and are assumed to be approximate.*

INVESTMENT HIGHLIGHTS

- Opportunity to occupy as owner or lease as investor
- Solid investment income with local, historically stable tenancy and low vacancy, and strong historical rent growth
- The property is vacant and can be immediately occupied or leased upon sale
- The property is located within the Palisades, one of Washington, DC's most desirable neighborhoods with rich history and attractive architecture, and close to Georgetown and Reagan Airport
- The property's proximity to Washington, DC, Northern VA and Bethesda, MD as well as the vehicular corridors of I-495, I-270, and Canal Road.
- Property has excellent visibility and exposure along the MacArthur Blvd corridor
- The property's proximity to retail, food, restaurants, and other amenities for employees
- The property has MU-3A Zoning, therefore it enjoys great flexibility and can be permitted by mater of right many uses, including office, medical, daytime care, schools and other uses
- The property has ten (10) separately deeded, garage parking spaces on site that convey and additional free parking behind the bldg. and on the street
- The property can be easily self-managed and has low operating expenses
- Property enjoys excellent demographics: Total # of households = 367,719 (5 mile radius), 2022 total population= 788,660 (5 mile radius), Median home value= $901,754 (2 mile radius).
- The property is set in a tranquil and quiet environment and backs up to the Old Trolley Line Hiking Trail. The C&O Canal and Potomac River are steps away
- The building has ample restrooms and multi-zoned HVAC for each leasable space.
- Current private office setup with flexible floor plan attractive to both owner occupants and investors
- The property's garage has easy ingress and egress for vehicles
- The garage is sprinklered for fire suppression
- The supply for this type of property, and the availability to purchase them, is very limited
- High barrier to entry in this neighborhood for any commercial properties
- Solar panels on roof as common element for cost reduction of electricity costs

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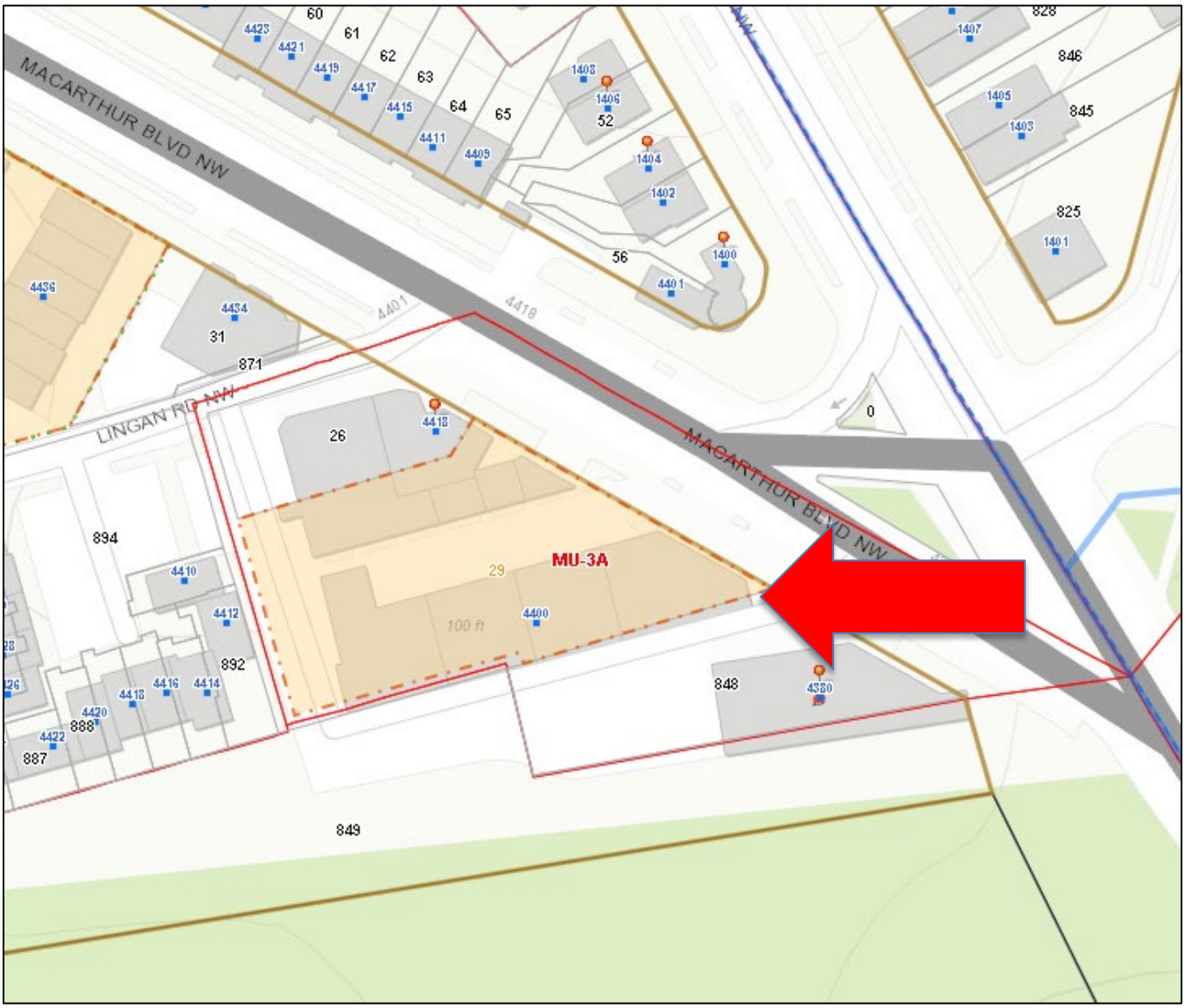
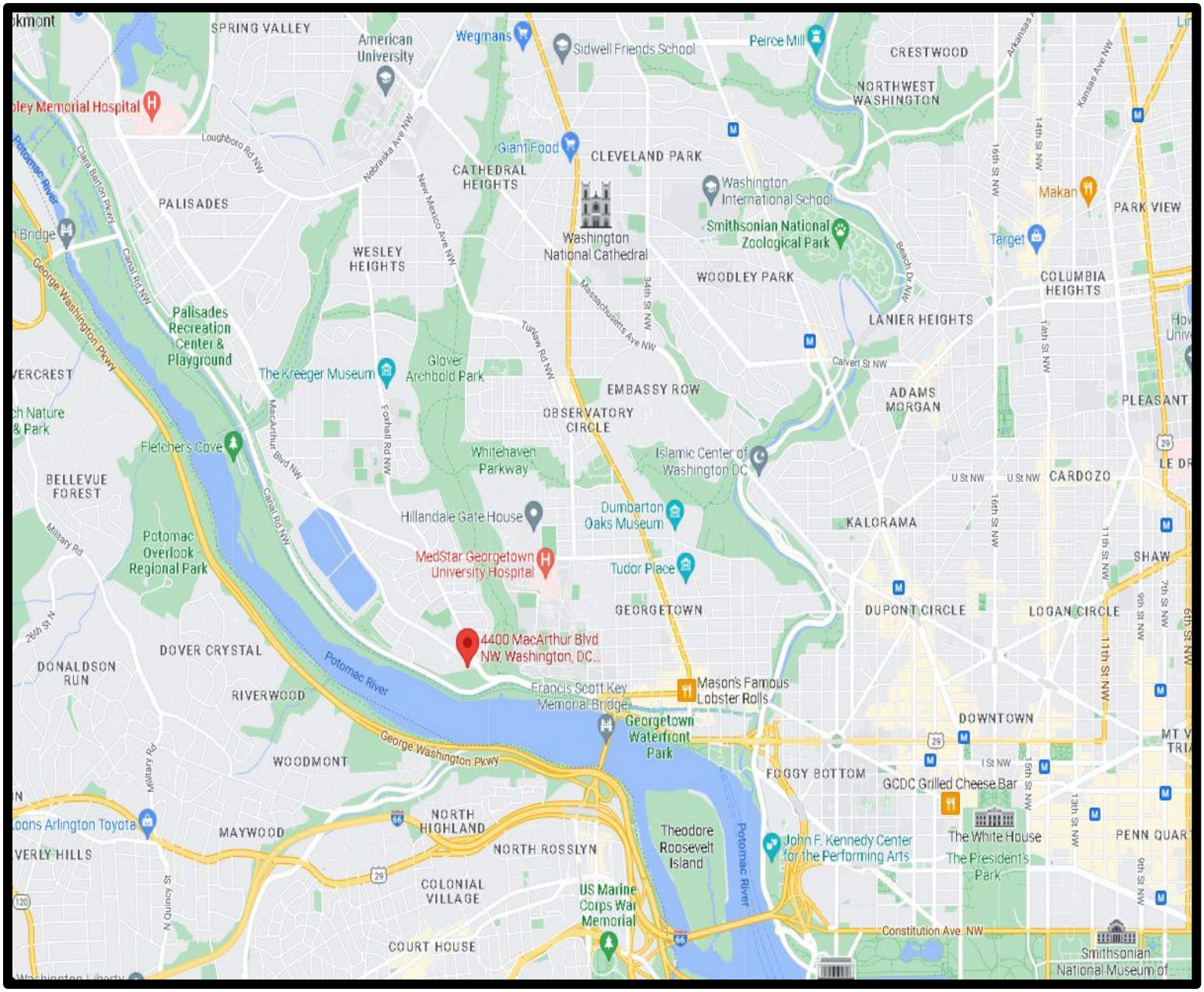
Tax and Zoning Map



*The redline below delineates the block but not the Property.

Location Map

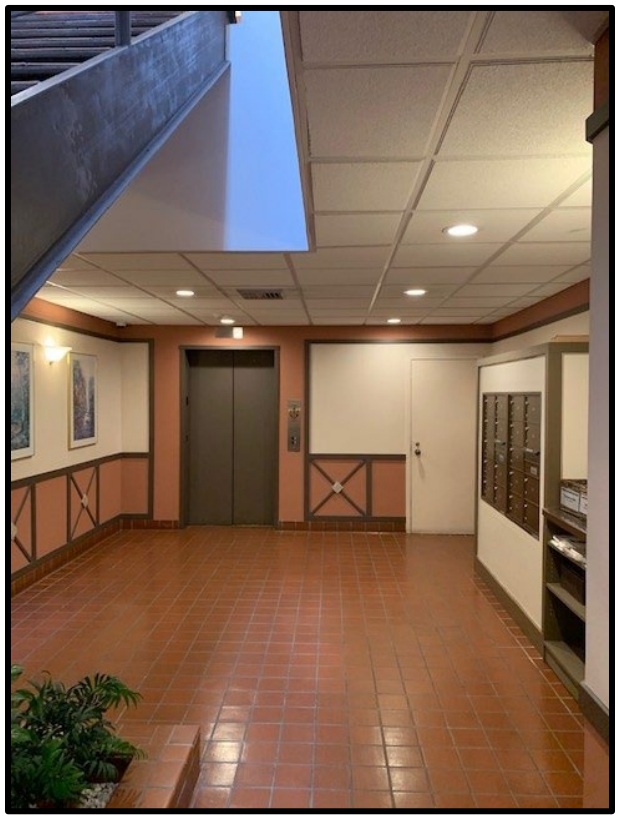


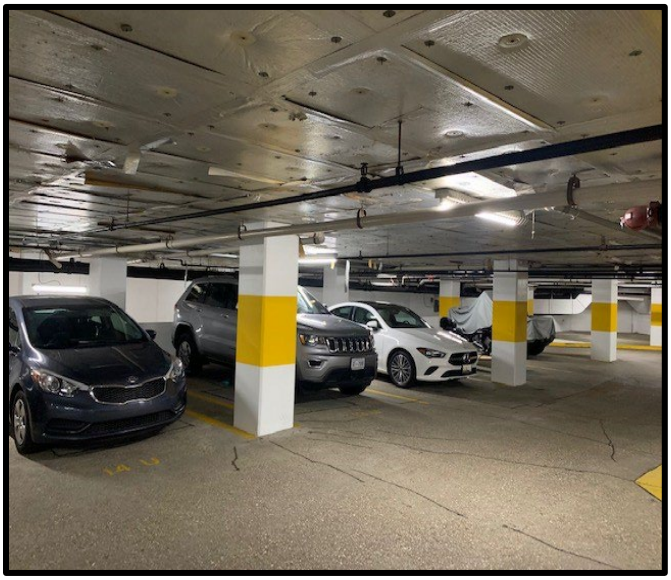
Aerial Map

Tudor Place
Duke Ellington School of the Arts
Whitehaven Parkway
Old Stone House
MedStar Georgetown University Hospital
Office of Undergraduate Admissions
Georgetown University
The Exorcist Stairs
Georgetown Waterfront Park
Alexandria Aqueduct
VIRGINIA
4400 MacArthur Blvd NW
George Washington Pkwy
Three Sisters
Fort Bennett Park and Palisades Trail
Custis Memorial Pkwy
Dawson Terrace Park

Interior Photos

Exterior & Garage Photos





Et Voila Restaurant – 1.8 Miles

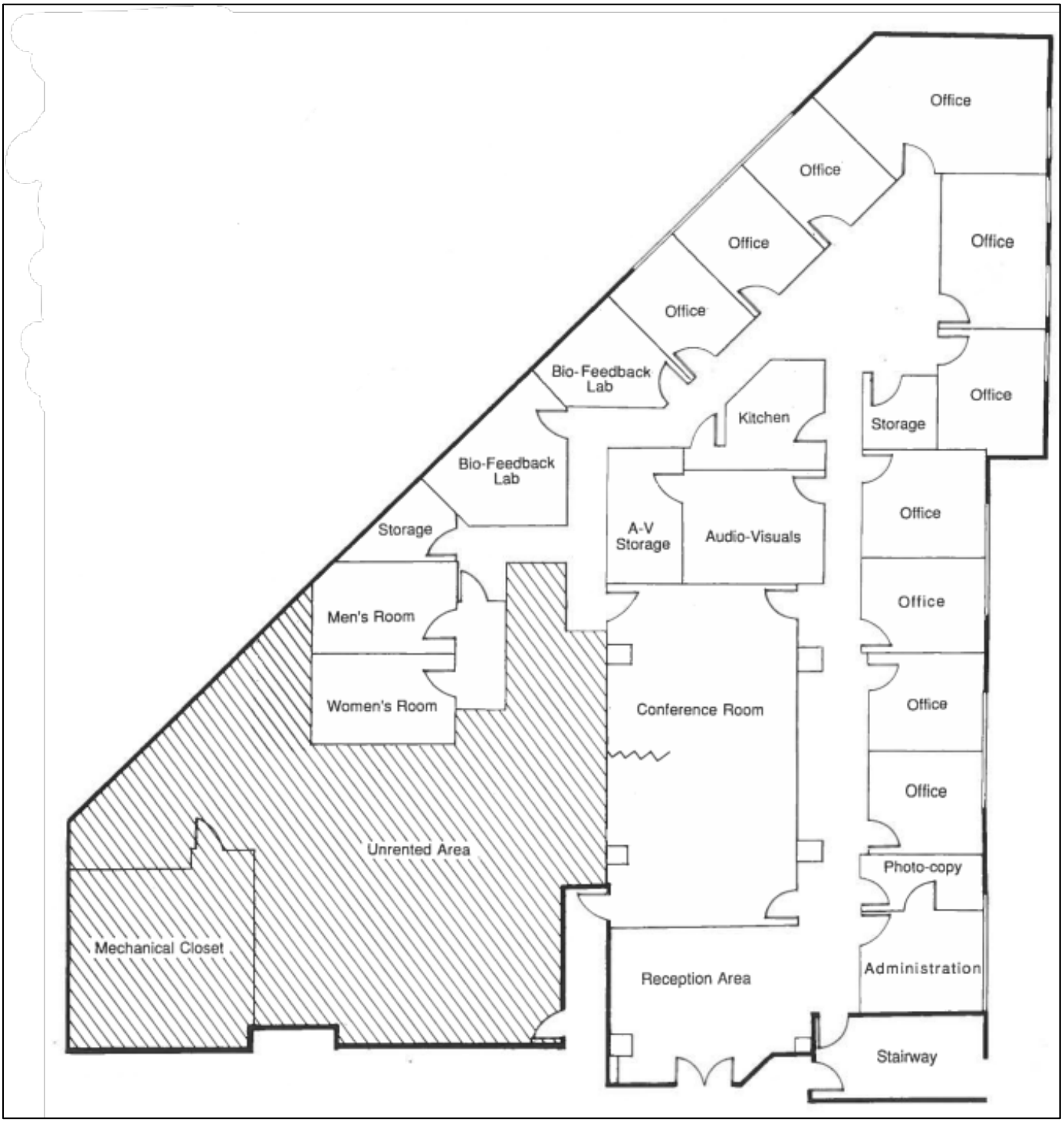
Palisades Community

Black Coffee Restaurant – 1.2 miles

European Market – Adjacent to Bldg

Old Trolley Line Hiking Trail – Adjacent to Bldg

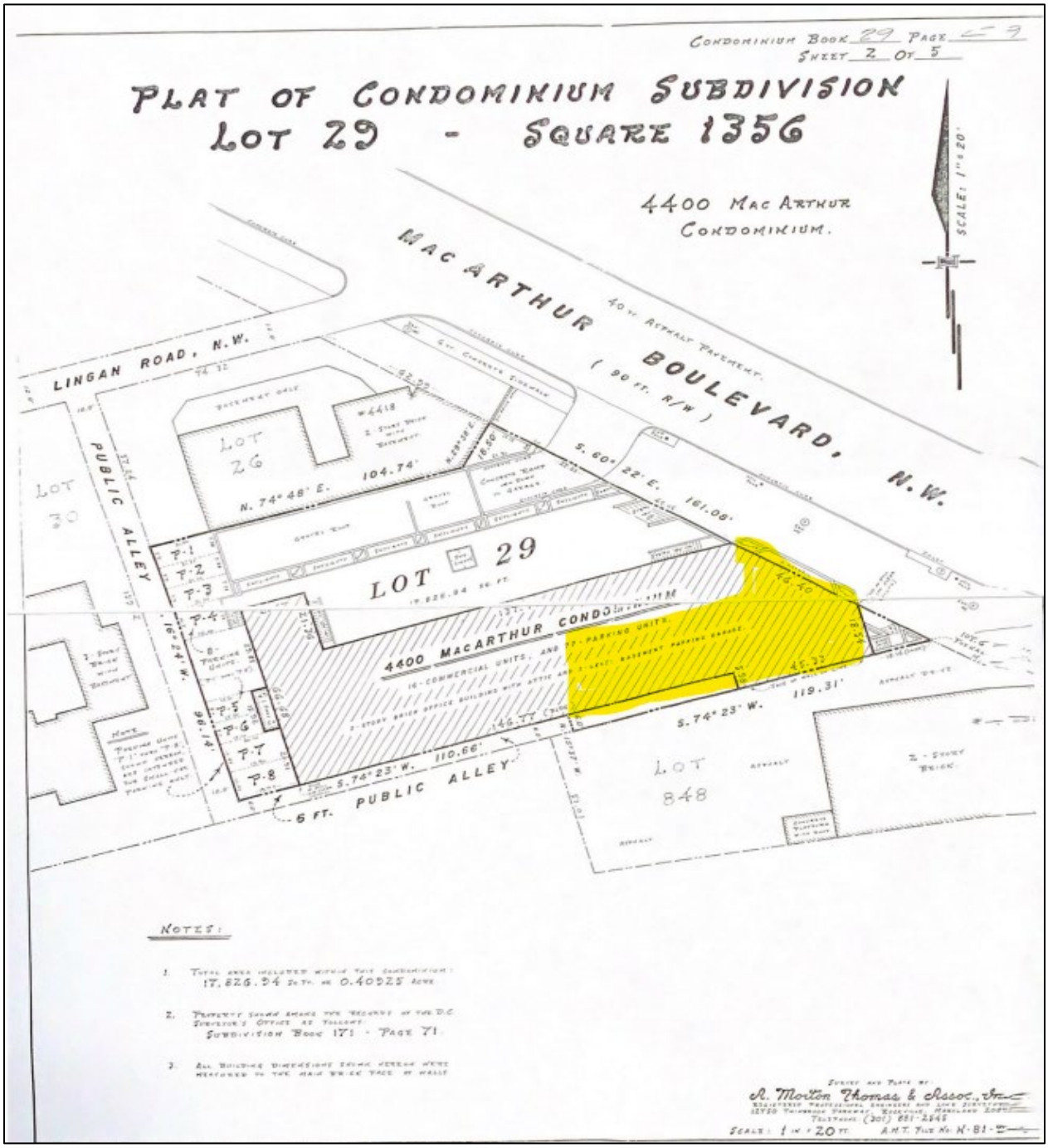
Montessori School of Washington – Adjacent to Bldg



* The above floor plan is deemed to be accurate and subject to verification.

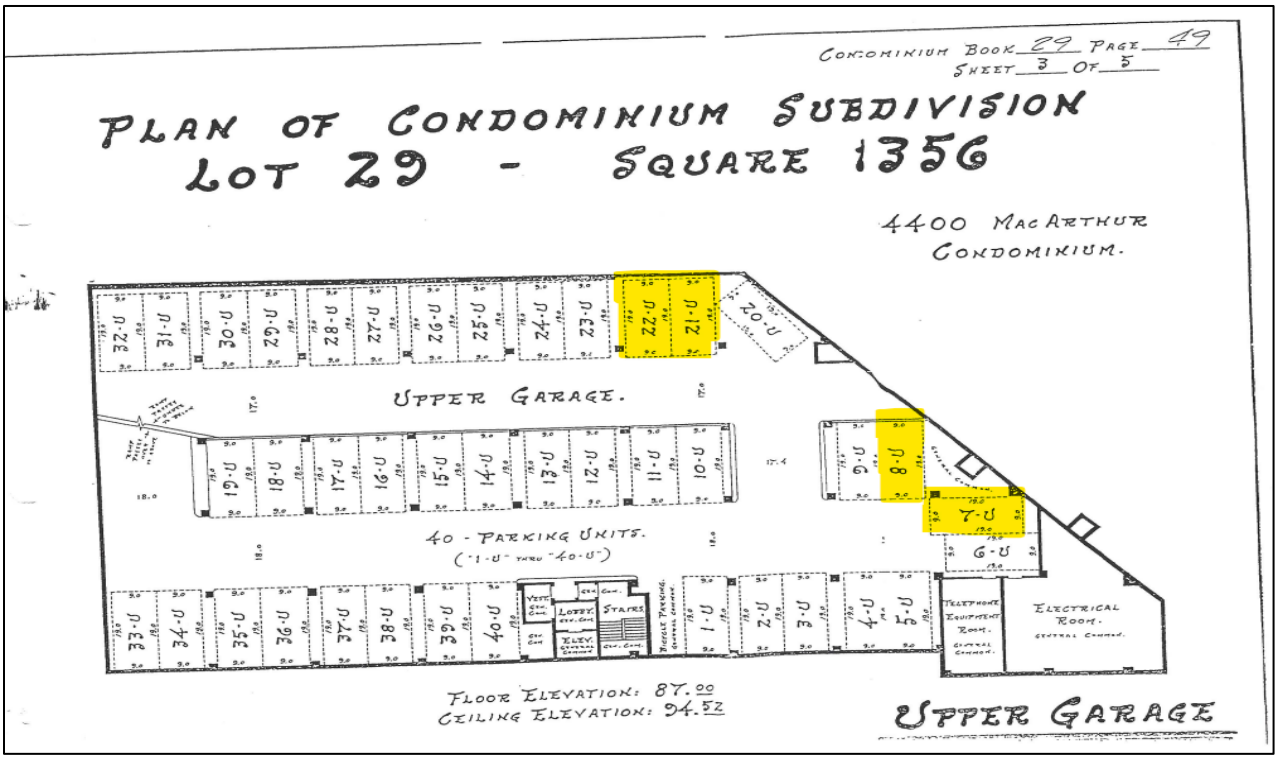
Appromixate Suite Location in Bldg

On Lower Level

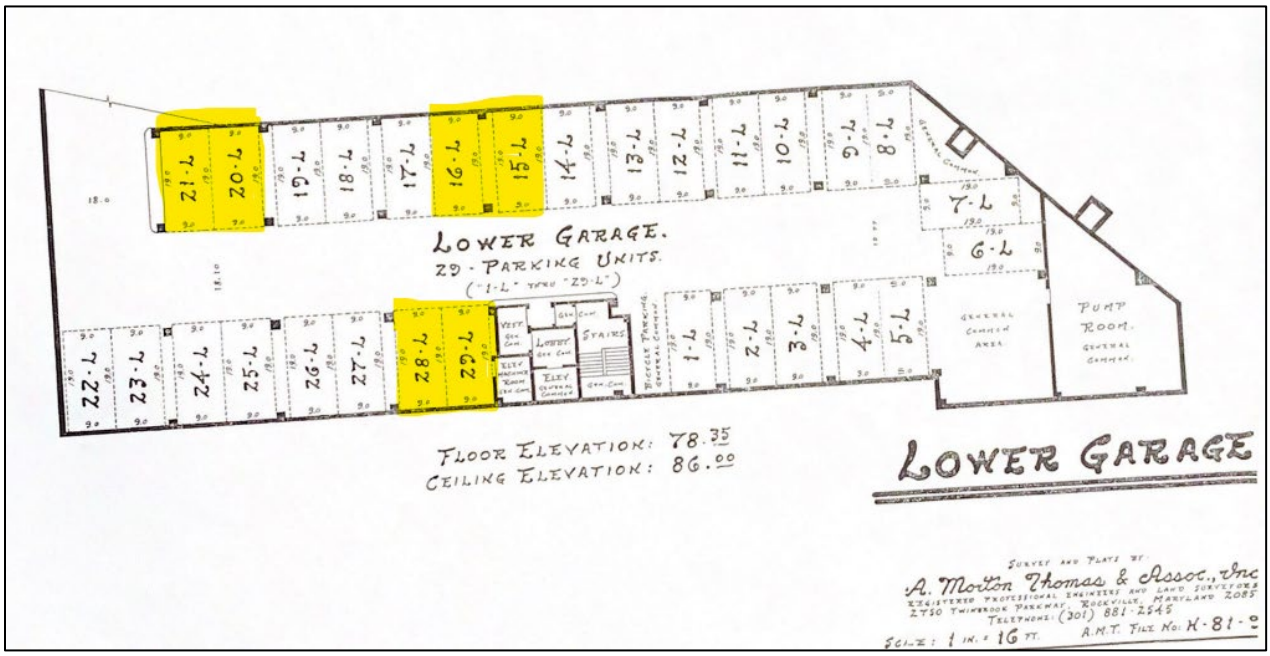


Separately Deeded Garage Spaces (10)

Upper Level Spaces



Lower Level Spaces



RE Tax Assessment (Unit only) & Amenities

MyTax DC

< Home

Real Property Search

Real Property Search

Enter at least one search item in the fields below to find a property. Click on a property from the search results to view more details about the property, make a property tax payment or submit applications, such as applying for a tax relief program. For more search options, click Show Advanced Search.

Square | Suffix | Lot

Street Address (example: 1101 4TH ST SW)
4400 MACARTHUR

Show Advanced Search | Clear | Search

94 results found below

Search Results

94 total results found

< Page 1 of 1 > georgetown

SSL	Premise Address	Owner Name	2023 Assessment
1356- -2156	4400 MACARTHUR BLVD NW WASHINGTON DC 20007-2521	GEORGETOWN FAMILY CENTER INC	$1,017,770
1356- -2096	4400 MACARTHUR BLVD NW # 20L WASHINGTON DC 20007	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2057	4400 MACARTHUR BLVD NW # 21U WASHINGTON DC 20007	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2058	4400 MACARTHUR BLVD NW # 22U WASHINGTON DC 20007	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2105	4400 MACARTHUR BLVD NW # 29L WASHINGTON DC 20007	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2044	4400 MACARTHUR BLVD NW # 8U WASHINGTON DC 20007-	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2097	4400 MACARTHUR BLVD NW # 21L WASHINGTON DC 20007	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2092	4400 MACARTHUR BLVD NW # 16L WASHINGTON DC 20007	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2043	4400 MACARTHUR BLVD NW # 7U WASHINGTON DC 20007-	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2091	4400 MACARTHUR BLVD NW # 15L WASHINGTON DC 20007	GEORGETOWN FAMILY CENTER INC	$8,000
1356- -2104	4400 MACARTHUR BLVD NW # 28L WASHINGTON DC 20007	GEORGETOWN FAMILY CENTER INC	$8,000

Common amenities (included in condominium fees):

Emergency generator

Lobby mailbox

Some rear parking area

Trash and recycle dumpsters

All common services (trash, cleaning, electricity, insurance, etc.)

Unit

All unit services (cleaning, electicity, insurance, etc.)

Second floor lobby door entry buzzer

Features:

Resilience for weather (storms including hurricans and tornados, earthquakes, etc.)

Sustainable geothermal ambient temperature for heating and air conditioning

Parking adjacent to upper level building entrance with accessibility for persons, equipment, deliveries

Disclaimer and Non-Disclosure

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