



AVAILABLE

5 Barney Circle, SE • Washington DC, 20003

MEDICAL OFFICE • ± 2,200 SF • 3 STORIES • SOUTHEAST SUBMARKET

Davis Beichler • +1 214 273 8647 • davis.beichler@mohrpartners.com
Peyton Ausley • +1 512 660 1727 • peyton.ausley@mohrpartners.com

Property Information

SUBLEASE DETAILS

Address	5 Barney Circle, SE, Washington D.C.
Leaseable Area	± 2,200 SF
Year Built	1907
Property Highlight:	Excellent visibility from the busy Pennsylvania Ave SE corridor



Property Imagery



Property Imagery



Property Imagery

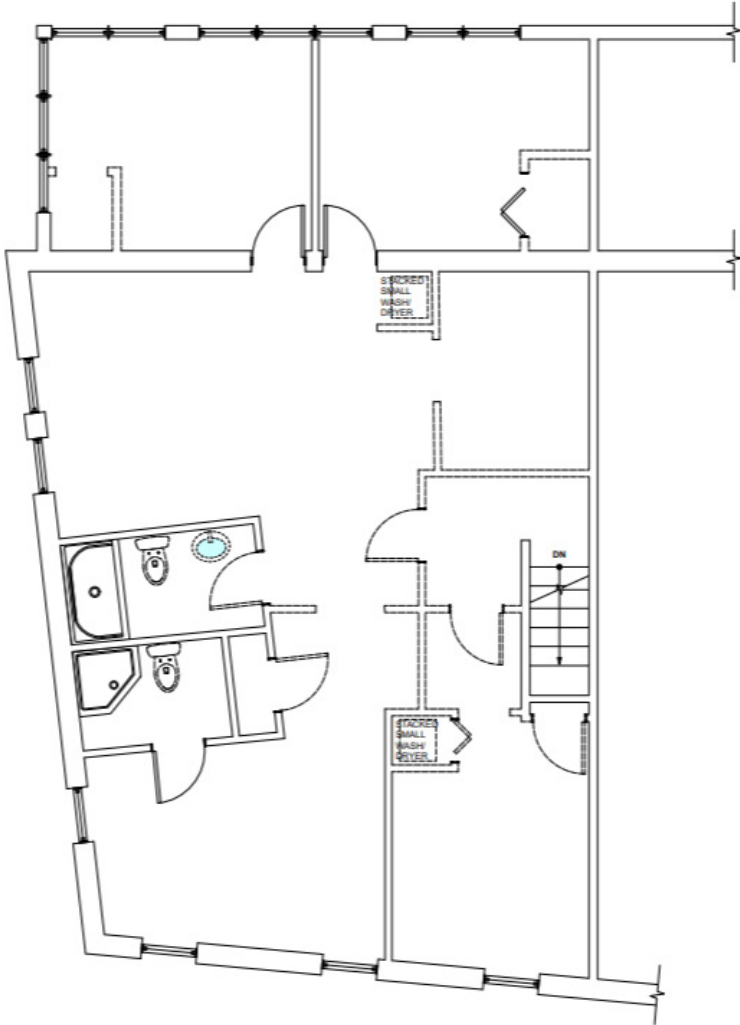


Floorplan

Demolition Schedule:

DEMOLITION SCHEDULE:	
DESIGNATION	DESCRIPTION
	EXISTING INTERIOR/ EXTERIOR WALL TO REMAIN
	EXISTING INTERIOR PARTITION WALL TO BE REMOVED
	PLUMBING FIXTURES TO BE REMOVED:

- GENERAL NOTES:
1. REMOVE & CAP ALL PLUMBING AS INDICATED.
 2. REMOVE & TERMINATE ALL ELECTRICAL IN WALLS SCHEDULED FOR DEMOLITION.
 3. REMOVE ALL EXISTING LIGHTING.
 4. REMOVE ALL EXISTING FLOORING MATERIALS. PATCH & LEVEL FLOOR IF NEEDED.
 5. ALL RESULTING WASTE FROM DEMO THAT IS NOT SALVAGEABLE TO BE REMOVED FROM SITE.
 6. THOROUGH CLEANING OF INTERIOR ONCE DEMOLITION IS COMPLETED.
 7. A DEMOLITION PLAN SHALL BE SUBMITTED TO THE CITY, AND A DEMO PERMIT SHALL BE SECURED, IF REQUIRED.
 8. DO NOT DEMOLISH ANY STRUCTURAL ELEMENTS.
 9. ANY NEW WALL CONSTRUCTION SHALL COMPLY WITH BUILDING STANDARDS, CODE REQUIREMENT, AND TO MATCH EXISTING.
 10. REFER TO DIMENSION PLAN FOR NEW WALL LOCATIONS

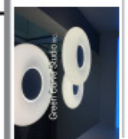


DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

Green Curve Studio Inc.
Interior Design, Lighting Design, Architecture
16185 NW Parkway Dr.
Boulder, CO 80501 U.S.A.
Phone: 303.428.1550
Fax: 303.428.4977
Email: info@greencurve.com





DISTRICT ORTHODONTICS
5 BARNEY CIRCLE SE
WASHINGTON, DC 20003

DEMOLITION PLAN
SCALE: 1/4" = 1'-0"
© 2022 Green Curve Studio Inc.

DRAWN BY:	
DATE:	BY:
08/16/2022	RH

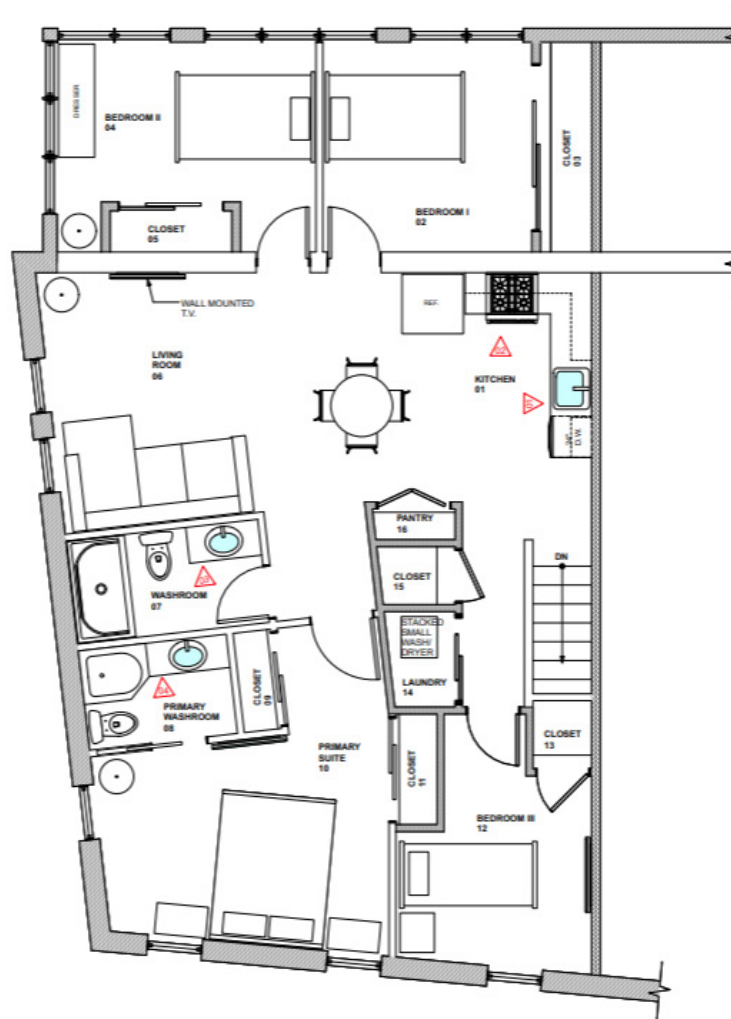
ID 00

Interior Wall Schedule:

INTERIOR WALL SCHEDULE :	
DESIGNATION	DESCRIPTION
	NEW INTERIOR WALL : CONTRACTOR SHALL PROVIDE STANDARD INTERIOR WALL CONSTRUCTION. REFER TO DETAIL B-08
	FIRE RATED PLYWOOD WALL BACKING: PROVIDE AS NEEDED. VERIFY W/ EQUIPMENT SUPPLIER, SEE ADDITIONAL NOTES ON PLAN
	EXISTING INTERIOR WALL
	EXISTING DEMISING WALL
	EXISTING EXTERIOR WALL

GENERAL NOTES :

1. FRAMING & DRYWALL CONTRACTOR SHALL PROVIDE FRAMED OPENINGS FOR ALL RECESSED ACCESSORIES. REFER TO PROJECT MANUAL "WASHROOM ACCESSORIES" FOR TYPES & SIZES.
2. ALL DRYWALL SURFACES SHALL BE FINISHED TO MATCH EXISTING.
3. FRAMING & DRYWALL CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR ADDITIONAL DETAILS. SECTIONS "PROGRESS MEETINGS, METALS, FINISH CARPENTRY, GYPSUM DRYWALL" AND ALL OTHER AREAS REQUIRED TO COMPLETE THE WORK.
4. CONTRACTOR SHALL SUBMIT ALL MATERIAL FINISHES TO GREEN CURVE STUDIO INC. & OWNER FOR VERIFICATION & APPROVAL PRIOR TO ORDERING AND INSTALLATION.



FINAL FLOOR PLAN

SCALE 3/8" = 1'-0"

[illegible]

DISTRICT ORTHODONTICS
5 BARNEY CIRCLE SE
WASHINGTON, DC 20003

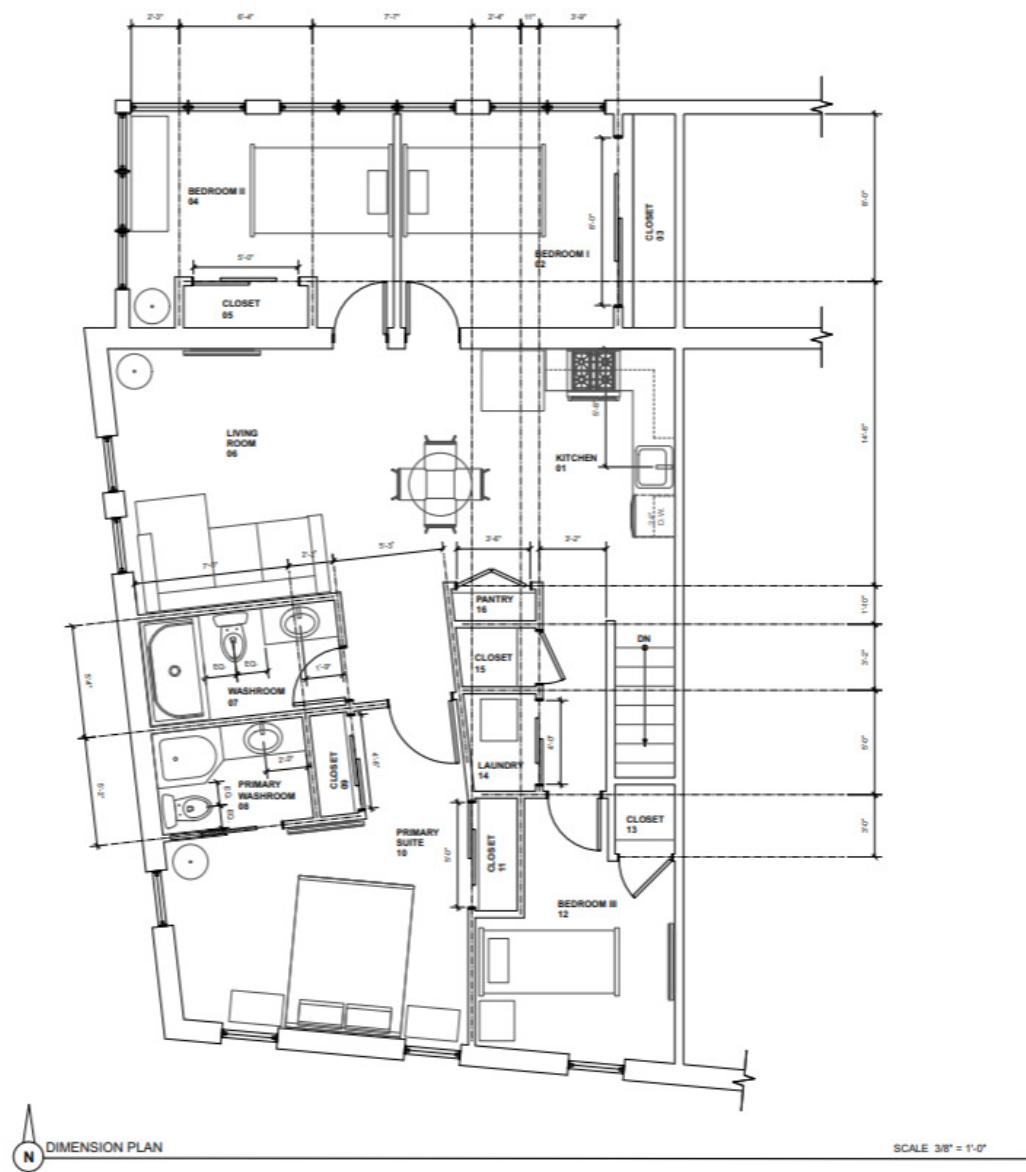
FLOOR PLAN
SCALE : 1/4" = 1'-0"
© 2022 Green Curve Studio Inc

DRAWN BY:
DATE: 08/16/2022 BY: KRI

ID 01

Floorplan

Dimension Plan:



Green Curve Studio inc.
Interior Design, Lighting Design, Architecture
10185 NW Parkway Dr.
Portland, OR 97228 U.S.A.
Phone: 503.628.5190
Fax: 503.632.4877
Email: plan@greencurve.com

Green Curve Studio inc. is a registered trademark of Green Curve Studio inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Green Curve Studio inc.

DISTRICT ORTHODONTICS
5 BARNEY CIRCLE SE
WASHINGTON, DC 20003

DIMENSION PLAN
SCALE: 1/4" = 1'-0"
© 2012 Green Curve Studio inc.

DRAWN BY
DATE: 08/16/2012 BY: KR

ID 02

Floorplan

Reflected Ceiling Schedule:

REFLECTED CEILING SCHEDULE :	
DESIGNATION	DESCRIPTION
	GRID DROP BOARD CEILING @ MAX HEIGHT POSSIBLE

GENERAL NOTES :

1. ADJUST CEILING HEIGHTS AT SITE AS NEEDED TO ALLOW FOR CONDITIONS AT SITE. CONTACT GREEN CURVE BEFORE MAKING MODIFICATIONS.



N REFLECTED CEILING PLAN

SCALE 3/8" = 1'-0"



Green Curve Studio Inc.
Orthodontic and Dental Office Design
Interior Design & Construction
15145 Newington Dr.
Beverly Hills, CA 91606 U.S.A.
Phone: 310.629.3350
Fax: 310.629.4977
Email: info@greencurve.com



DISTRICT ORTHODONTICS
37 BARNEY CIRCLE SE
WASHINGTON, DC 20003

REFLECTED PLAN
SCALE: 1/4" = 1'-0"
©2022 Green Curve Studio Inc.

DRAWN BY:	
DATE:	BY:
08/15/2022	KR

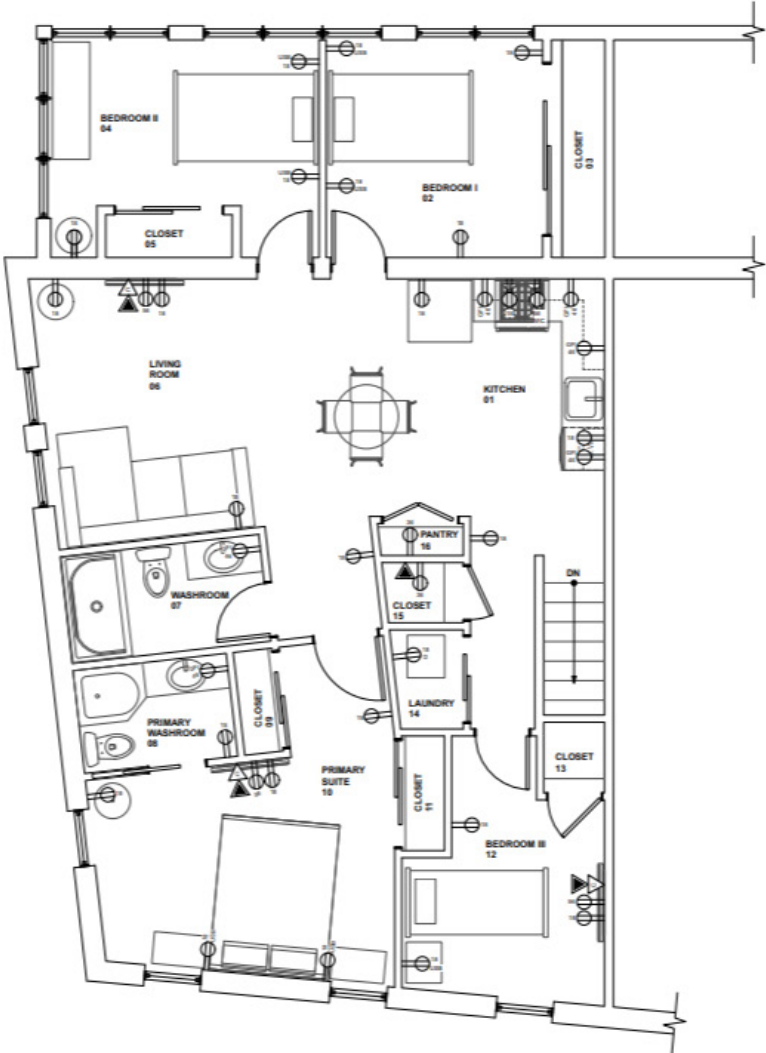
ID 03

Floorplan

Electrical Plan:

ELECTRICAL SCHEDULE :	
DESIGNATION	DESCRIPTION
	DUPLEX ELECTRICAL OUTLET (NUMBER INDICATES INCHES FROM FLOOR TO CENTER OF OUTLET)
	WET LOCATION RATED DUPLEX ELECTRICAL OUTLET (GROUND FAULT INTERRUPT)
	DEDICATED DUPLEX ELECTRICAL OUTLET WITH TWO USB OUTLETS (NUMBER INDICATES INCHES FROM FLOOR TO CENTER OF OUTLET)
	DATA/INTERNET ACCESS OUTLET
	CABLE OUTLET

- GENERAL NOTES :
1. ALL WIRING AND CIRCUIT DESIGN BY M.E.P. ENGINEER OR LICENSED ELECTRICAL CONTRACTOR.
 2. ALL WIRING AND INSTALLATIONS MUST BE DONE IN ACCORDANCE W/ NATIONAL AND LOCAL CODE REQUIREMENTS.
 3. ELECTRICAL CONTRACTOR SHALL VERIFY ELECTRICAL OUTLET LOCATIONS INSIDE CASEWORK WITH CASEWORK FABRICATOR AT SITE.
 4. IF IF BACKPLASH IS USED, MOUNT ELECTRICAL OUTLETS @ 4" @ ALL STAND UP COUNTERS.
 5. ALL ELECTRICAL RECEPTACLES & COVERS TO BE WHITE.
 6. ALL ELECTRICAL RECEPTACLES IN DEMISING WALLS SHALL BE FIRE RATED PER LOCAL CODE REQUIREMENTS.



N
ELECTRICAL PLAN

SCALE 3/8" = 1'-0"



Green Curve Studio Inc.
Orthodontic and Dental Office Design
16185 NW Pacific Dr.
Beaverton, OR 97006 U.S.A.
Phone: 503.626.3330
Fax: 503.626.3331
Email: plan@greencurve.com





Green Curve Studio Inc.
Orthodontic and Dental Office Design
16185 NW Pacific Dr.
Beaverton, OR 97006 U.S.A.
Phone: 503.626.3330
Fax: 503.626.3331
Email: plan@greencurve.com

DISTRICT ORTHODONTICS
5 BARNEY CIRCLE SE
WASHINGTON, DC 20003

ELECTRICAL PLAN
SCALE : 1/4" = 1'-0"
© 2022 Green Curve Studio Inc.

DRAWN BY:	
DATE:	BY:
08/16/2022	KJR

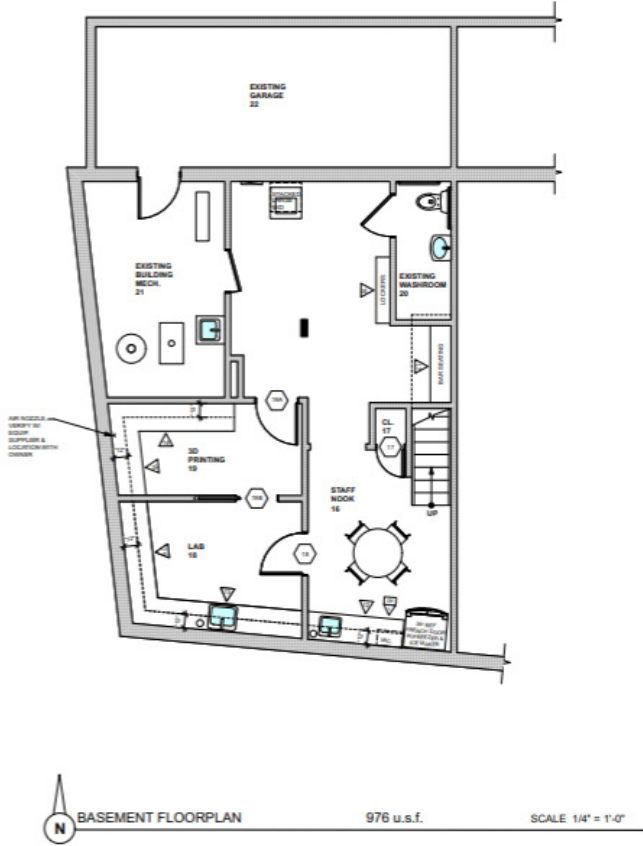
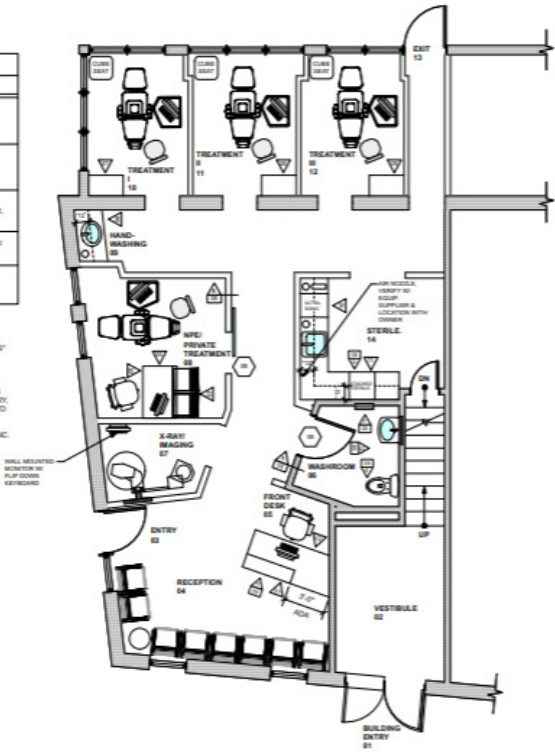
ID 05

Floorplan

Interior Wall Schedule:

INTERIOR WALL SCHEDULE :	
DESIGNATION	DESCRIPTION
	NEW INTERIOR ACOUSTICAL WALL: CONTRACTOR SHALL PROVIDE ACOUSTICAL WALL CONSTRUCTION, WITH ETC. RATING OF MINIMUM OF 50. REFER TO DETAIL A-08.
	NEW INTERIOR WALL : CONTRACTOR SHALL PROVIDE STANDARD INTERIOR WALL CONSTRUCTION. REFER TO DETAIL B-08.
	FIRE RATED PLYWOOD WALL BACKING: PROVIDE AS NEEDED. VERIFY W/ EQUIPMENT SUPPLIER. SEE ADDITIONAL NOTES ON PLAN.
	RECESSED PAPER TOWEL & SEAT COVER DISPENSERS: REFER TO PROJECT MANUAL FOR SIZES.
	EXISTING INTERIOR/ EXTERIOR WALL.

- GENERAL NOTES :
1. FRAMING & DRYWALL CONTRACTOR SHALL PROVIDE FRAMED OPENINGS FOR ALL RECESSED ACCESSORIES. REFER TO PROJECT MANUAL "WASHROOM ACCESSORIES" FOR TYPES & SIZES.
 2. ALL DRYWALL SURFACES SHALL BE FINISHED TO "LEVEL 0".
 3. FRAMING & DRYWALL CONTRACTOR SHALL REFER TO THE PROJECT MANUAL FOR ADDITIONAL DETAILS. SECTIONS "PROGRESS MEETINGS, METALS, FINISH CARPENTRY, GYPSUM DRYWALL, WASHROOM ACCESSORIES" AND ALL OTHER AREAS REQUIRED TO COMPLETE THE WORK.
 4. CONTRACTOR SHALL SUBMIT ALL MATERIAL FINISHES TO GREEN CURVE STUDIO INC. & OWNER FOR VERIFICATION & APPROVAL, PRIOR TO ORDERING AND INSTALLATION.



Green Curve Studio inc.
Architectural & Interior Design
Interior Design | Light & Color | 2022 © Green Curve Studio Inc.

16185 NW Parker Dr.
Beverton, OR 97006 U.S.A.
Phone: 503.429.5150
Email: plan@greencurve.com





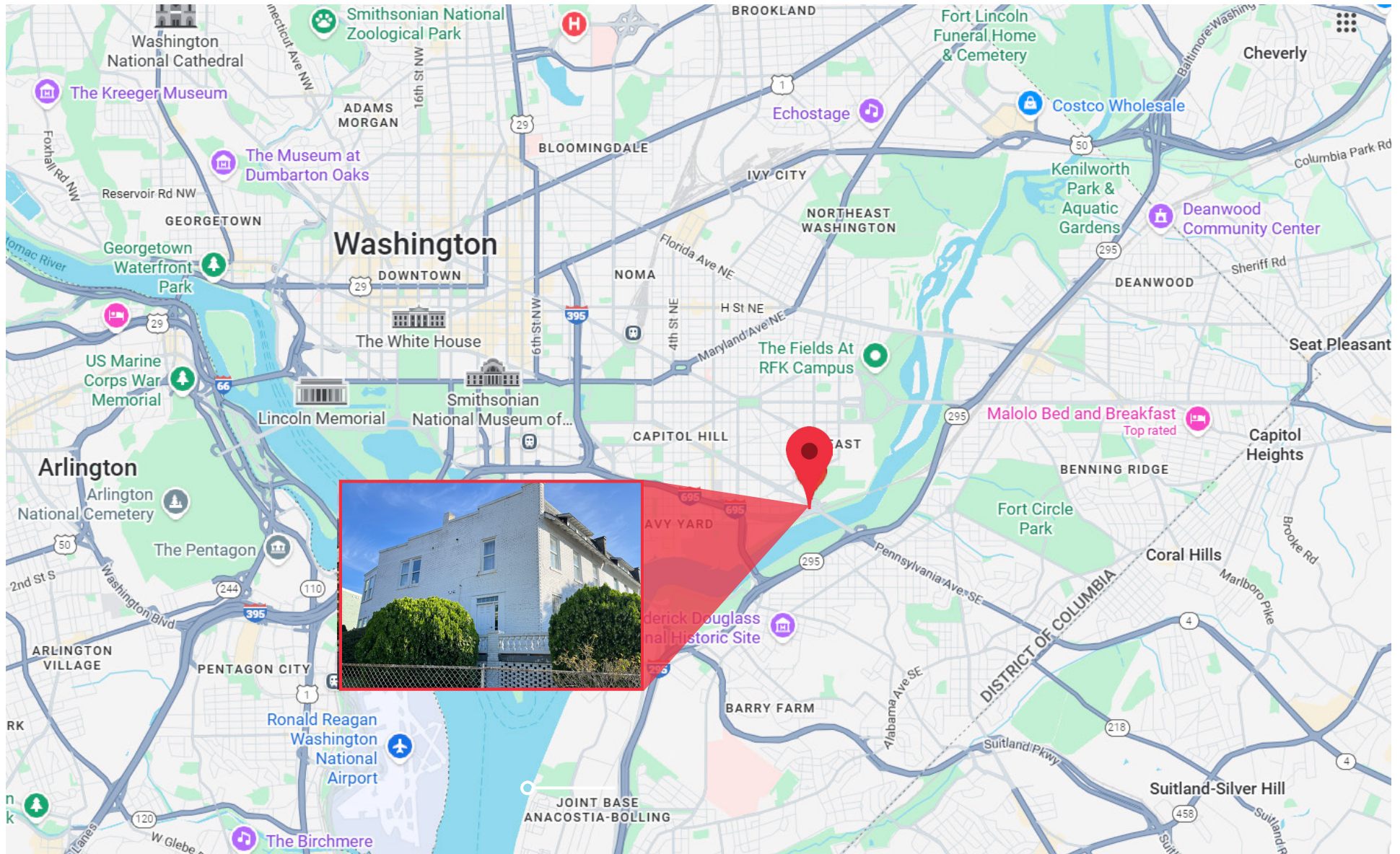
DISTRICT ORTHODONTICS
5 BARNEY CIRCLE SE
WASHINGTON, DC 20003

FLOOR PLAN
SCALE : 1/4" = 1'-0"
© 2022 Green Curve Studio inc.

DRAWN BY:	BY:
DATE:	BY:
04/21/22	KR

ID 01

Map





Davis Beichler · +1 214 273 8647 · davis.beichler@mohrpartners.com
Peyton Ausley · +1 512 660 1727 · peyton.ausley@mohrpartners.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.