

5225 | WISCONSIN

FRIENDSHIP HEIGHTS | D.C.

Medical Office For Lease
798 - 7,068 SF

Medical Office in Friendship Heights – One Block Away From the Metro!



Leasing Information:
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Lincoln

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Available Space Summary



Availabilities	SF	Lease Rate	Date Available
Suite 201A	7,068 SF	\$48.00 FS	60 days
Suite 300	3,117 SF	\$47.00 FS	Immediately
Suite 312	798 SF	\$47.00 FS	November 1, 2025
Suite 404	1,384 SF	\$43.00 FS	Immediately
Suite 501	933 SF	\$47.00 FS	Immediately
Suite 513	3,041 SF	\$47.00 FS	Immediately
Suite 600B	3,018 SF	\$48.00 FS	Immediately
Suite 601	1,326 SF	\$48.00 FS	Immediately
Suite 603	1,981 SF	\$48.00 FS	November 1, 2025
Suite 605	5,334 SF	\$48.00 FS	October 1, 2026

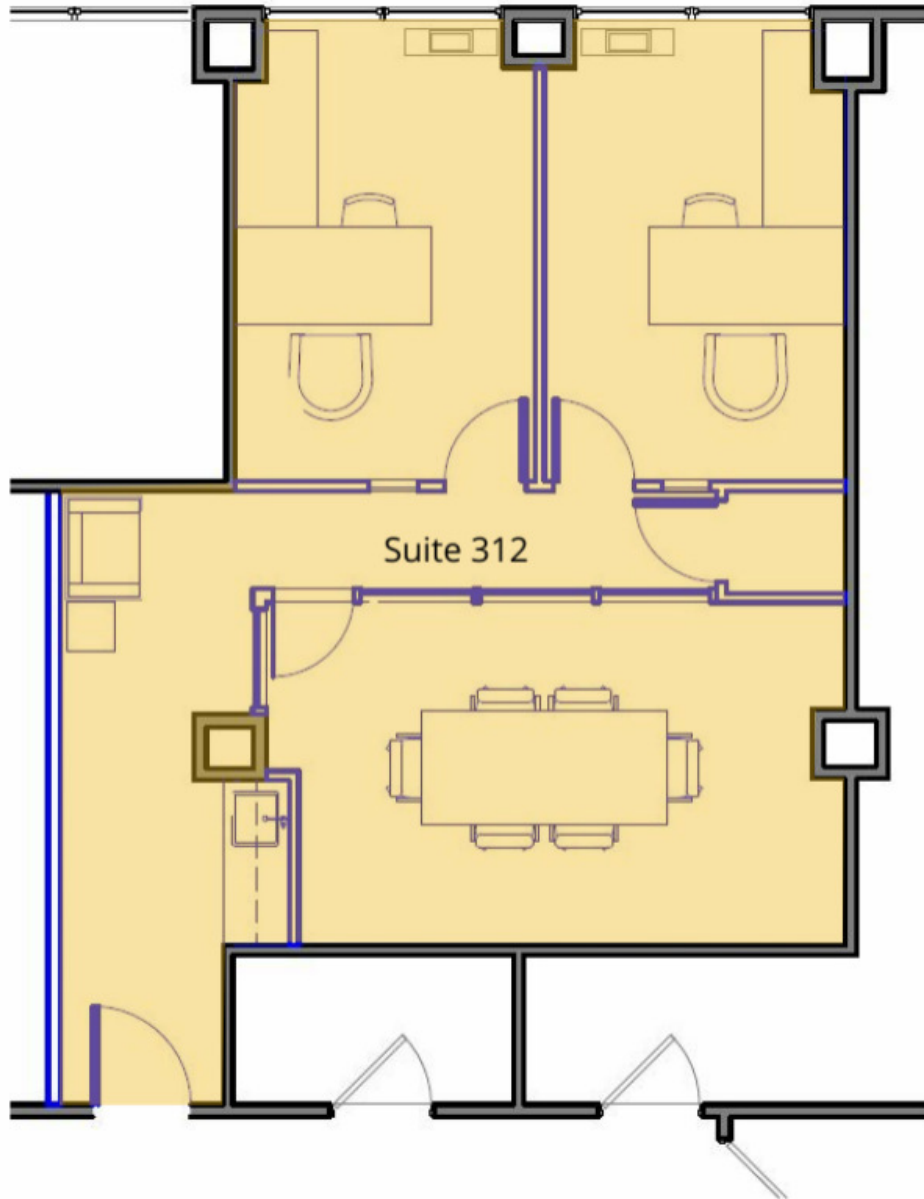
Property Highlights

- Building upgrades completed to enhance and the visitor experience including:
- Renovated lobby with digital tenant directory
- New common corridors & directional signage
- ADA restrooms on multiple floors
- Abundant visitor parking: 2.1 / 1,000 SF parking ratio

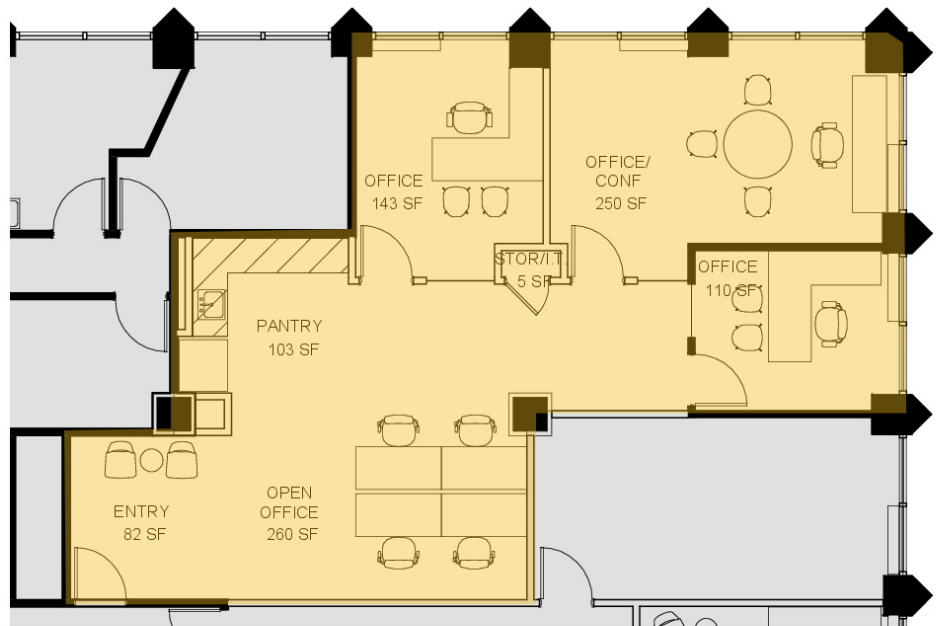




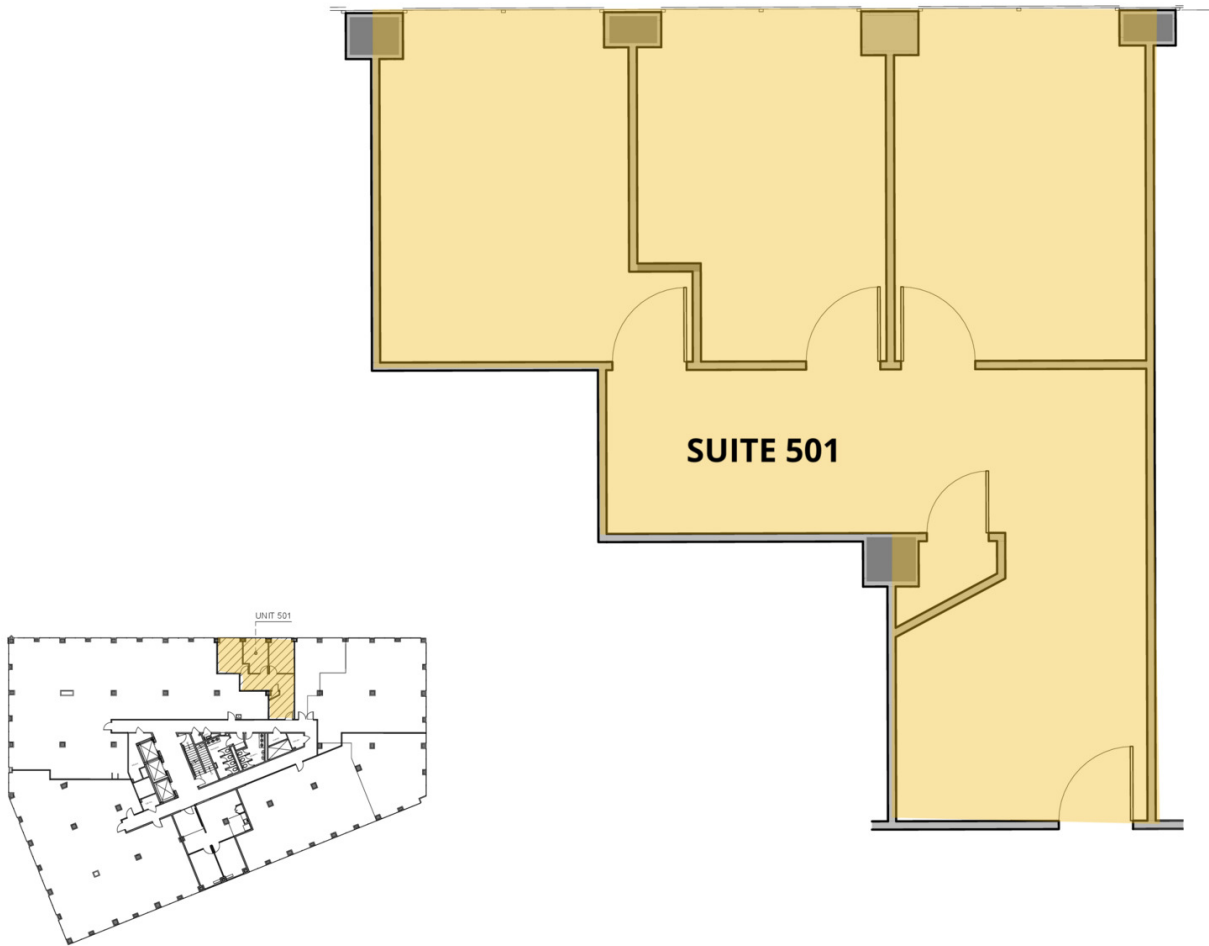
Suite	Size	Description
■ Suite 201A	7,068 SF	Direct stair access from first floor building entrance. Space can be subdivided.



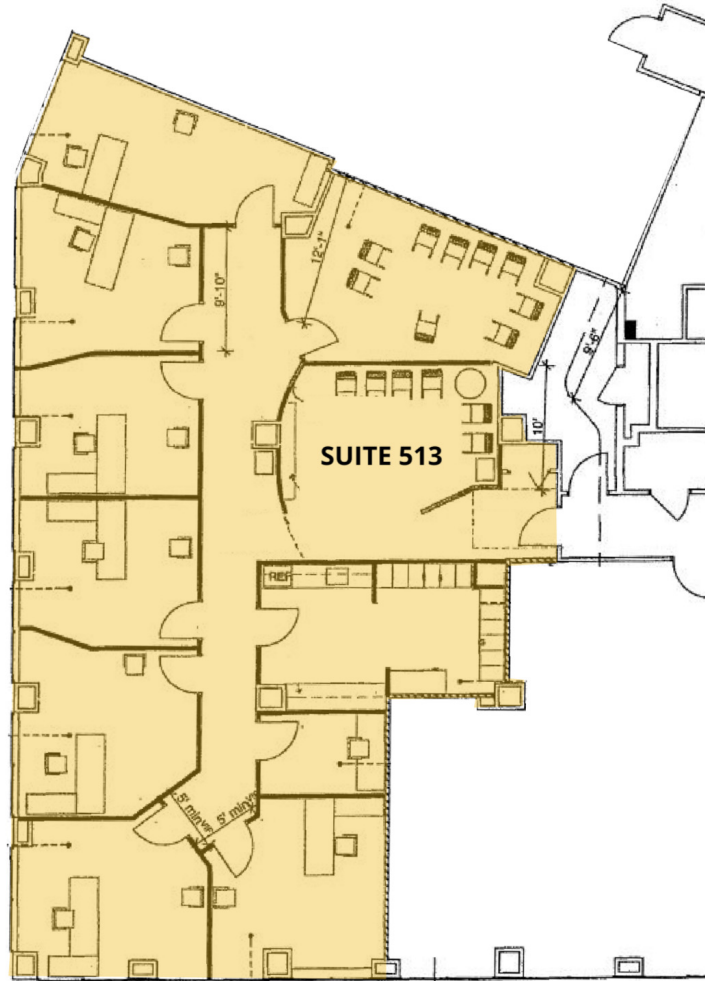
Suite	Size	Lease Rate	Description
■ Suite 312	798 SF	\$47.00 FS	Built out suite with waiting area, kitchenette, conference room and two windowed offices. Available November 1, 2025.



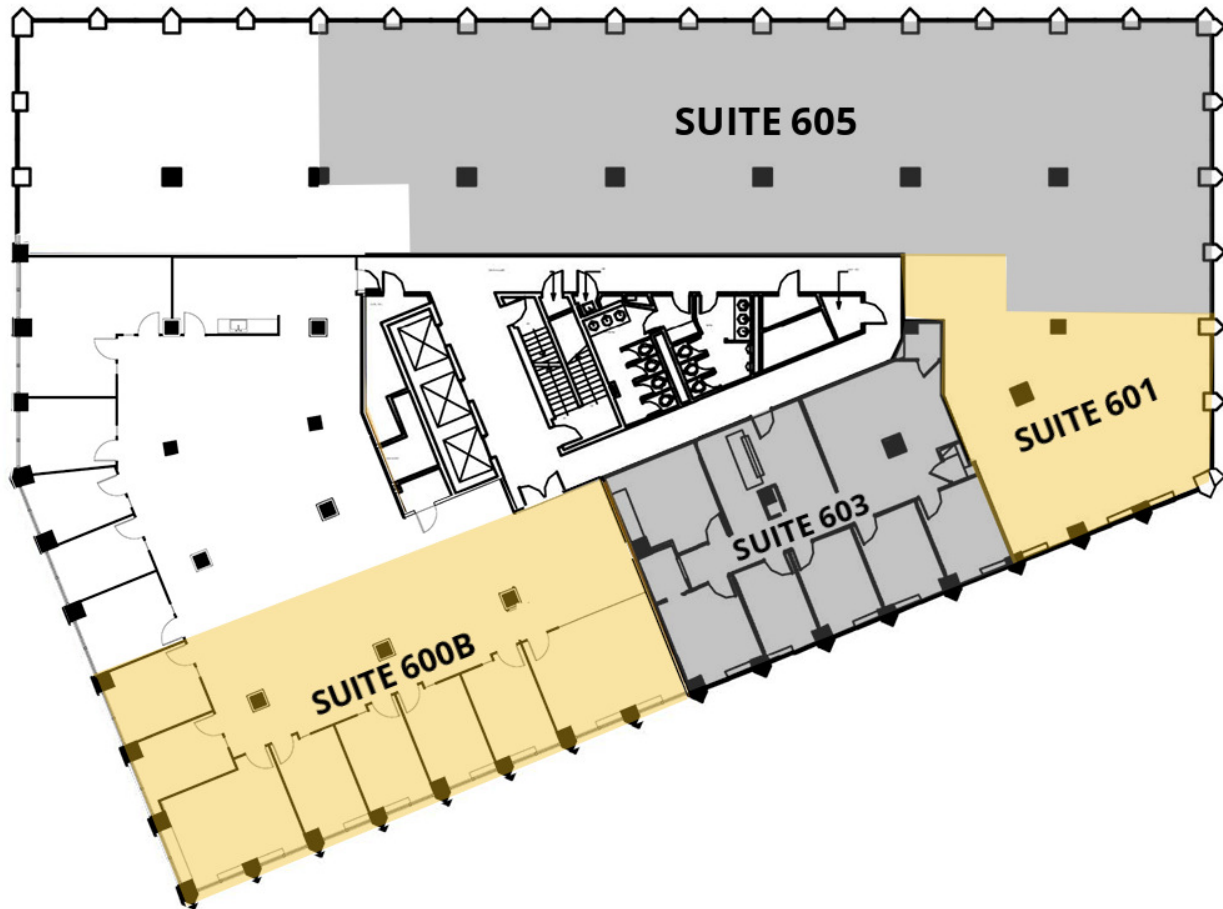
Suite	Size	Description	VIRTUAL TOUR
■ Suite 404	1,384 SF	Move-in ready spec suite with three private, windowed offices; pantry; open work stations; and reception. FINAL REMAINING OFFICE SPEC SUITE AT 5225 WISCONSIN! PRICE DROPPED TO \$43.00 FS TO FINISH SPEC LEASING!	View Here



Suite	Size	Description
■ Suite 501	933 SF	Space includes three private, windowed offices and reception/waiting area.



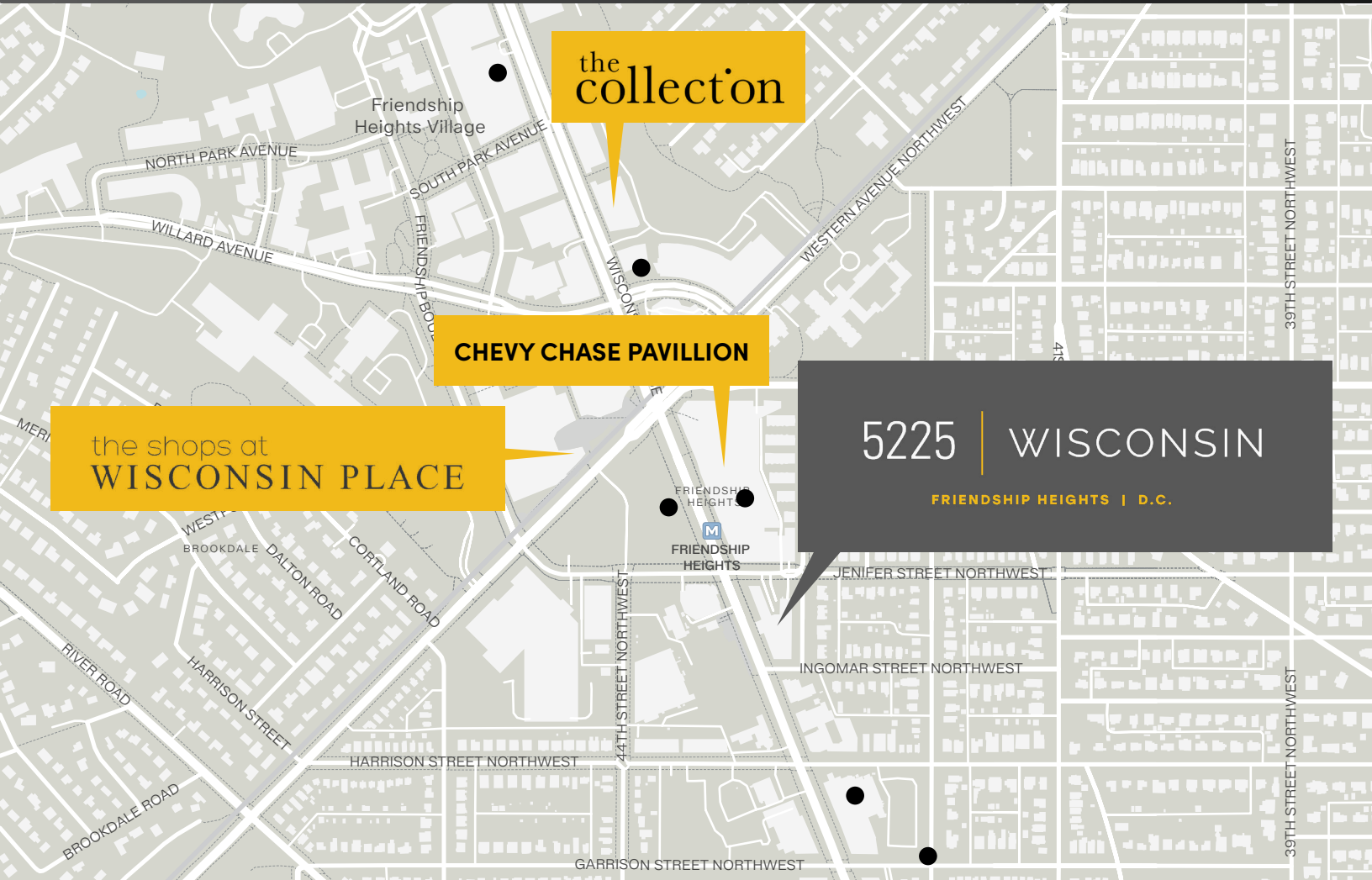
Suite	Size	Description
■ Suite 513	3,041 SF	Space includes eight windowed offices, conference room, reception/waiting area, pantry/copy room, and IT/storage closet.



Suite	Size	Description
■ Suite 600B	3,018 SF	Corner suite with immediate elevator exposure. Great window line and views to Tysons Corner. Contiguous 11,659 SF block.
■ Suite 601	1,326 SF	Space includes three windowed offices, kitchenette/pantry, open work area and reception/waiting area. Contiguous 11,659 SF block.
■ Suite 603	1,981 SF	Available immediately. Space includes reception/waiting area, five windowed offices, kitchen, open work area, and internal restroom. Modern finishes. Contiguous 11,659 SF block.
■ Suite 605	5,334 SF	Available October 1, 2026. Contiguous 11,659 SF block.



Suite	Size	Lease Rate	Description
■ Suite 605	5,334 SF	\$48.00 FS	Available October 1, 2026. Contiguous 11,659 SF block.



● PENDING RESIDENTIAL DEVELOPMENTS

1,400 PROPOSED RESIDENTIAL UNITS | 800+ UNITS UNDER RENOVATION

5500 Wisconsin Ave NW: 300 units

5425 Wisconsin Ave NW: 93 units (senior housing)

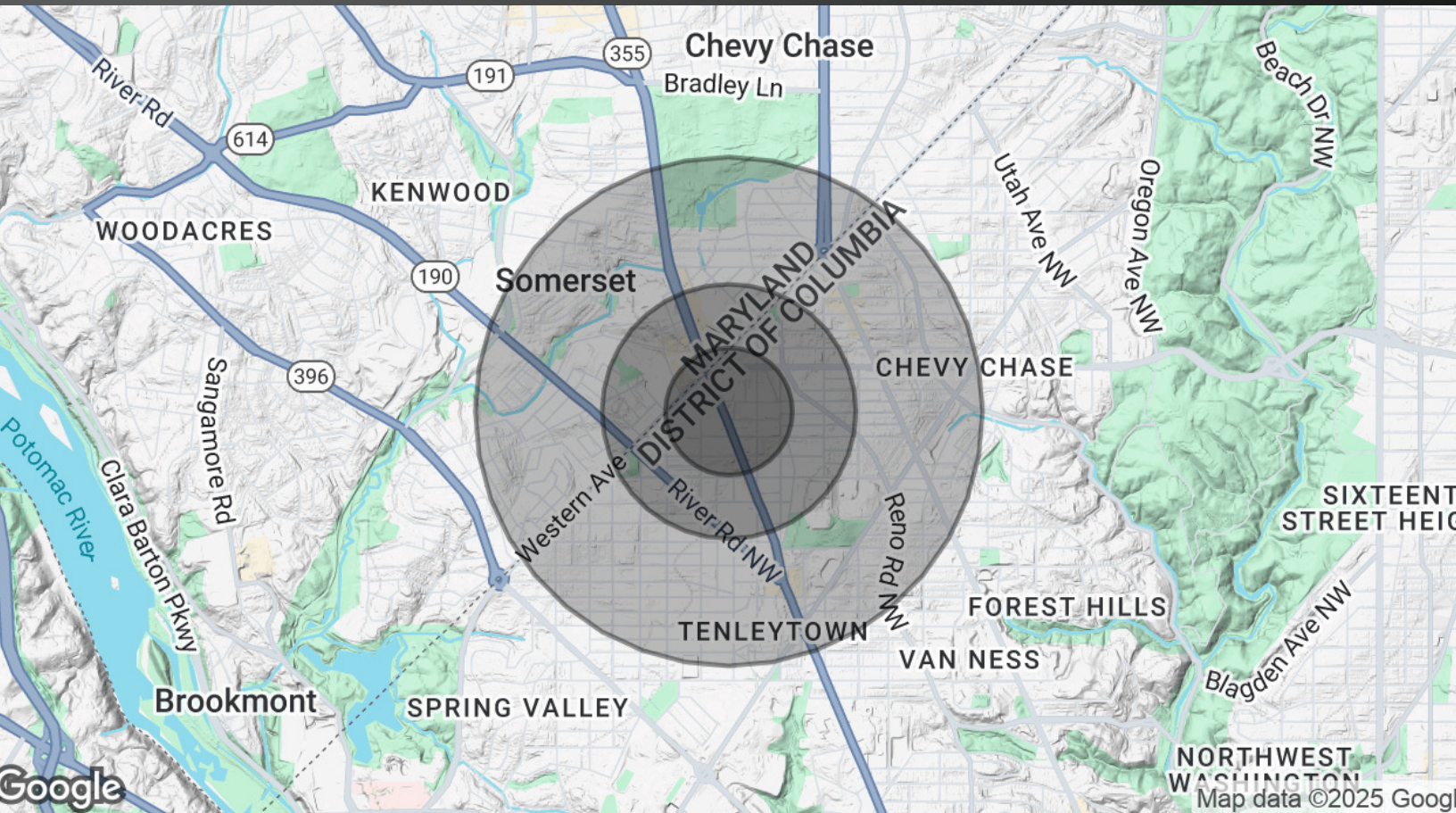
Mazza Gallerie (5300 Wisconsin Ave NW): 325 units

Friendship Center (5333 Wisconsin Ave NW): 310 units

Fox 5 Headquarters (5151 Wisconsin Ave NW): 210 units

4201 Garrison St NW: 130 units

FRIENDSHIP HEIGHTS | D.C.



	0.25 Miles	0.5 Miles	1 Mile
Population			
Total Population	2,031	7,359	25,123
Average Age	39.7	43.9	45.8
Average Age (Male)	41.4	45.4	45.5
Average Age (Female)	38.3	42.5	45.0
Households & Income			
Total Households	885	3,458	11,696
# of Persons per HH	2.3	2.1	2.1
Average HH Income	\$173,343	\$191,153	\$205,989
Average House Value	\$1,590,035	\$1,092,445	\$1,029,952

2020 American Community Survey (ACS)



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