



4333 BRANCH AVE.

Temple Hills, MD 20748

OFFERING MEMORANDUM



CONFIDENTIALITY

KLNB (“Broker”) has been retained by the owner of 4333 Branch Avenue, Temple Hills, MD 20748 (“Property”) as the exclusive broker for this acquisition opportunity.

This Confidential Offering Memorandum has been prepared by Broker for use by the prospective purchaser (“Prospective Purchaser”) to whom Broker has provided this Confidential Offering Memorandum. The use of this Confidential Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Prospective Purchaser prior to delivery of this Offering Memorandum. Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Confidential Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Confidential Offering Memorandum. No representations or warranties are made as to the completeness and/ or accuracy of any information contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Confidential Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available.

Owner expressly reserves the right, exercisable in Owner’s sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to any entity reviewing this Confidential Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto, and any conditions to Owner’s obligations thereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Confidential Offering Memorandum immediately to:



Aaron Carroll

Investment Sales

202-652-2333
acarroll@klnb.com



Chris Kubler, CCIM

Principal

443-574-1415
ckubler@klnb.com

1130 Connecticut Avenue, NW
Suite 600
Washington, D.C. 20036
202-375-7500



Table of Contents

CHAPTERS	PAGE
01. Executive Summary	04
Offering Summary	
Investment Rationale	
Offering Procedure	
02. Property Overview	08
Property Highlights	
Property Photos	
Market Aerial	
Site Plan	
Floor Plan	
03. Market Overview	14
Washington, D.C.	
Branch Avenue Corridor	
Market Statistics	
Sales Comparables	



01

EXECUTIVE SUMMARY



The Offering

NAI KLNB is pleased to present the opportunity to purchase 4333 Old Branch Avenue (the "Property"), a vacant one-story 7,500 square foot medical office building located on 0.58 acres of land in Temple Hills, Prince George's County, Maryland.

The Property is strategically located inside the Capital Beltway and just off busy Branch Avenue and part of the Branch Avenue corridor office submarket. That submarket is one of the region's healthiest office markets; only 2.5 percent of its 2.8 million square foot inventory of office space is vacant.

The property is zoned Commercial, Service (CS), Prince George's County. This flexible zone permits a wide range of uses including medical, office, retail sales and services, and eating and drinking establishments.

Price	\$1,150,000.00
RSF	7,500 RSF
Land Area	±0.58 Acres
Zoning	CS, Prince George's County
Occupancy	Vacant



Investment Highlights



Flexible Zoning

The property is zoned Commercial, Service (CS), Prince George's County. This flexible zone permits a wide range of uses including medical, office, retail sales and services, and eating and drinking establishments.



Healthy Office Leasing Market

The Property is located inside the Capital Beltway and just off busy Branch Avenue and part of the Branch Avenue corridor office submarket. That submarket is one of the region's healthiest office markets: only 2.5 percent of its 2.8 million square foot inventory of office space is vacant.



"Recession Proof" Medical Building

The interior is configured into five separate medical office units. The five units feature 14 exam rooms, five bathrooms, plus doctors' offices, nurse stations, equipment rooms, a common waiting area, and storage. The building can easily accommodate a single large group practice, or several individual practitioners.



Strategic Location

The property is located about 3 minutes from the Capital Beltway, 10 minutes from the District of Columbia line, and less than 15 minutes from Alexandria, Virginia.

DISTANCES TO:

US Capitol
6.5 MILES

White House
11.6 MILES

DCA
10.1 MILES

BWI
36.3 MILES

Offering Procedure

The offering is a highly desirable medical office building containing approximately 7,500 RSF. The Property is being offered free and clear of any mortgage financing or management.

Inquiries concerning the procedures outlined in this offering memorandum may be directed to:

Aaron Carroll
202-652-2333
acarroll@klnb.com

Chris Kubler, CCIM
443-574-1415
ckubler@klnb.com

Distribution of Offering Materials & Review Period

Tour Dates

Private in-person tours of the Property are being offered by appointment only. Please schedule your site visit at your earliest convenience by calling or emailing Aaron Carroll or Chris Kubler. Please provide two preferred tour dates and times and include the names and contact information of the individuals who will be attending the tour.



02

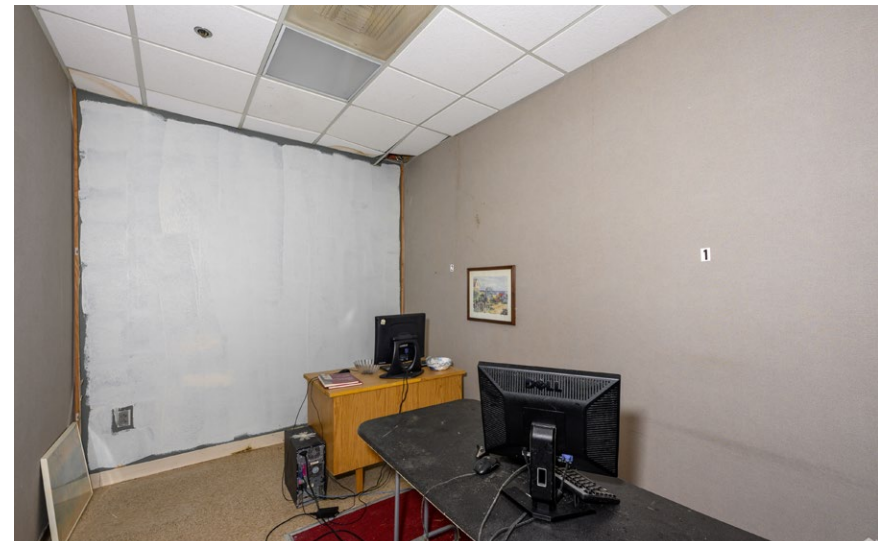
PROPERTY OVERVIEW



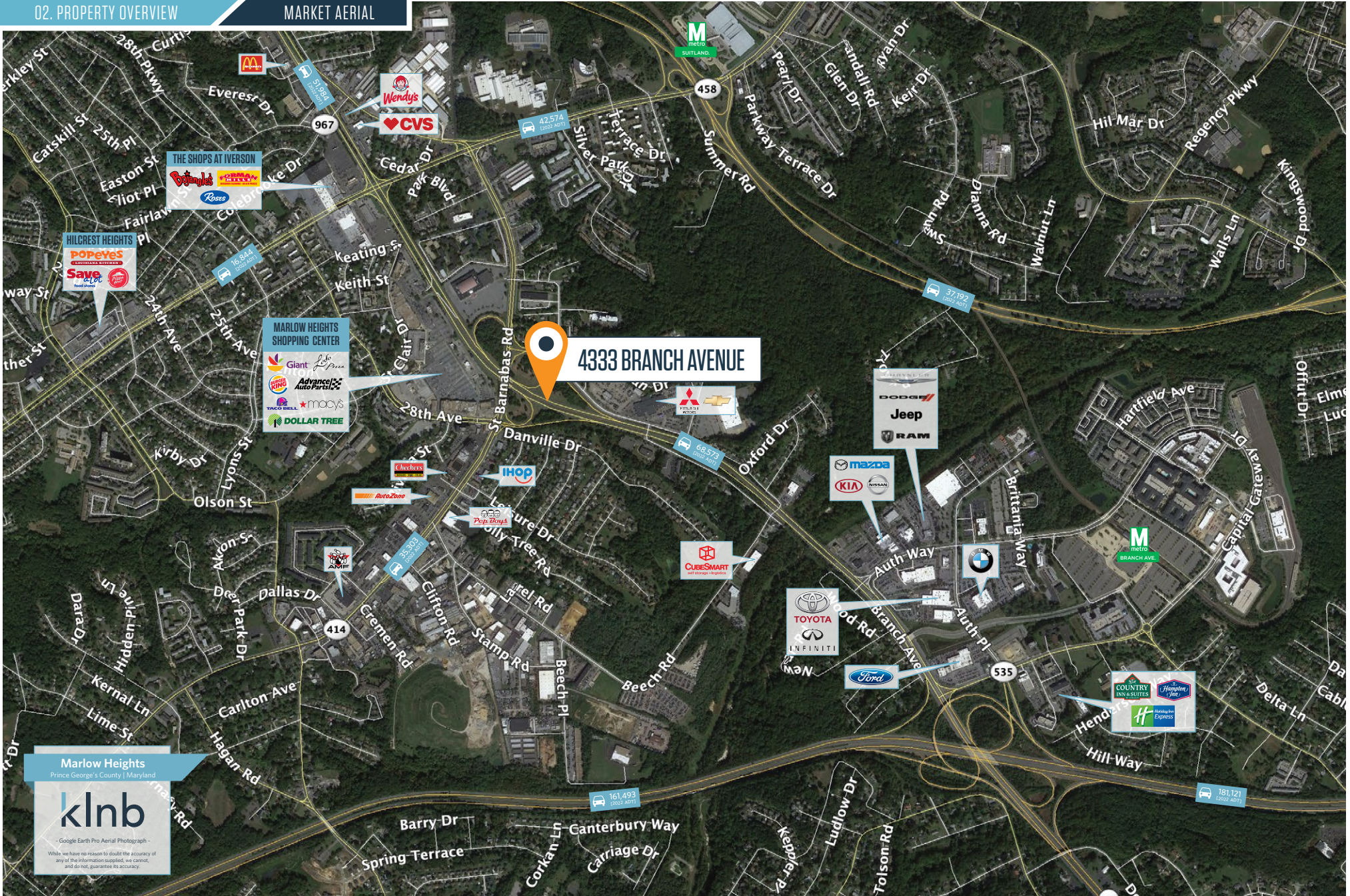
Property Description

Account Identifier	06-0559906
Address	4333 Branch Avenue Temple Hills, MD 20748
Exterior Construction	Brick and Block
Fire Suppression	Wet Sprinklered
Land Area	+/-0.58 Acres
Occupancy	Vacant

Parking	Estimated 20-25 parking spaces with additional street parking available.
Rentable Square Feet	7,500 SF
Stories	1
Year Built	1982
Zoning	Commercial, Service (CS), Prince George's County. This flexible zone permits a wide range of uses including medical, office, retail sale







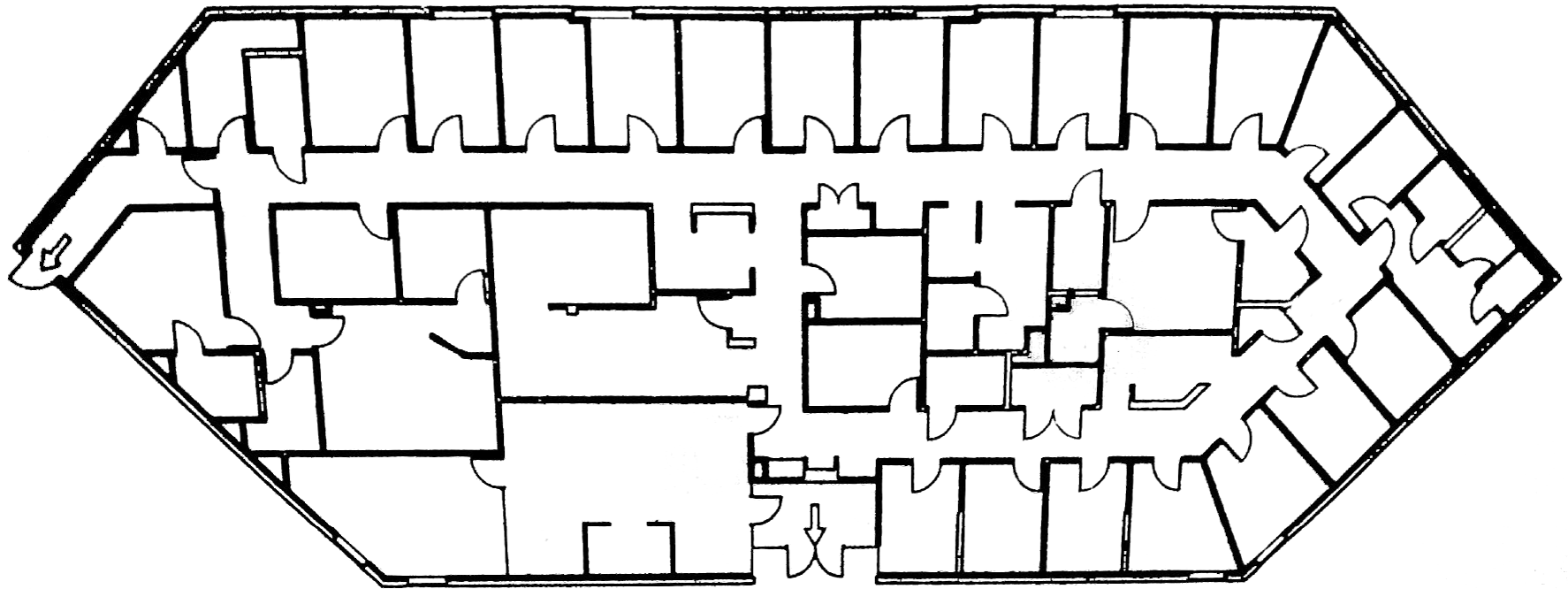
4333 BRANCH AVENUE

Marlow Heights
Prince George's County | Maryland

klnb

© Google Earth Pro Aerial Photograph -
While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.





03

MARKET OVERVIEW



Washington, D.C. Overview

The Washington, D.C. metropolitan area is a thriving commercial real estate market, largely driven by its status as the nation's capital. The region's close ties to the Federal Government provide it with a unique economic advantage, making it an attractive destination for investors seeking stability and recession-resistant assets.

The presence of the Federal Government positively impacts the Washington, D.C. region's commercial real estate market. The government's direct employment opportunities, along with private contractors engaged in government projects, create a strong economic foundation. These federal jobs are often high-paying professional positions, contributing to the region's reputation as one of the wealthiest in the nation. The region boasts an impressive average household income of approximately \$106,415.

Moreover, the government's influence is reflected in the regional workforce's composition, with management, business, and financial occupations accounting for around 21 percent of regional employment, significantly higher than the national average.

The greater Washington, D.C. region presents a vibrant and diverse economy with a thriving mix of industries beyond the Federal Government sector. Technology-based fields, including telecommunications and biomedical research and development, are instrumental in shaping the region's economic landscape. Apart from technology, the area's economic growth is bolstered by various non-governmental sectors, such as finance, education, public policy, scientific research, and hospitality.

Numerous organizations, including law firms, non-profit organizations, lobbying firms, trade unions, industry trade groups, and professional associations, are drawn to establish their headquarters in or near Washington, D.C. due to its proximity to the Federal Government.

This blend of government and private sector opportunities contributes to the region's economic strength and makes it an attractive destination for commercial real estate investment.

With its long-term stability, diverse economy, and strategic importance as the nation's political and economic hub, Washington, D.C. consistently ranks as a top city for commercial real estate investment. The city's strong fundamentals have attracted both domestic and international investors over the years, solidifying its position as a desirable market for commercial property ventures.

Major Demand Drivers



Finance



Media



Defense



Professional
Services



Hospitality



Energy



Consumer
Products

Major Private Sector Employers in the DC Region

Federal Government 

THE GEORGE
WASHINGTON
UNIVERSITY
WASHINGTON, DC

 Children's National

NORTHROP
GRUMMAN

 MedStar Health

Booz | Allen | Hamilton®

 Marriott
INTERNATIONAL

Branch Avenue Corridor Office Submarket Overview

The Branch Avenue Corridor office submarket straddles the Beltway in Prince George's County, Maryland. It is bounded by the District of Columbia on the west, Suitland Parkway to the North, Route 301 to the east, and Oxon Hill to the south. The federal government is a major demand driver in the submarket: it is home to Andrews Air Force Base. The U.S. Citizen and Immigration Services (USCIS) -- part of the US Department of Homeland Security -- opened a 575,000 square foot headquarters in the submarket in 2021. Major private sector office users include the Andrews Federal Credit Union, Kaiser Permanente, and the Seafarers International Union.

The submarket comprises 2.8 million square feet of office space across 176 buildings. The vacancy rate stands at 2.5 percent, a near-record low. Rents in the submarket are around \$26.00 per square foot, making it an affordable location for office users relative to Washington as a whole where average rents are approaching \$39.00 per square foot.

Aside from the recent delivery of the USCIS headquarters, little new office product has delivered to the submarket over the past ten years. There is about 4,000 square feet of office space under construction at the moment.



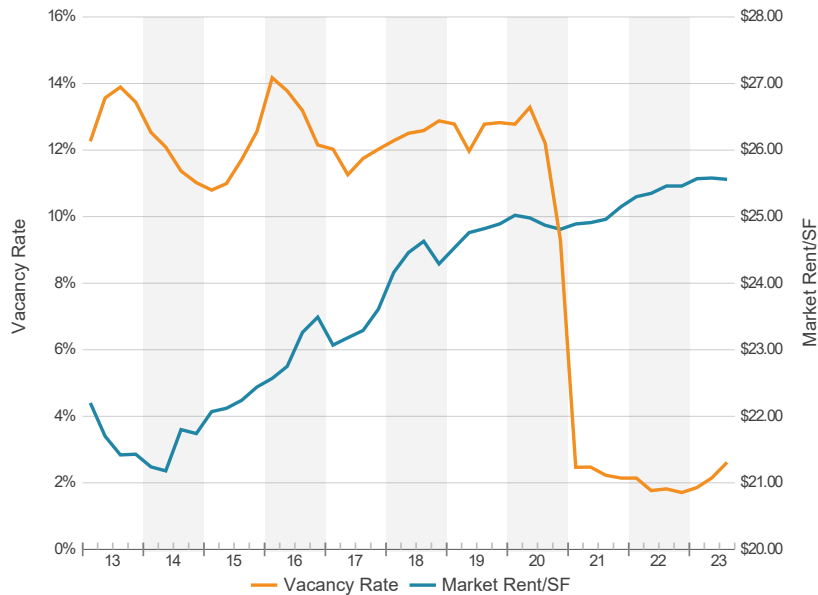
Joint Base Andrews

Branch Avenue Corridor Office Submarket Statistics

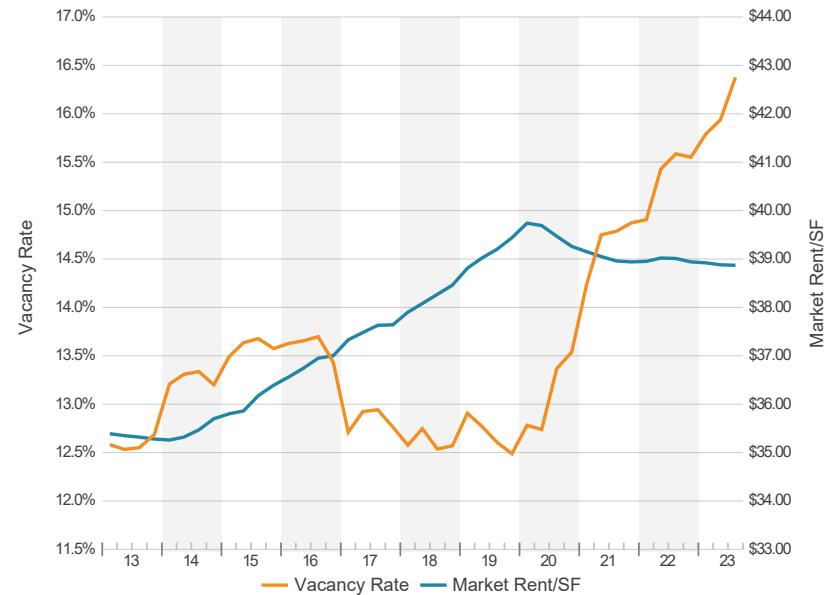
	BRANCH AVENUE	D.C. REGION
Buildings	176	11,855
SF	2.8M	522M
Vacant SF	67.9K	84.2M
Vacancy Rate	2.5%	16.1%
Market Rent/SF	\$25.56	\$38.88
Availability Rate	2.7%	19.6%

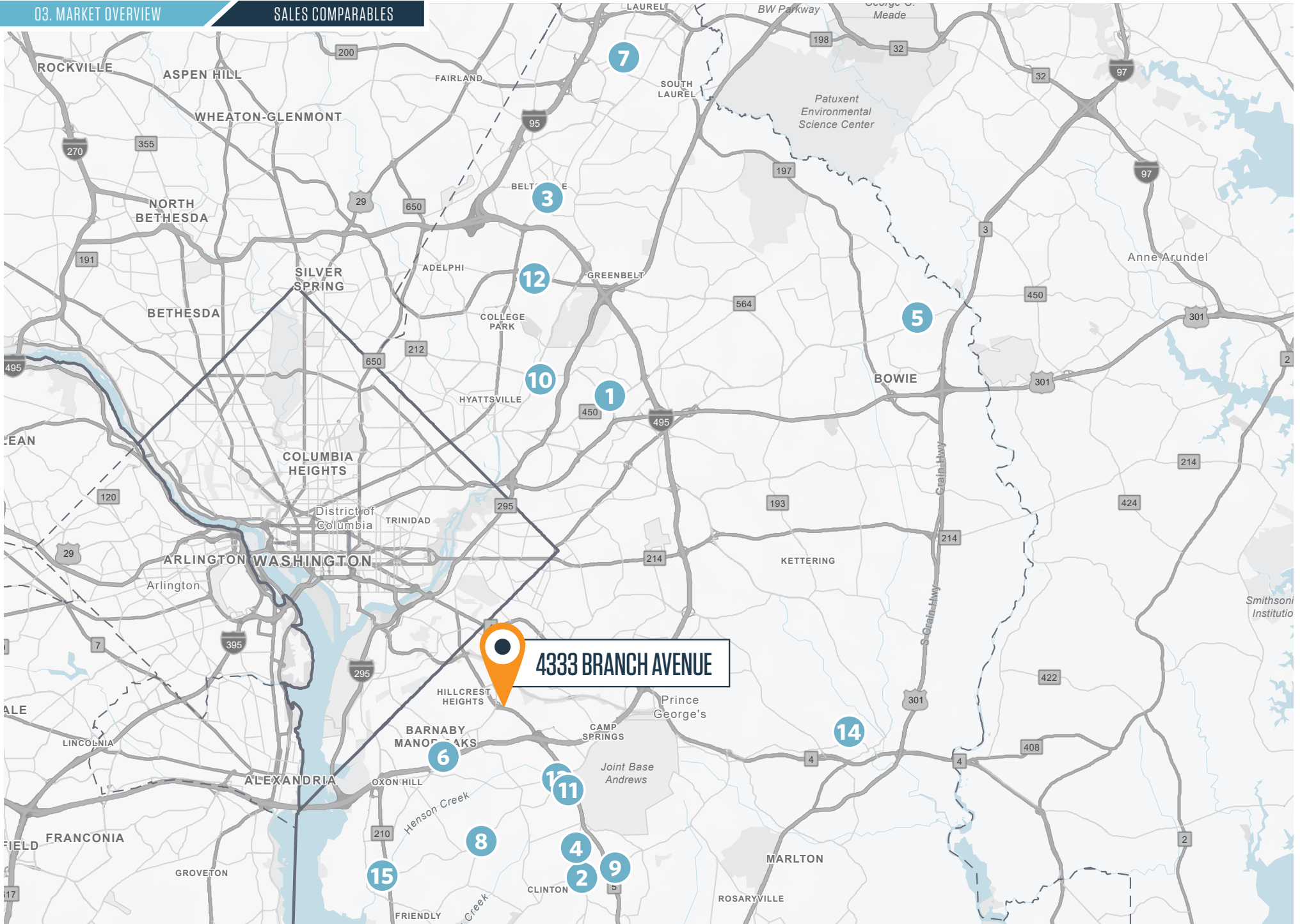


Vacancy & Market Rent Per SF - Branch Avenue



Vacancy & Market Rent Per SF - D.C. Region





#	Address	Address	Size (SF)	Sale Price	Price/SF	Sale Date	Buyer	Seller	% Leased	Yr. Built/Renov.	Notes
1		7596 Annapolis Road Hyattsville, MD	5,840	\$1,300,000	222.60	4/7/2023	Bayu F Gebremariam	Michael Joseph O'Leary	100.00%	1968	Buyer plans to occupy building when tenants vacate.
2		9012 Old Branch Avenue Clinton, MD	3,000	\$900,000	300.00	4/5/2023	Rafiq Ullah	John Ganeshan	100.00%	1953	Class C storefront retail
3		10701 Baltimore Avenue Beltsville, MD	8,500	\$2,075,000	244.12	3/22/2023	Sam's Used Tire	DSM	100.00%	1982	Closed dialysis clinic.
4		8303 Old Branch Avenue Clinton, MD	6,500	\$1,850,000	284.62	2/27/2023	Youth Business and Art Center	Happy Day Care Center	100.00%	1950	Former day care center
5		16000 Annapolis Road Bowie, MD	7,875	\$2,100,000	266.67	1/18/2023	Alderwoods Group, Inc.	Robert E Evans	100.00%	1980	Funeral home
6		5518 St Barnabas Road Oxon Hill, MD	3,888	\$1,025,000	263.63	12/19/2022	Matthew Blauvelt	Art Associates	100.00%	1985	Jiffy Lube
7		14235 Park Center Drive Laurel, MD	8,580	\$2,250,000	262.24	12/6/2022	Weinrich, Diana	Chesapeake Surgical, Ltd.	100.00%	1992	Surgery center
8		8009 Allentown Road Fort Washington, MD	9,614	\$1,600,000	166.42	6/24/2022	Allentown Development	Roozen Family Living Trust	56.67%	1978	Garden center

#	Address	Address	Size (SF)	Sale Price	Price/SF	Sale Date	Buyer	Seller	% Leased	Yr. Built/Renov.	Notes
9		8905 Ballard Lane Clinton, MD	2,042	\$420,000	205.68	6/1/2022	MPire Distribution, LLC	Mark Five Construction Inc	100.00%	1961	Small office building
10		5710 Riverdale Road Riverdale, MD	3,211	\$891,341	277.59	5/9/2022	Maryland State Highway Administration	Bank of America Corporation	0.00%	1959	Former bank branch
11		5833 Allentown Way Temple Hills, MD	4,250	\$827,000	194.59	1/4/2022	Jen Contracting	Fasting Enterprises Inc.	100.00%	1973	Office/showroom
12		5101 Branchville Road College Park, MD	3,792	\$800,000	210.97	11/29/2021	Mosquito Squad	Advanced Elevator	100.00%	1961	Office building with parking.
13		6320 Allentown Road Camp Springs, MD	5,550	\$975,000	175.68	11/18/2021	Malcolm Road Car Wash	The Abdow Family Jeffrey Abdow	0.00%	1969	Part of an assemblage
14		5096 Brown Station Road Upper Marlboro, MD	10,483	\$1,600,000	152.63	10/26/2021	Heaven Sent Early Learning Center	Friedman Greg	0%	2002	Day care center
15		9001 Livingston Road Fort Washington, MD	8,802	\$2,015,000	228.93	8/23/2021	Narmada Krupa	Sunnybrook Tavern LLC	100.00%	1986	Sunnybrook Tavern



Aaron Carroll
Investment Sales

202-652-2333
acarroll@klnb.com

Chris Kubler, CCIM
Principal

443-574-1415
ckubler@klnb.com

BALTIMORE, MD

100 West Road | Suite 505
Baltimore, MD 21204
410-321-0100

COLUMBIA, MD

9881 Broken Land Parkway | Suite 300
Columbia, MD 21046
410-290-1110

ROCKVILLE, MD

2273 Research Blvd | Suite 150
Rockville, MD 20850
301-222-0200

TYSONS, VA

8065 Leesburg Pike | Suite 700
Tysons, VA 22182
703-268-2727

WASHINGTON, D.C.

1130 Connecticut Avenue, NW | Suite 600
Washington, DC 20036
202-375-7500