

OFFICE BUILDING FOR SALE

Office Space In Downtown Historic Hagerstown

115 W WASHINGTON ST, HAGERSTOWN, MD 21740



PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	13
ADVISOR BIOS	16

Confidentiality & Disclaimer

All materials and information received or derived from K&M Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither K&M Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. K&M Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. K&M Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. K&M Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by K&M Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

A photograph of an empty room with two arched windows, a ceiling fan, and built-in shelving. The room has light-colored walls and a dark carpet. The text "Section 1" and "PROPERTY INFORMATION" is overlaid on the left side of the image.

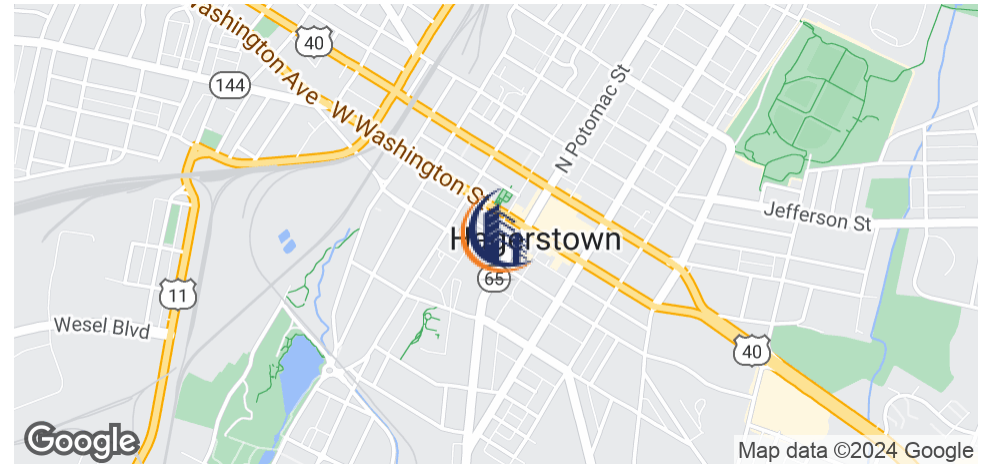
Section 1

PROPERTY INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

kayvan@svndc.com



OFFERING SUMMARY

Sale Price:	\$149,500
Lot Size:	0.14 Acres
Year Built:	1900
Building Size:	2,297
Renovated:	2007
Zoning:	C
Market:	Maryland
Price / SF:	\$65.08

PROPERTY OVERVIEW

K & M Commercial Real Estate, as the exclusive listing agent, is happy to present this stand-alone office building located in the heart of downtown Hagerstown. This 2,297, two-story office building, was built in 1900 is located across from the Washington County Government Seat. Carpet and hardwood throughout the various Offices. The kitchenette area includes two baths. For more information, please call 703-734-2822.

PROPERTY HIGHLIGHTS

- Stand Alone Office Building in Downtown Hagerstown
- 2 Stories with basement, 2,297 SF
- Window Lined Offices
- 2 Bath
- Kitchenette
- 10 Reserved Parking Spaces



PROPERTY OVERVIEW

K & M Commercial Real Estate, as the exclusive listing agent, is happy to present this stand-alone office building located in the heart of downtown Hagerstown. This 2,297, two-story office building, was built in 1900 is located across from the Washington County Government Seat. Carpet and hardwood throughout the various Offices. The kitchenette area includes two baths. For more information, please call 703-734-2822.

LOCATION OVERVIEW

The property is located across from the Washington County Government Building, District Court, Washington County Court House, and Transit Center. It is within walking distance of City Hall, The Maryland Theatre, University System of Maryland at Hagerstown, U.S. Post Office, Washington County Free Library, Tourism Office, and the Arts and Entertainment District. This building has excellent visibility on heavily traveled Route 40 through downtown Hagerstown.



SALE HIGHLIGHTS

- Stand Alone Office Building in Downtown Hagerstown
- 2 Stories with basement, 2,297 SF
- Window Lined Offices
- 2 Bath
- Kitchenette
- 10 Reserved Parking Spaces







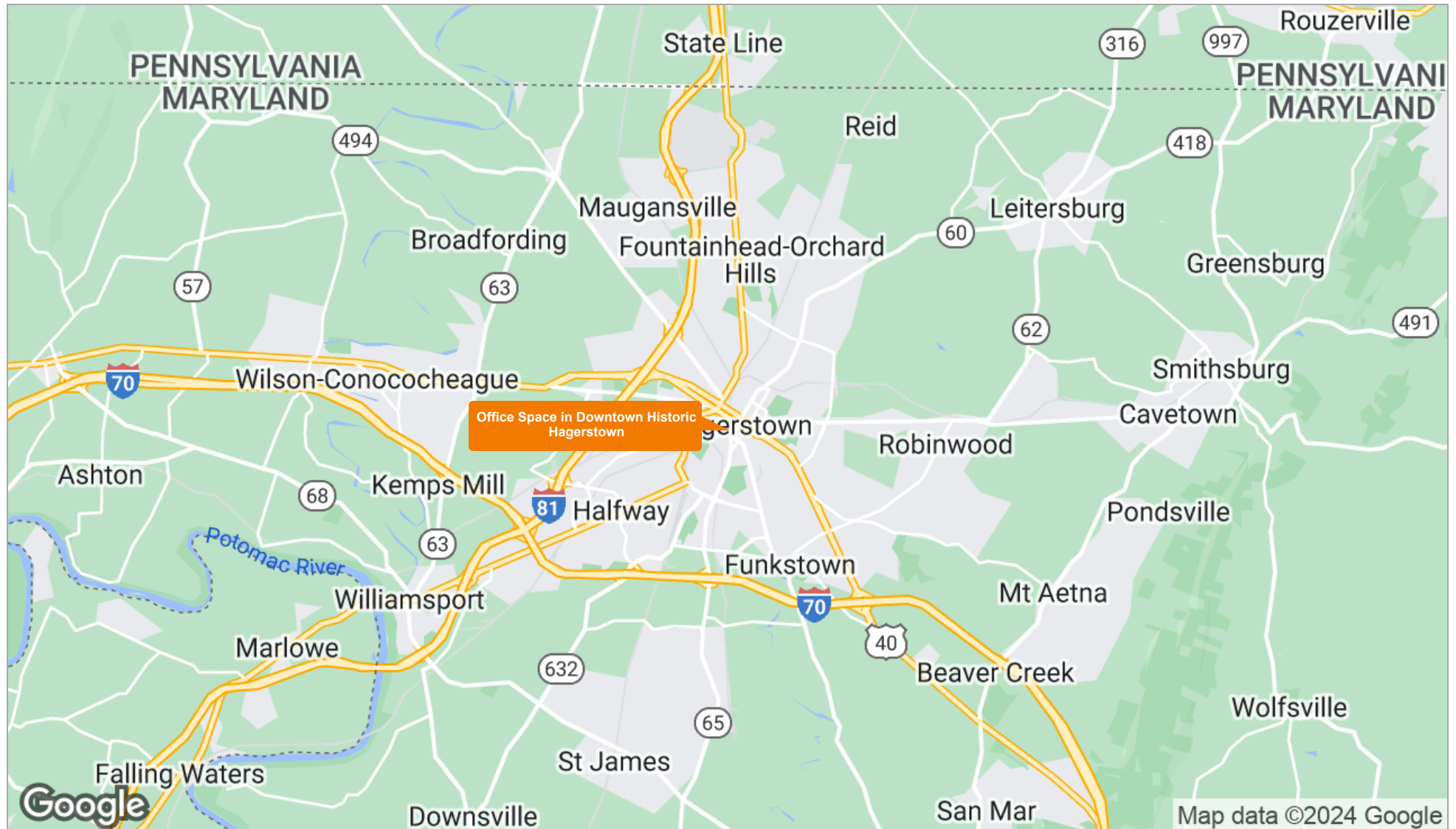
Section 2

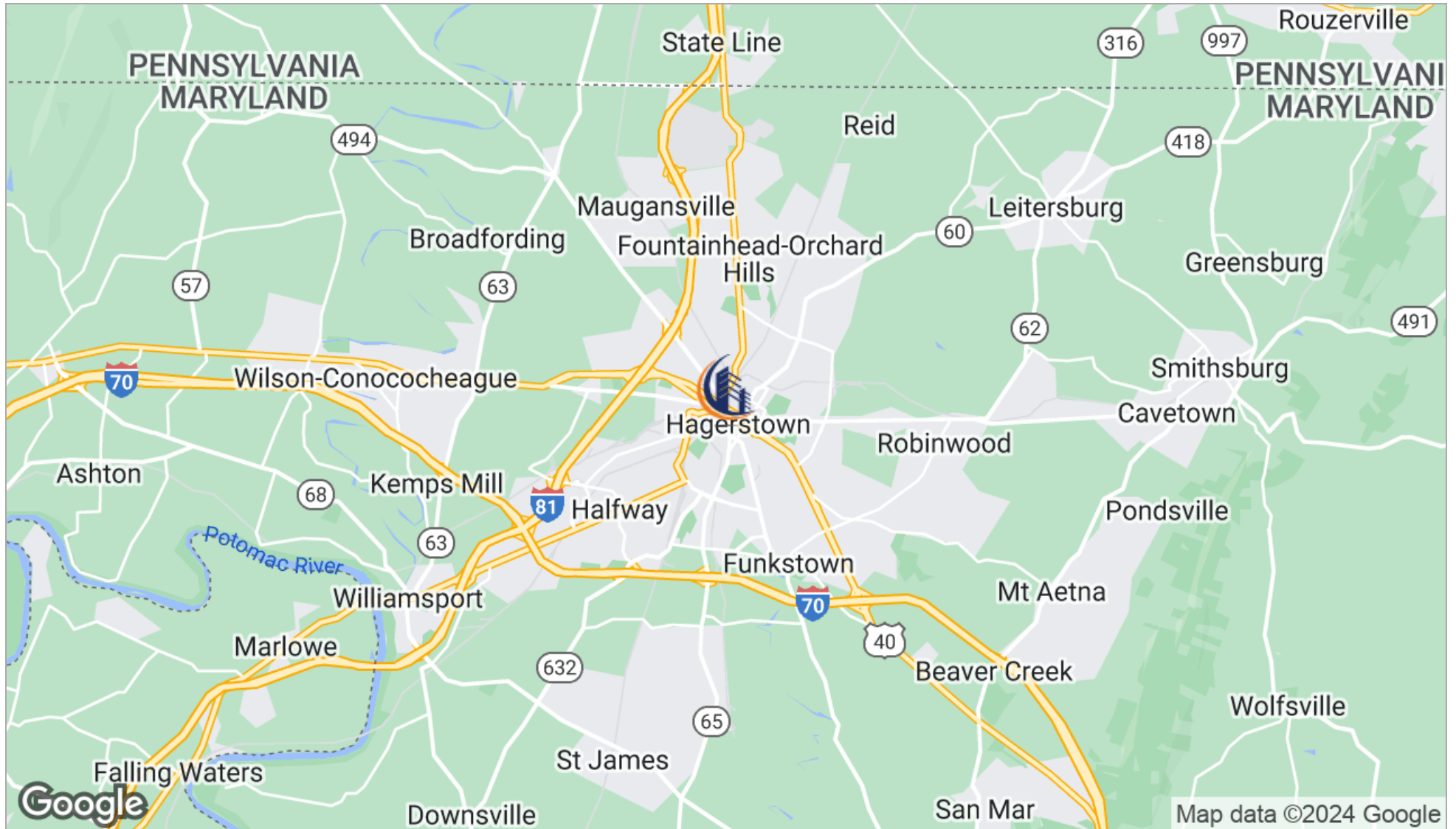
LOCATION INFORMATION

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

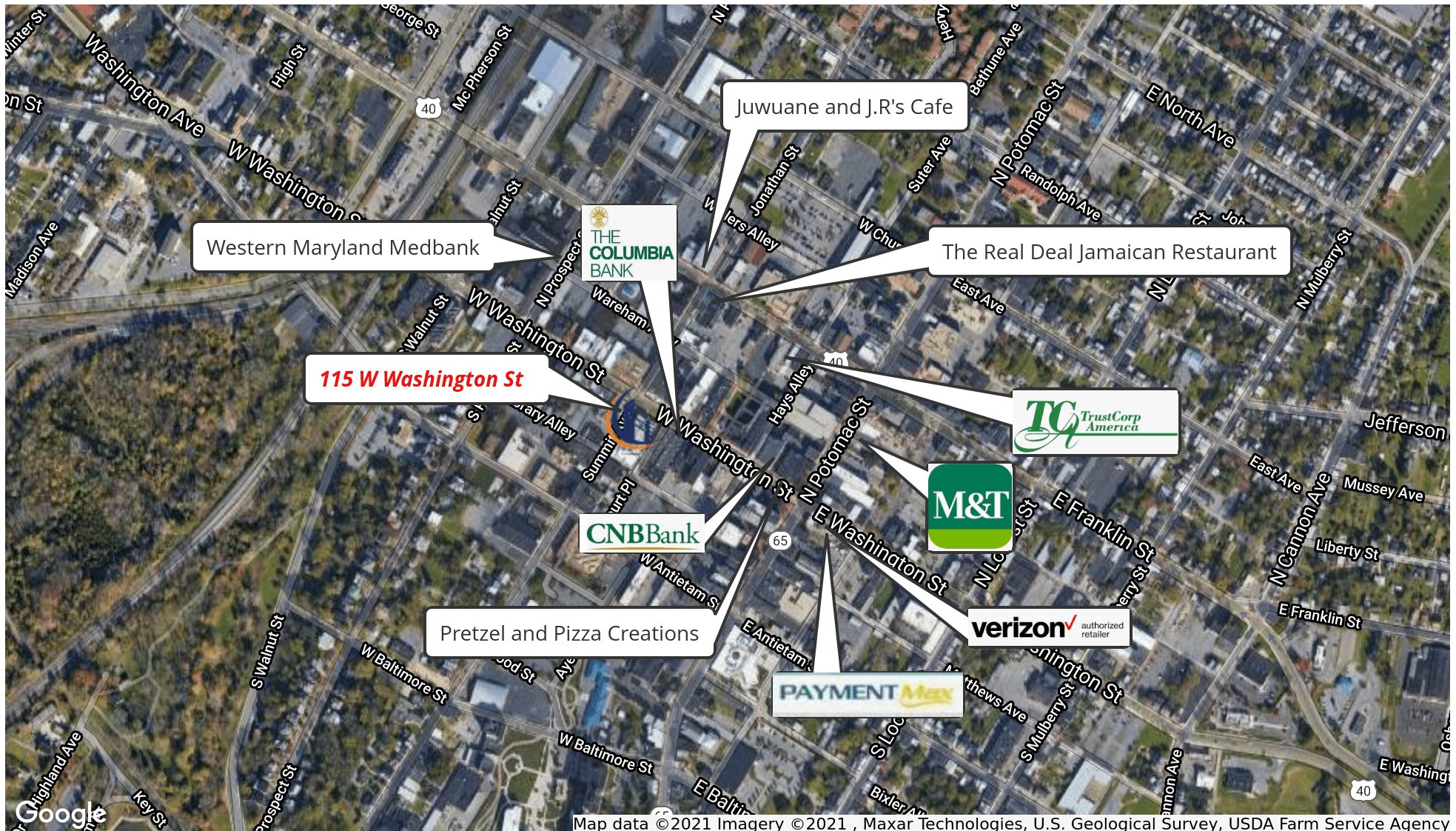
kayvan@svndc.com

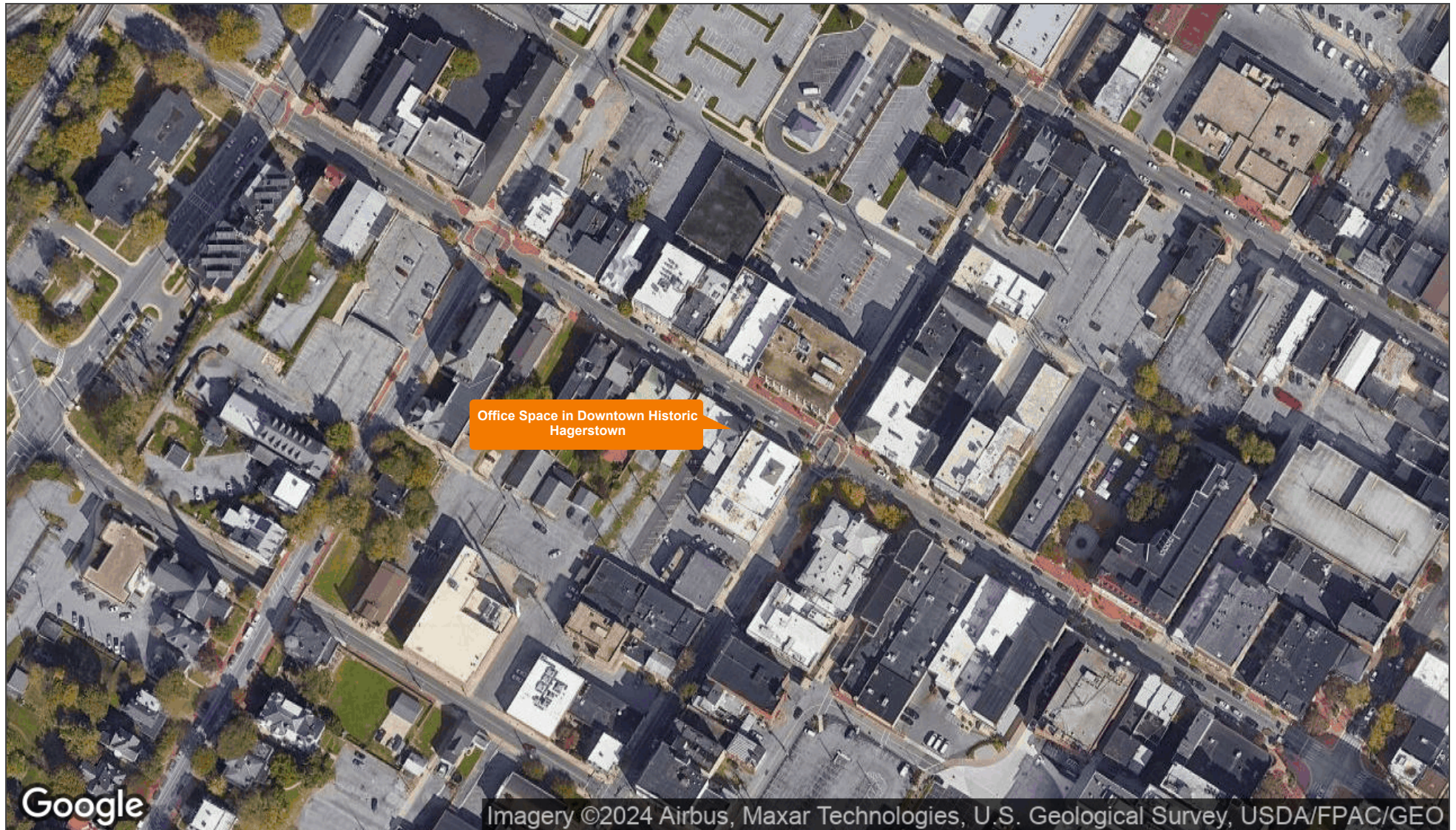




RETAILER MAP 115 W WASHINGTON ST

office space in downtown historic hagerstown page 11







Section 3

DEMOGRAPHICS

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

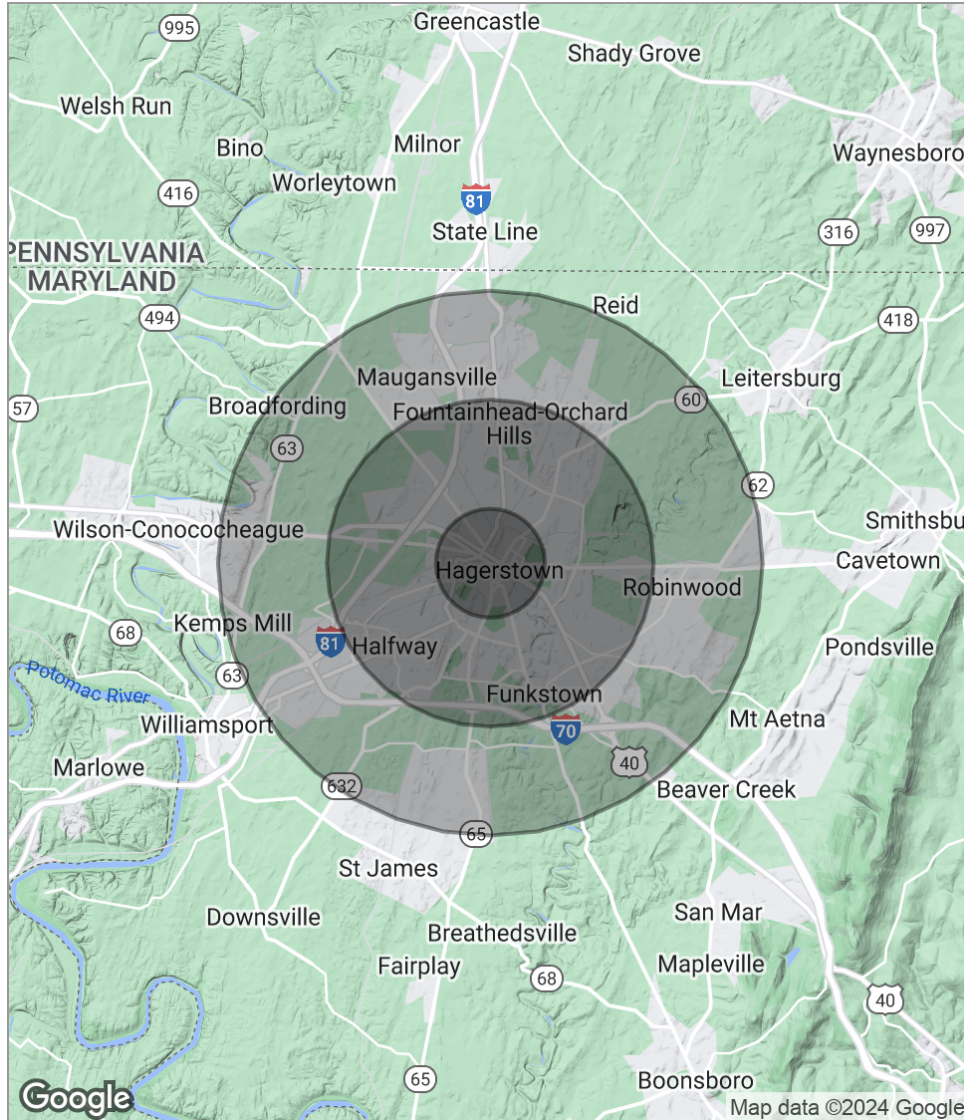
kayvan@svndc.com



	1 MILE	3 MILES	5 MILES
Total population	16,724	62,828	95,195
Median age	35.5	37.4	37.9
Median age (Male)	33.3	35.2	36.2
Median age (Female)	37.0	38.6	39.2
Total households	7,327	26,343	38,584
Total persons per HH	2.3	2.4	2.5
Average HH income	\$39,075	\$53,190	\$60,751
Average house value	\$173,448	\$219,662	\$231,502

** Demographic data derived from 2020 ACS - US Census*

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	16,724	62,828	95,195
Median age	35.5	37.4	37.9
Median age (Male)	33.3	35.2	36.2
Median age (Female)	37.0	38.6	39.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	7,327	26,343	38,584
# of persons per HH	2.3	2.4	2.5
Average HH income	\$39,075	\$53,190	\$60,751
Average house value	\$173,448	\$219,662	\$231,502

** Demographic data derived from 2020 ACS - US Census*

A photograph of a room with a large bay window and a radiator. The window is composed of four vertical panes, each with a white frame. The room has light-colored walls and a blue carpet. A radiator is visible in the foreground. The text "Section 4" and "ADVISOR BIOS" is overlaid on the left side of the image.

Section 4

ADVISOR BIOS

KAYVAN MEHRBAKHS, CCIM, MBA

703.734.2822

kayvan@svndc.com

**KAYVAN MEHRBAKHSH, CCIM, MBA**

Managing Director



459 Herndon Pkwy #21
Herndon, VA 20170
T 703.734.2822
C 703.851.1070
kayvan@svndc.com
VA #0225084011

PROFESSIONAL BACKGROUND

Kayvan Mehrbakhsh, CCIM, serves as Managing Director for the K&M Commercial Real Estate Office in Herndon, Virginia. Mr. Mehrbakhsh specializes in the sale and leasing of Medical and Government properties and similar transactions for office facilities outfitted with high-tech networking systems in the Northern Virginia region.

Throughout his 23-plus-year career, Mr. Mehrbakhsh has closed more than \$940 million in transactions. He diligently monitors market conditions to adequately advise clients and ensure they receive fair market rates for leases, property investments, and sales.

Before his service at K&M Commercial Real Estate, Mr. Mehrbakhsh was an associate commercial broker at Fairfax Realty, Inc., where he provided expert advice and served as a Broker for financial institutions, corporate landowners, and other investors.

Mr. Mehrbakhsh also has previous experience as a Senior Project Manager at MCI Telecommunications, where he oversaw land acquisition transactions, building design and construction, and the migration of data centers throughout both the United States and Europe.

A Northern Virginia Association of Realtors member, Mr. Mehrbakhsh, sits as Chairman of the Association Commercial Alliance. He has also served as president of the Mid Atlantic Real Estate Marketing Association (MAREMA) in 2007 and continues serving as a board member. He also maintains membership in the following organizations: the International Council of Shopping Centers (ICSC), the Realtors Land Institute, the Greater Washington Commercial Association of Realtors, and the North Carolina Association of Realtors.

Mr. Mehrbakhsh has earned the prestigious designation of Certified Commercial Investment Member (CCIM) and currently holds a seat on their Washington DC-Maryland chapter board.

Mr. Mehrbakhsh received his Master of Business Administration from American University and holds a Bachelor of Science in Information Systems from Radford University. Mr. Mehrbakhsh holds licenses in Virginia, Washington D.C., and Maryland.

EDUCATION

MBA - American University
BBA - Radford University

MEMBERSHIPS & AFFILIATIONS

CCIM - Certified Commercial Investment Member
ICSC - The International Council of Shopping Centers
NAIOP - National Association of Industrial and Office Properties