

DaVita, Inc. (S&P: BB)

430 Southridge Parkway | Culpeper, Virginia 22701



OFFERED EXCLUSIVELY BY

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Click here for more information & to download the full Offering Memorandum

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\$1,686,080

Offering Price



6.50%

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in a single-tenant medical office facility located in Culpeper, VA. It consists of 0.43 acres and a one-story, 6,227-SF medical office building built in 1995 and renovated in 2018. It is located on Southridge Parkway in the South Ridge Office Park between James Monroe Hwy/US-29 (20k VPD) and Madison Rd/US-29 Business (14k VPD) less than a mile from UVA Culpeper Medical Center in Virginia (72 staffed beds). There are nearly 80,000 in population in a fifteen-mile radius and an average household income in excess of \$107,000 annually within a five-mile radius. The Tenant strategically selected this site to grow its presence in the market and executed a fifteen (15) year lease expiring September 30, 2033.