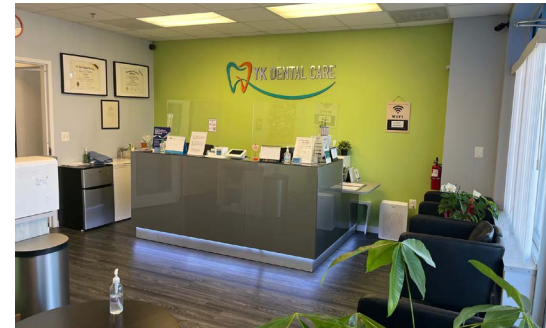


**Suite 306: 1,382 SF**

**Lease: \$31 PSF +Elec and Cleaning**  
**Purchase: \$290 PSF (\$400,780)**  
**Ready to see patients right away!**

- **Plumbed for 3 Dental Operatories** - Ideal for dental, orthodontic, or oral surgery use
- **Recently Renovated** - Modern finishes and move-in ready
- **Save Money** - Save \$80-100K in start-up build-out costs. †Plug in your equipment and be operational from day one.
- **Flexible Lay-out** - Suitable for a variety of medical uses (primary care, specialty, therapy, etc.)
- **Third-Level Suite with Window Signage** - Visibility and branding opportunity
- **Professional Medical Community** - Surrounded by established healthcare tenants.
- **Convenient Location** - Easy access for patient and staff



Easy access  
to I-66



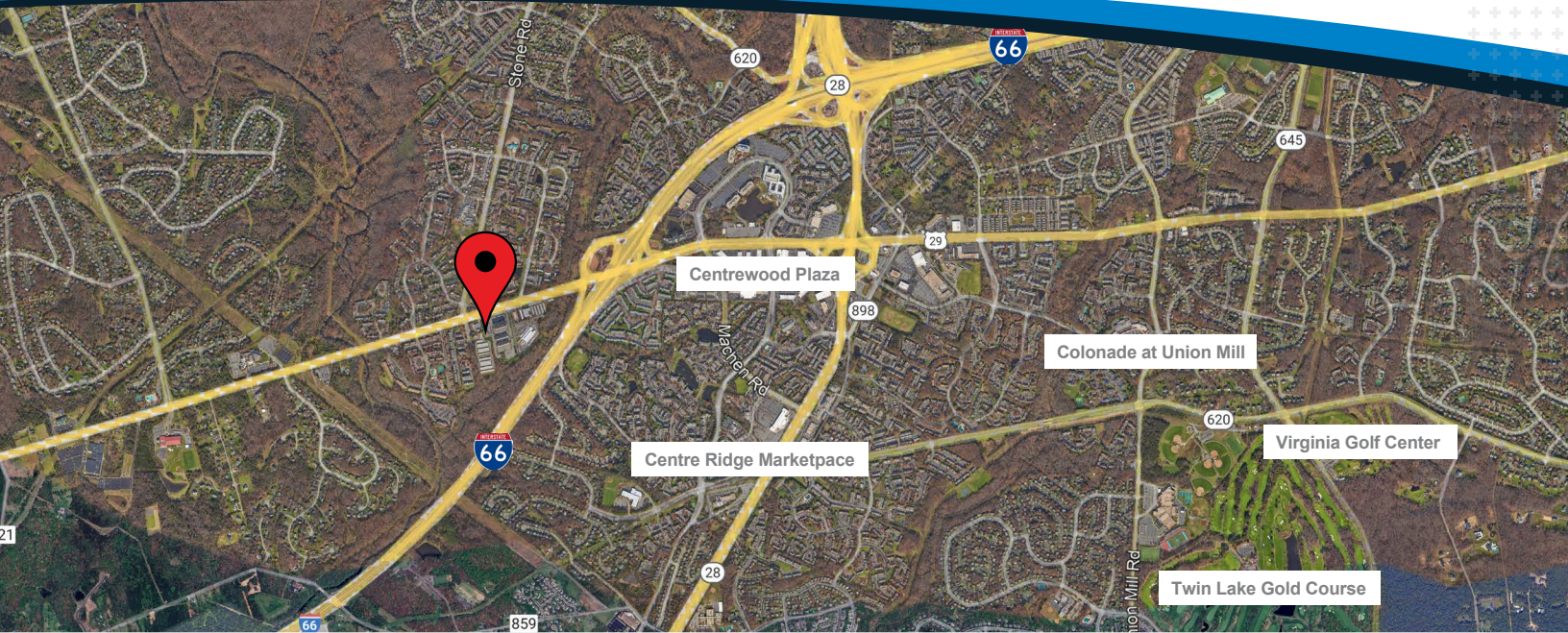
Huge Population  
Growth



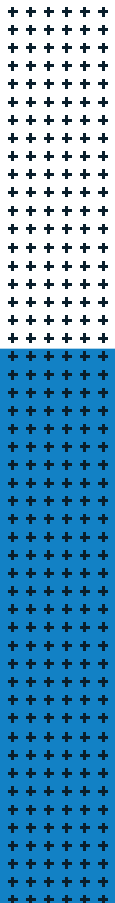
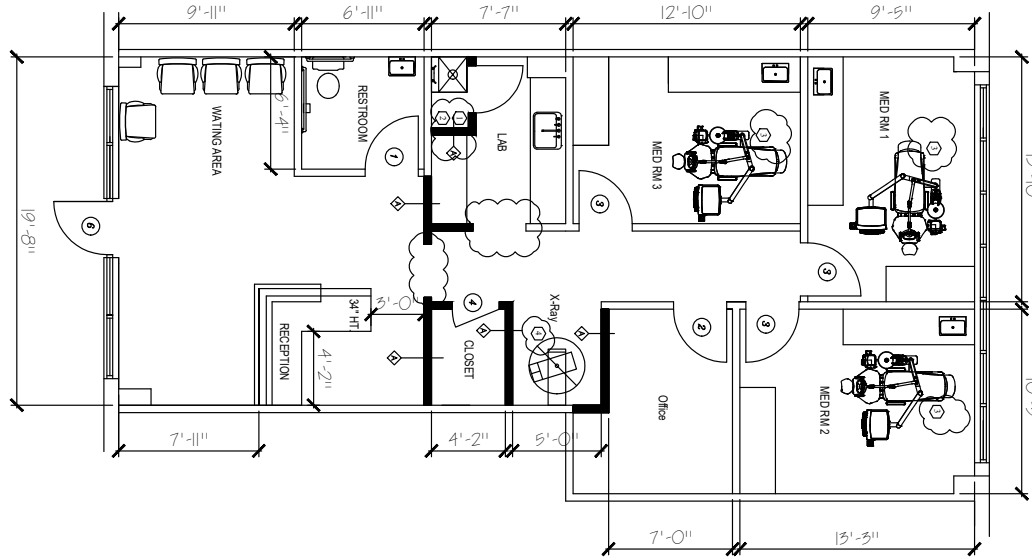
Densely  
Populated Area



Premium  
Real Estate



**FLOOR PLAN**



For more information or to schedule a property tour, please contact:

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