

MEDICAL CONDO UNIT FOR SALE

OWNER/USER OPPORTUNITY

611 S Carlin Springs Rd, Arlington, Virginia 22204
Prime medical office space in a medical building

SELLER FINANCING AVAILABLE

OPPORTUNITY

• Suite 504	1,519 SF
• Suite 506	1,013 SF
Total	2,532 SF



HIGHLIGHTS

- Medical office condominium building in the Glencarlyn neighborhood
- Built in 1980, with a total building size of 80,964 sq ft over 5 stories
- Modern amenities include elevator access, natural light, partitioned offices, and renovated common areas
- On-site services: Quest Diagnostics lab and pharmacy
- Garage and surface parking available (140 spaces total)
- Ideal for medical, dental, or physical therapy practices
- Easy access to I-66, I-395, and public transit options
- The space features two egresses
- Turnkey medical suite

SALES PRICE

- \$645,660 (\$255/SF)

SQUARE FOOTAGE

- 1,013 SF – 2,532 SF



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

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AUDREY WALLACE

Senior Vice President

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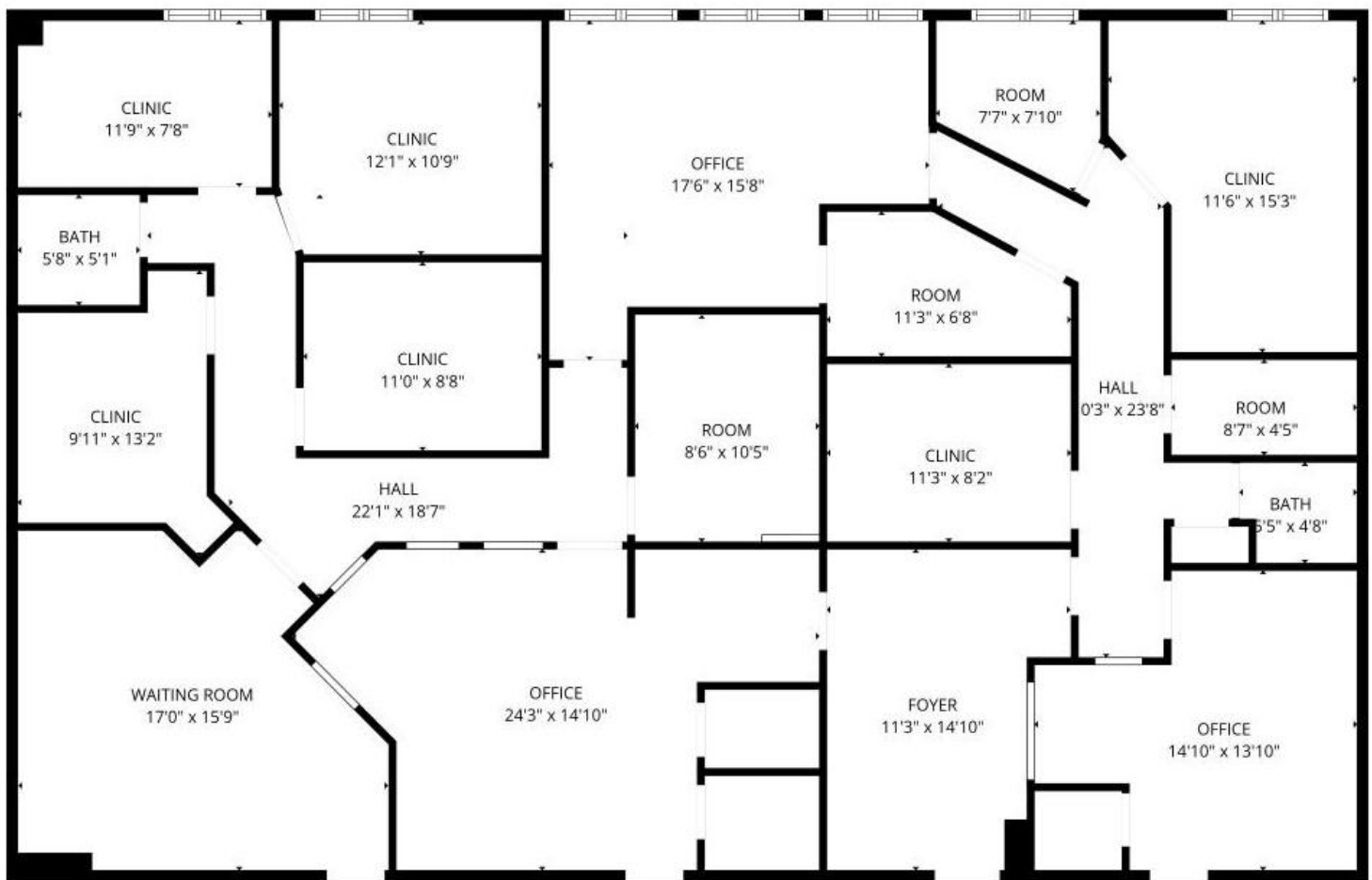
Suite 504:

1,519 SF

Suite 506:

1,013 SF

FLOOR PLAN AVAILABLE: 2,532 SF



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ENTRANCE AND LOBBY PHOTOS



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INTERIOR PHOTOS



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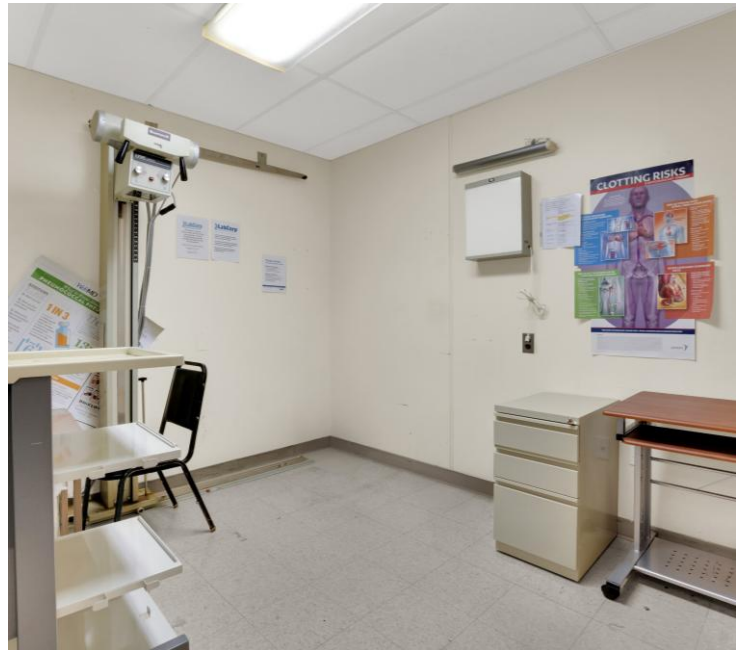
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