



2,068 SF — Medical Office Condominium
Sale: \$470 PSF | Lease: \$28 NNN
AAAASF Accredited Surgery Suite

2,068 SF Medical Office Condominium:

- AAAASF-accredited outpatient surgery suite — one of the few fully-equipped surgical condominiums available in Northern Virginia.
- Fully built-out, turnkey space: operating room, pre-op/recovery room, sterilization/clean room, and dedicated scrub sink.
- Two exam rooms, physician's office, manager's office, conference room, and reception area.
- High ceilings and abundant natural light throughout the entire suite.
- Condo fee covers all utilities, cleaning, HVAC maintenance, and grounds care — no hidden operating costs.
- Prime Falls Church location — excellent access to Route 7, I-66, and Route 29.

Building Features

- Premier professional/medical building in the heart of downtown Falls Church.
- Well-established medical and dental hub — built-in referral network for any specialty.
- Ample free parking for staff and patients.
- Ideal for surgical specialists, dental surgeons, dermatologists, or ophthalmologists.
- Available for immediate occupancy — purchase or lease.



For more information or to schedule a tour, contact:

BRANDON FELL: 703.470.7956 | brandonfell@hprgrealty.com

HPRGrealty.com

313 Park Ave | Falls Church, VA

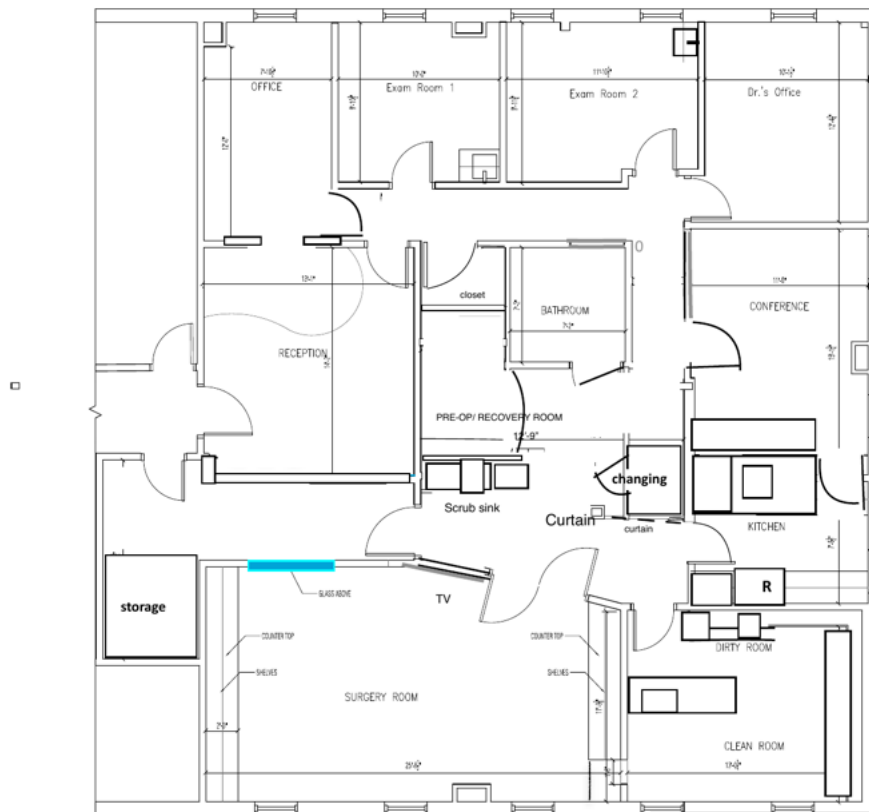
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FLOOR PLAN

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