

FOR SALE

OFFICE CONDOS

12658-12660 LAKE RIDGE DRIVE WOODBRIDGE, VA 22192



SALE PRICE **\$2,900,000**

OFFERING SUMMARY

Building Size: 11,510 SF
Zoning: RPC-Commercial
Market: Washington DC
Submarket: Woodbridge/I-95 Corridor
Price / SF: \$251.95
Parcel ID: 8393-22-2764.01,
8393-22-2764.02,
8393-22-3156.01, &
8393-22-3156.02

PROPERTY OVERVIEW

Four contiguous office condo units combined into one cohesive office suite totaling approx. 11,510 SF, offering an efficient layout well-suited for a variety of professional, medical, or service-oriented users. The unified floor plan provides the functionality & flexibility of a larger office while retaining the convenience of condominium ownership. Located within an established professional office community, the property features ample on-site parking and a professional business environment.

The property offers flexibility for both investors and owner-users. For an investor purchaser, the seller will lease back the premises for three years at \$17.00/SF NNN, with the seller retaining the option to terminate the lease early upon payment of \$100,000 to the purchaser. For an owner-user purchaser, the seller will vacate upon sale, allowing for immediate occupancy.

LOCATION OVERVIEW

Positioned along Lake Ridge Drive in the heart of the Lake Ridge business corridor, the property offers convenient access to Old Bridge Rd., Minnieville Rd., and I-95, providing excellent connectivity throughout Prince William County and Northern Virginia. The surrounding area is supported by dense residential neighborhoods, established retail centers, restaurants, & everyday services, creating a convenient location for both clients and employees.

PRESENTED BY:

COLEMAN RECTOR **CARMELA PATRICK, CCIM**
PRINCIPAL BROKER **COMMERCIAL REALTOR**
703.366.3189 703.330.1224
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

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ADDITIONAL PHOTOS



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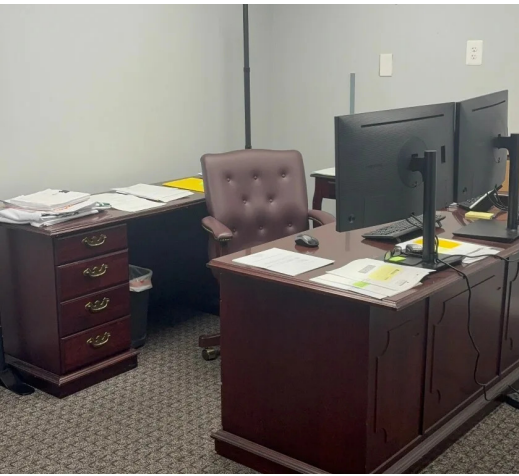
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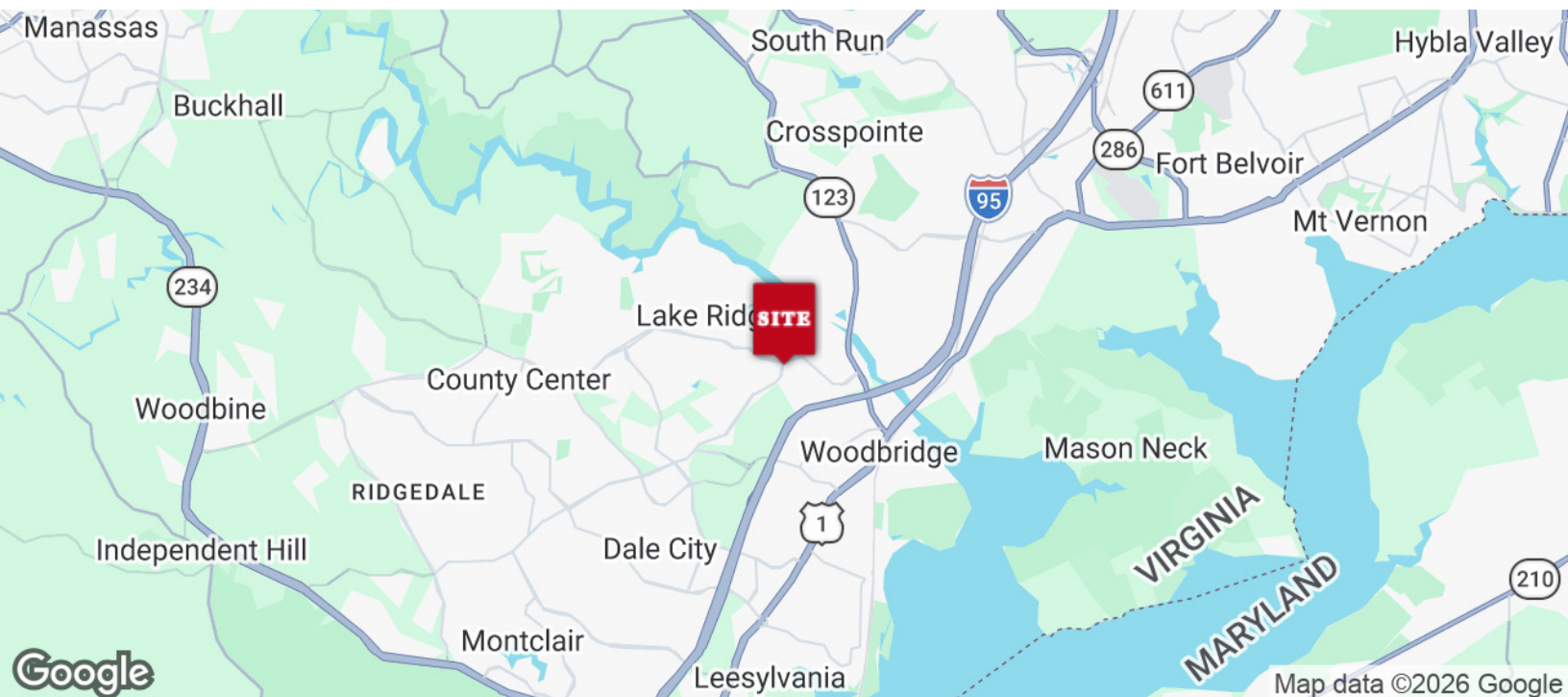
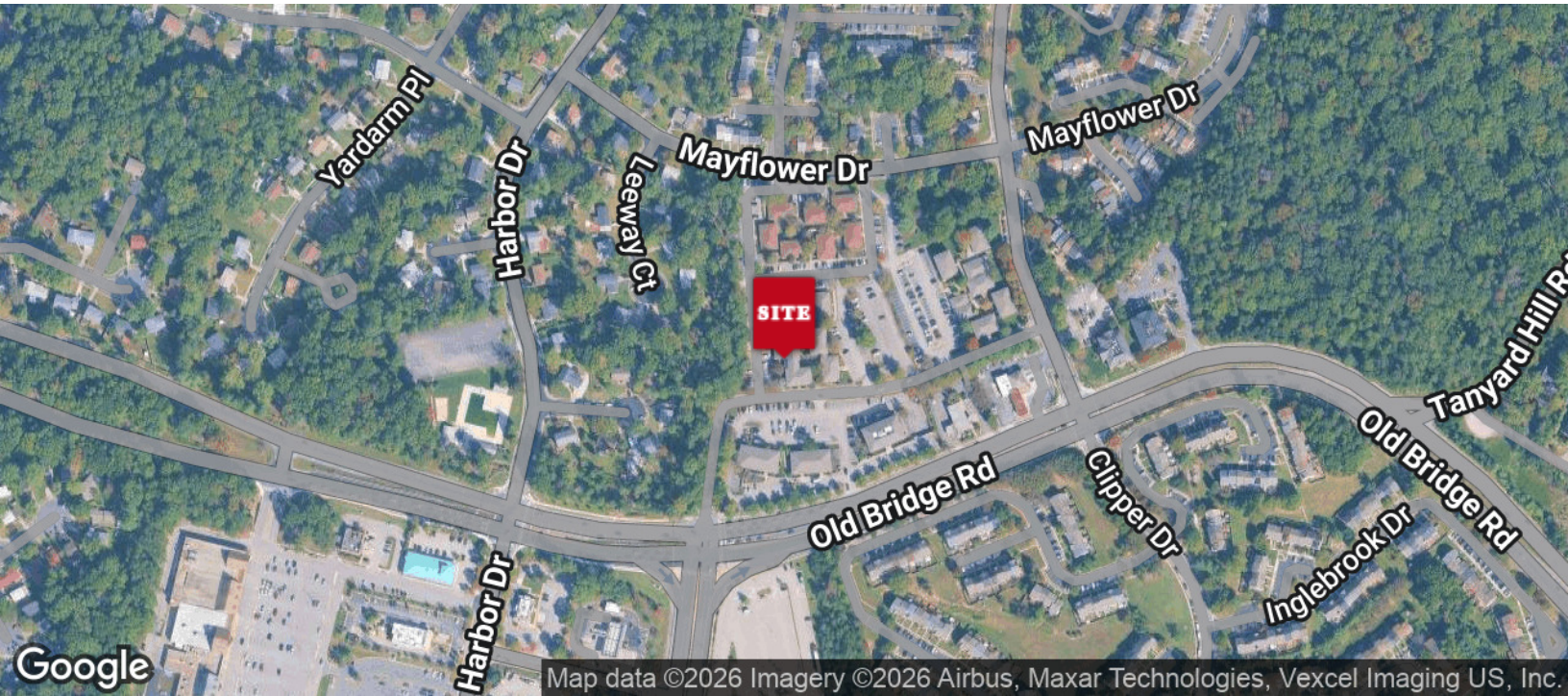
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LOCATION MAP



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