



ST. LUKE'S | CLASS A MEDICAL OFFICE SPACE

20209 SENTARA WAY | CARROLLTON, VA 23314 | SENTARALEASING.COM

**FOR MORE INFORMATION,
PLEASE CONTACT:**

John M. Profilet, SIOR

757.640.2278 (direct) | 757.679.3278 (mobile) | jprofilet@slnusbaum.com

PROPERTY HIGHLIGHTS

\$28.00/LSF, Full Service
\$8.00 estimated OPEX as of 01-01-20

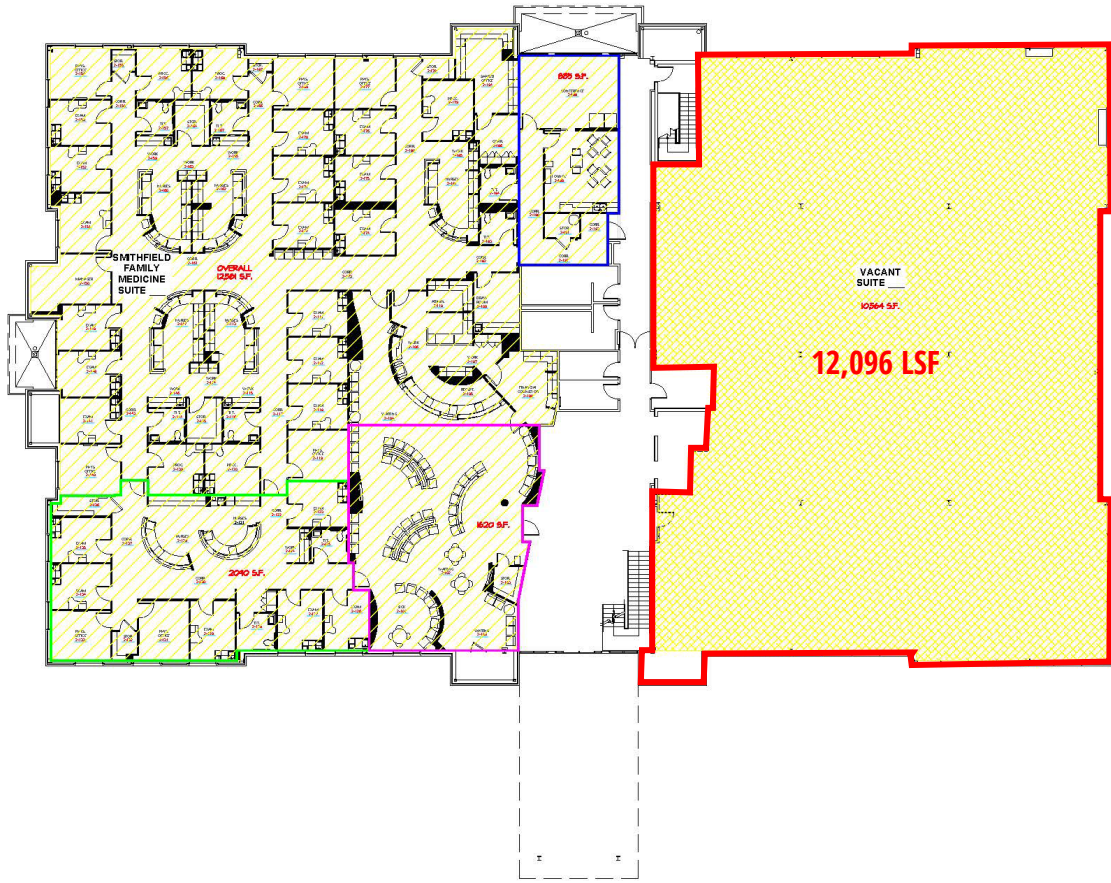
- 12,096 LSF of medical office shell space available
- Beautiful, two-story medical office building with modern brick architecture
- Ample surface parking available
- Urgent Care and Advanced Imaging on site
- Generous Landlord contribution to tenant's construction costs
- Full service lease includes janitorial, excluding infectious/regulated medical waste



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SECOND FLOOR PLANS



COMMON AREA
--- SF

SUITE ---
VACANT
10,564 USF
----- RSF

SUITE ---
SMITHFIELD
FAMILY
MEDICINE
12,581 USF
----- RSF

AVAILABLE SUITES:

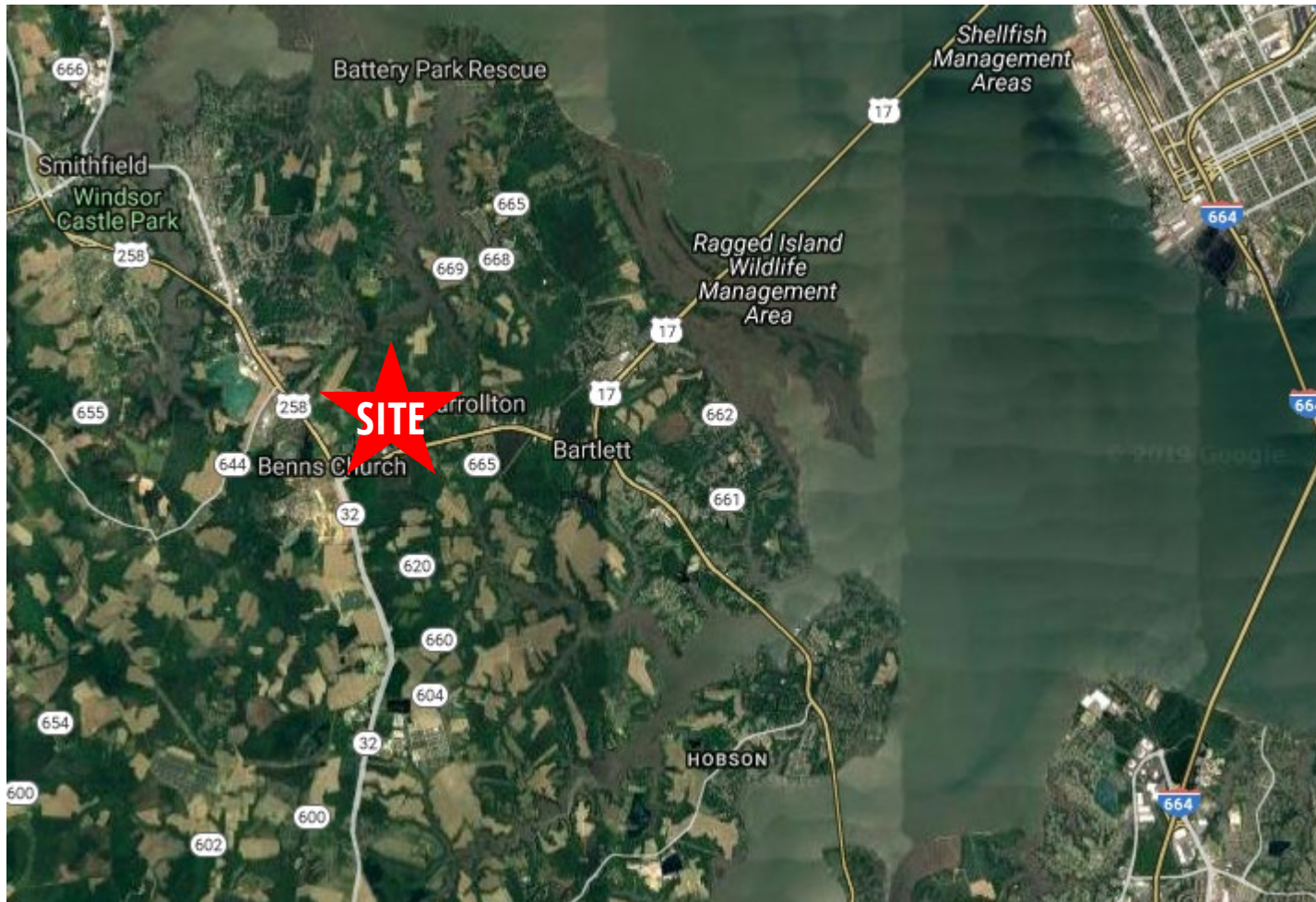
Second Floor Suite	12,096 LSF
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FOR LEASE

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CARROLLTON SUBMARKET



FOR LEASE

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

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