



REAL ESTATE INVESTMENT AND MANAGEMENT

## OFFICE CONDO FOR SALE

19465 DEERFIELD AVE. | SUITE 310 | LANSDOWNE, VA 20176



### PROPERTY FEATURES

This 2,821 sf Class A medical/office suite offers a reception, waiting area, offices, exam rooms & breakroom.

- Bright suite with large windows.
- Ideal for medical or professional use.
- Located in Lansdowne Office Park with ample parking.

**Available:** 2,821 SF

**Sale Price:** \$846,300

**Condo Fee:**

**Taxes (2025):**

**Zoning:** PDOP

### AREA HIGHLIGHTS

Directly across from Inova Loudoun Hospital, a major regional medical campus. Minutes from Route 7 and Belmont Ridge Road, providing quick access to the entire Loudoun County corridor. 12 miles from Washington Dulles International Airport.

Surrounded by medical offices, specialty clinics, corporate offices, and established residential communities.

Close to Lansdowne amenities including Lansdowne Town Center, retail, dining, cafés, fitness centers, and hotels.

Strong demographics and high-income area with continuous growth and demand for medical and professional services.

### FOR MORE INFORMATION

#### MELANIE NOBRIGA

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#### THOMAS VELTSISTAS

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#### GEORGE BOOSALIS

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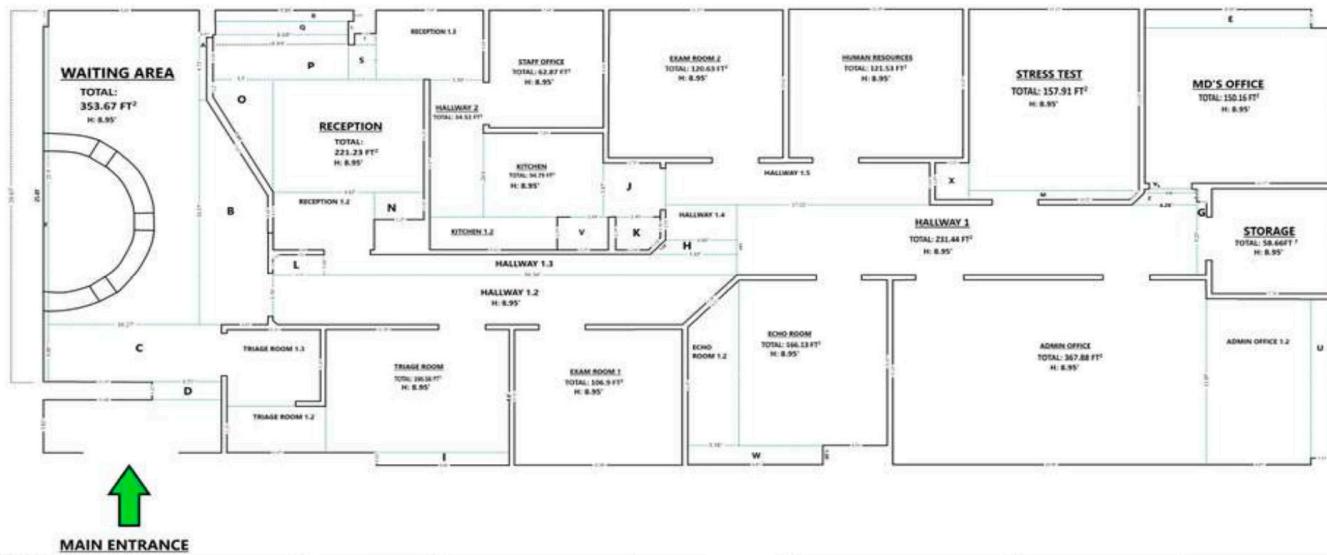
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### FLOOR PLAN

#### CHI-Lansdowne, VA

19465 Deerfield Ave,  
Lansdowne, VA 20176



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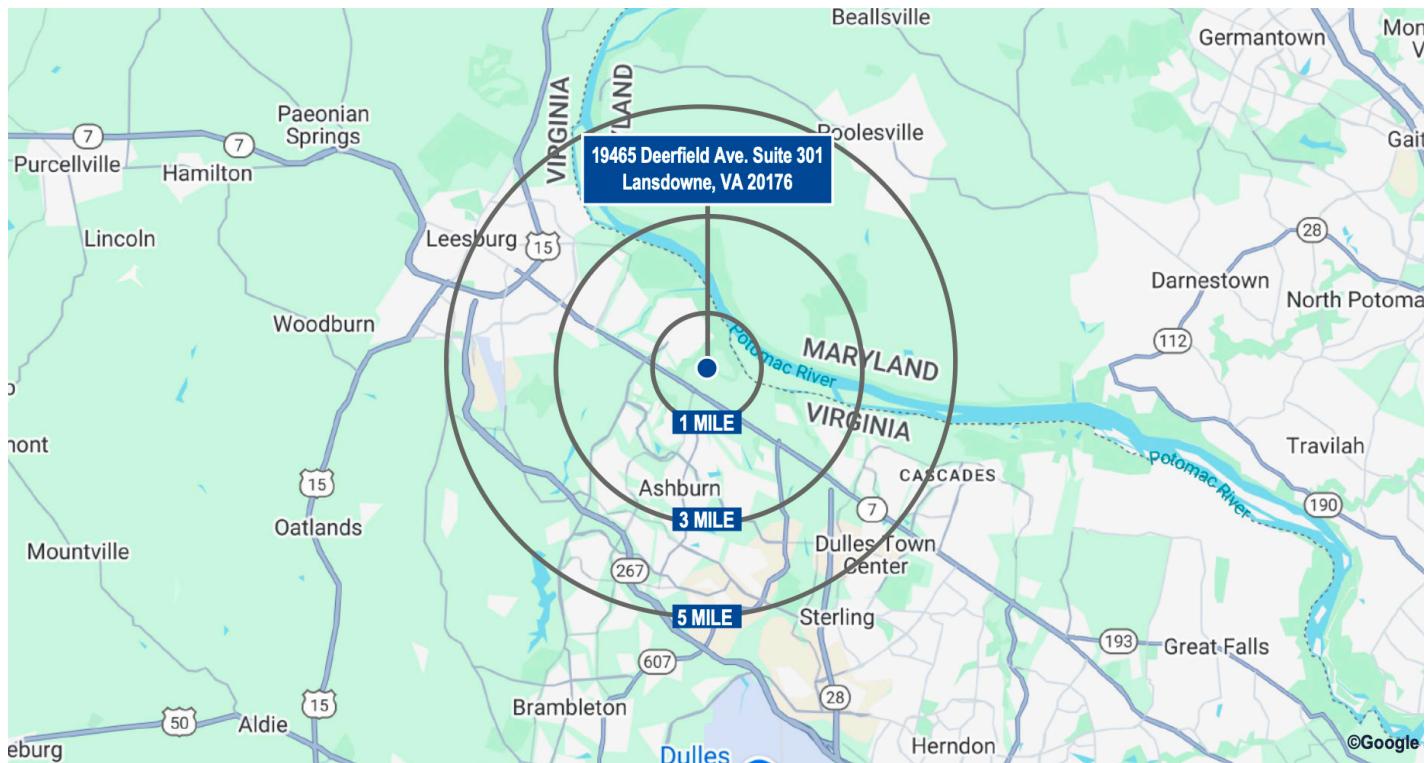


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### DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	9,548	64,784	155,590
Households	4,012	23,734	54,909
Avg. HH Income	\$156,286	\$176,447	\$165,136
Median Home Value	\$126,679	\$154,157	\$140,381
Businesses	1,269	3,149	7,756
Employees	7,980	24,277	61,744

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