

# Professional Office Condo Groundfloor

OFFERING MEMORANDUM | 2200 OPITZ BOULEVARD #345 | WOODBRIDGE, VA

Exclusively Listed by

**Ed Martin, CCIM - Principal Broker** | (703) 867-3350 | [edmartin@kwcommercial.com](mailto:edmartin@kwcommercial.com) | 0225075345, Virginia

Each Office is Independently Owned and Operated  
[www.kwcommercial.com](http://www.kwcommercial.com)

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

**KELLER WILLIAMS SOLUTIONS**  
8100 Ashton Ave #103  
Manassas, VA 20109

# Table of Contents



Executive Summary .....	3
Property Photos .....	4
Regional Map .....	6
Location Maps .....	7
Aerial Map .....	8
Business Map .....	9
Demographics .....	10
Professional Bio .....	11
Disclaimer .....	12

## Disclaimer

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including those used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

# Executive Summary



## Property Overview

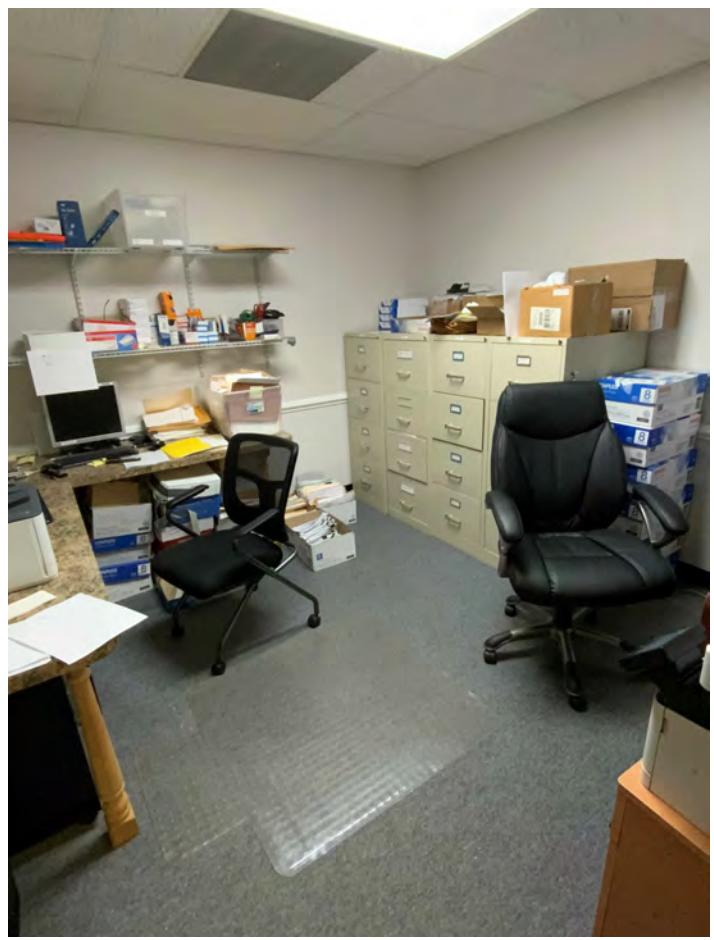
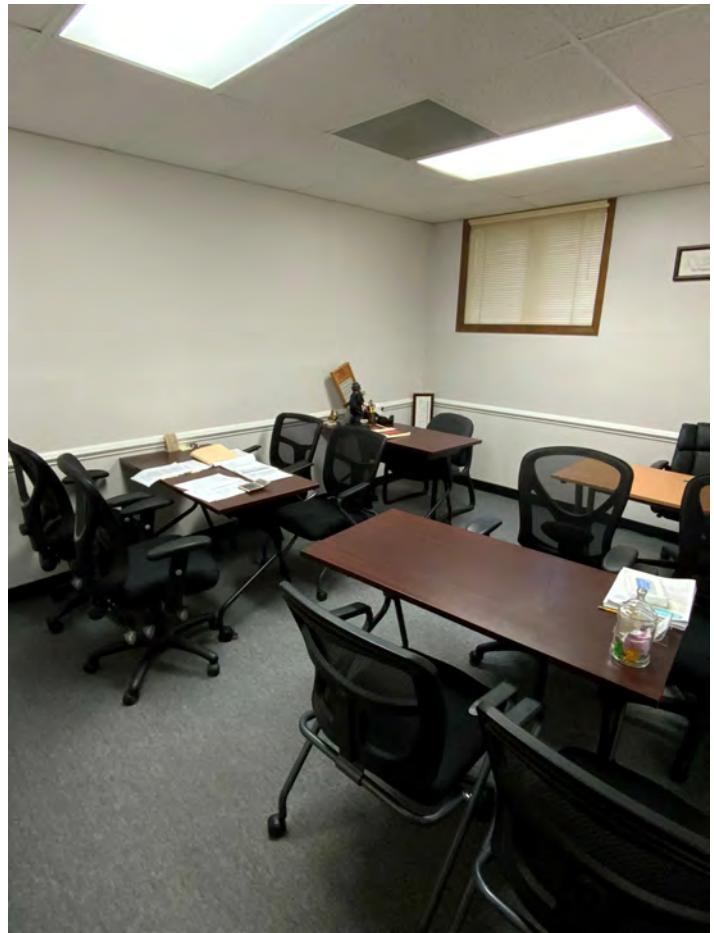
Great office space available. This unit offers 1252 sq ft. Ideal for physicians, attorneys, and other professional uses. Easy Access to I-95, Route 1. This ideal office space is located near Sentara Northern Virginia Medical Center and Potomac Mills. The condo fees are \$400 /month, and the taxes are \$2,546/Year. Condo fee covers Trash, water, and common area upkeep. Lots of parking.

## Property Highlights

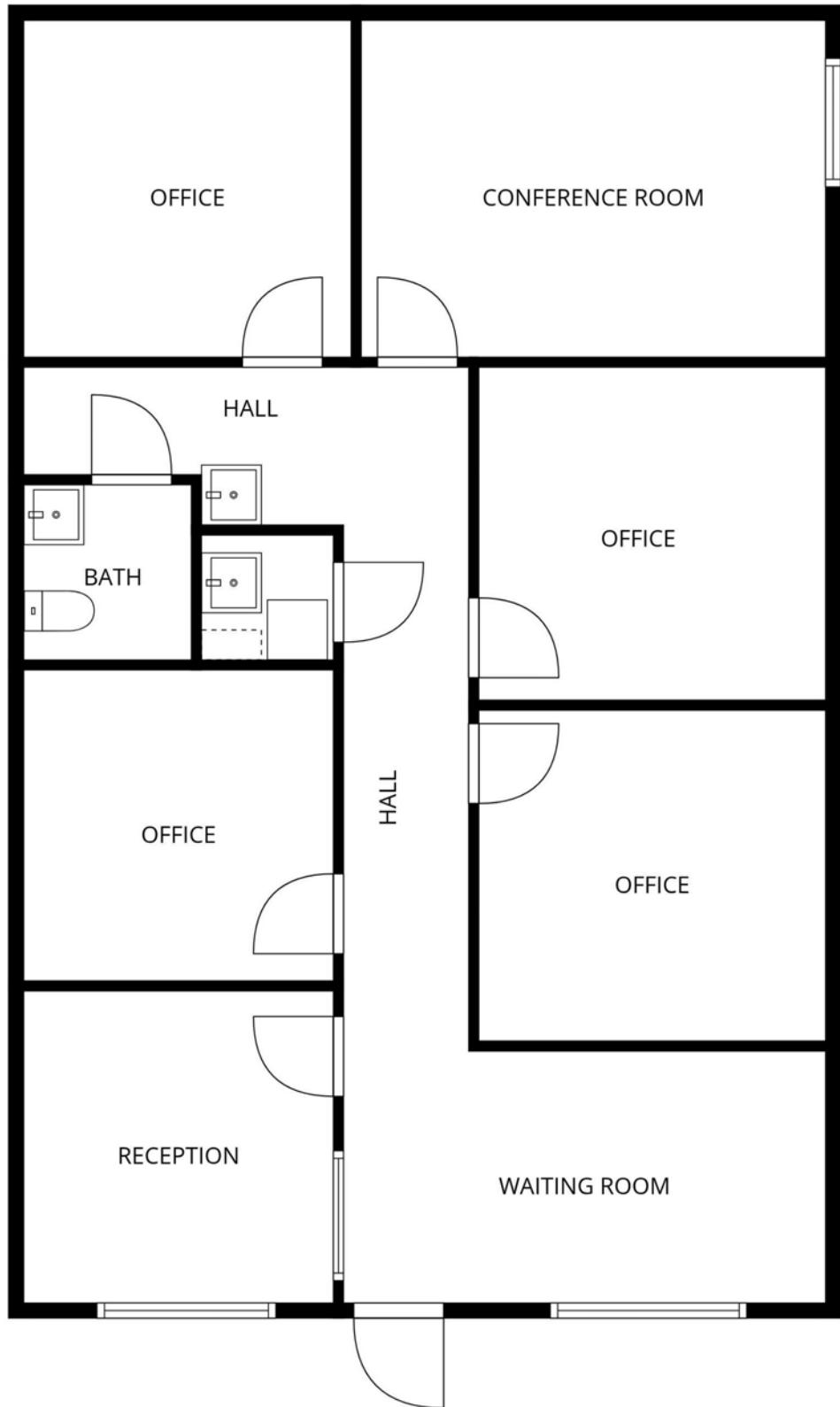
- Three Offices, Conference Room, Bathroom, and Waiting/Reception.
- Ground Floor
- Close to Sentaara Health, I-95, and Rt 1

<b>Price:</b>	\$350,000
<b>Floors:</b>	1
<b>Available SF:</b>	1252
<b>Lot Size:</b>	1.12 Acres
<b>Year Built:</b>	1986
<b>Building Class:</b>	C
<b>Parking:</b>	40
<b>Parking Ratio:</b>	2.07/1,000 SF

# Property Photos

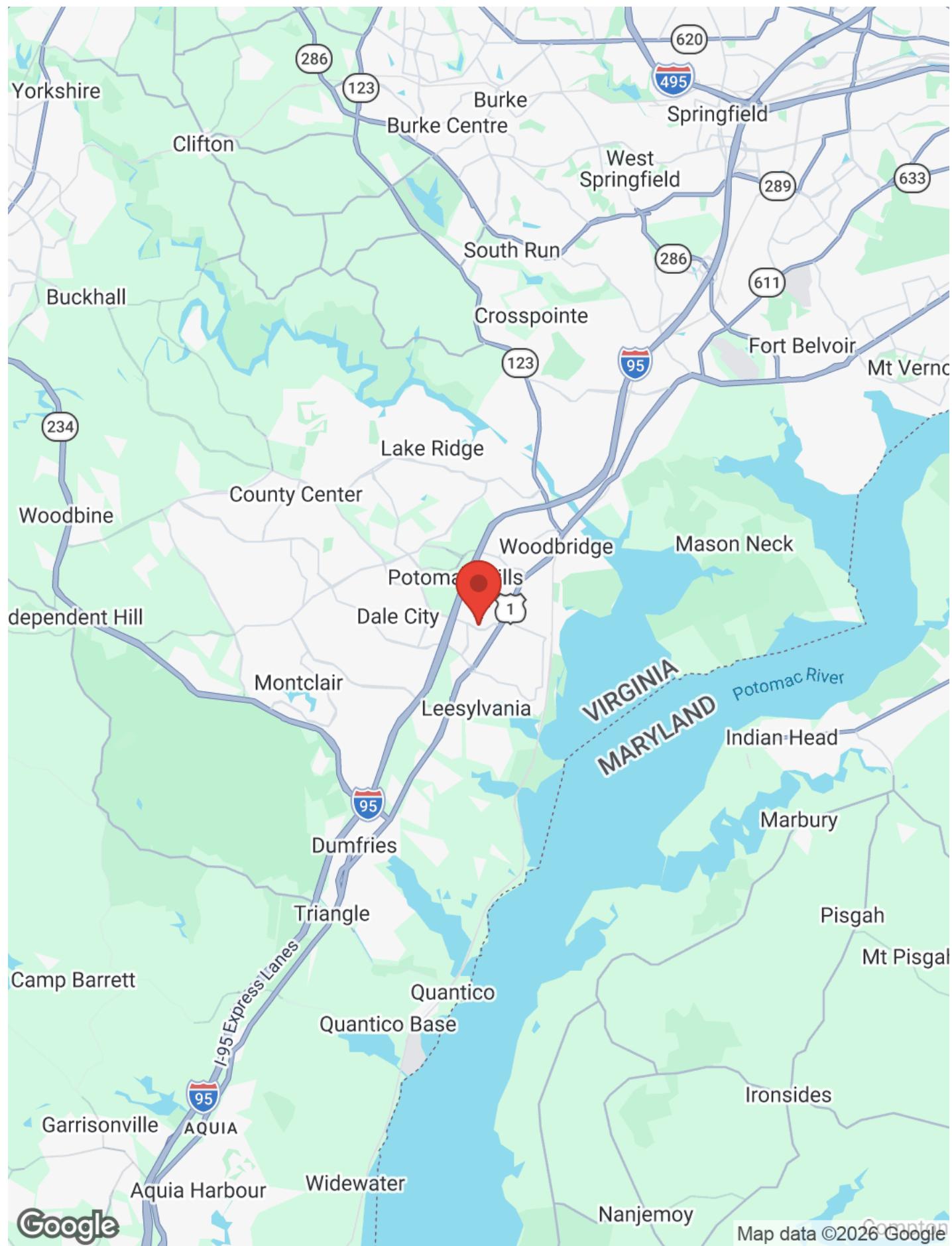


# Property Photos

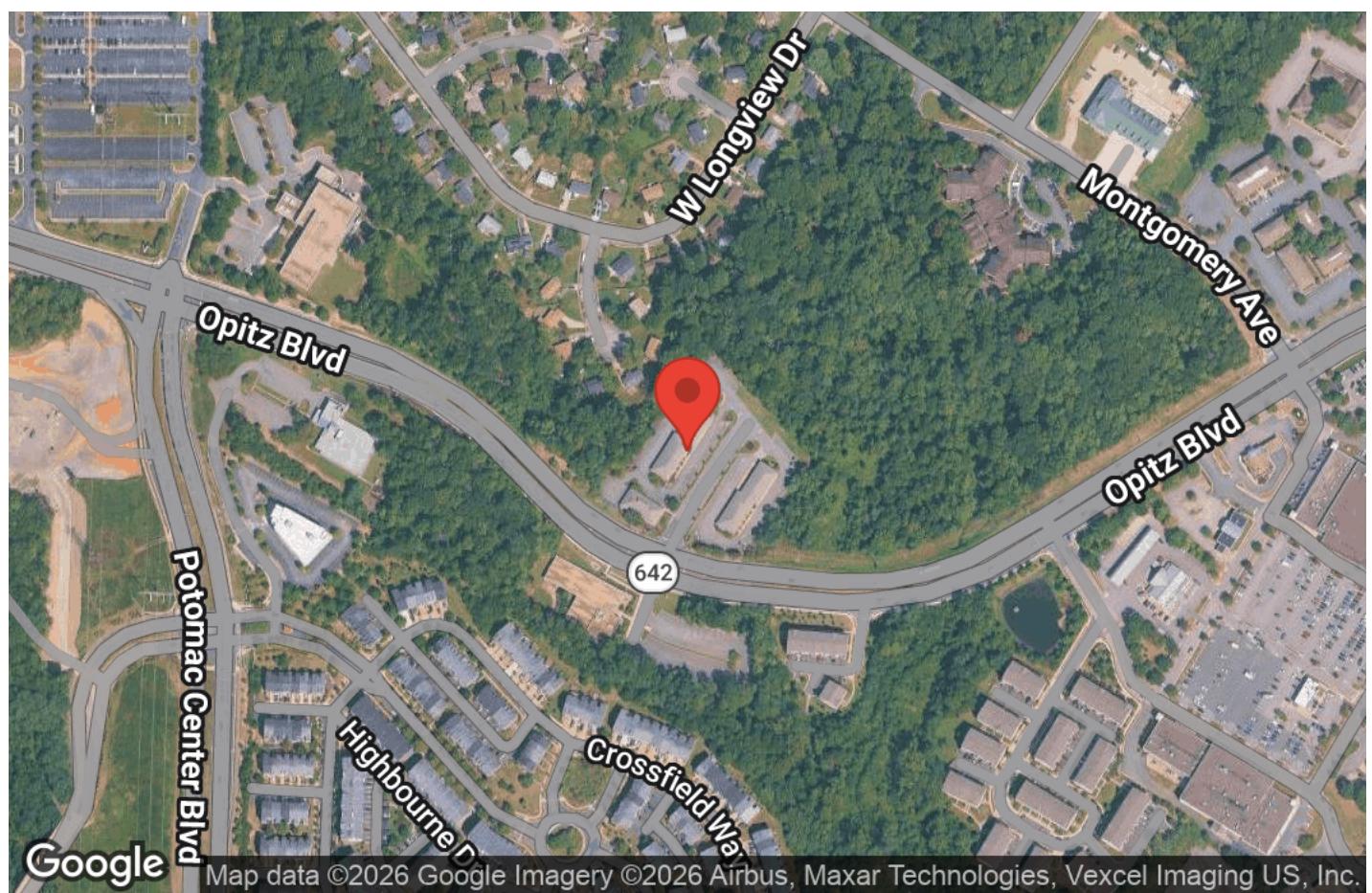
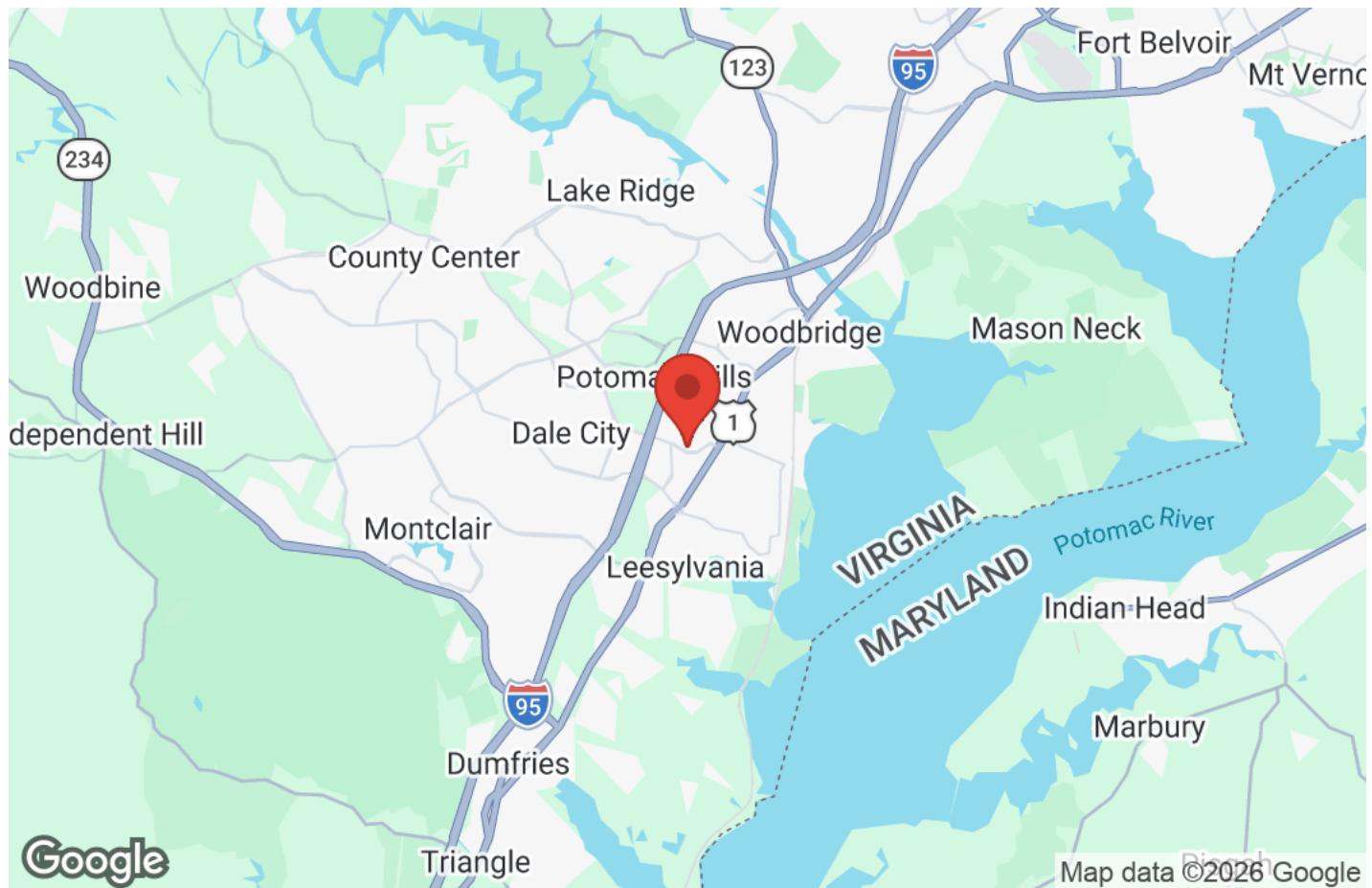


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

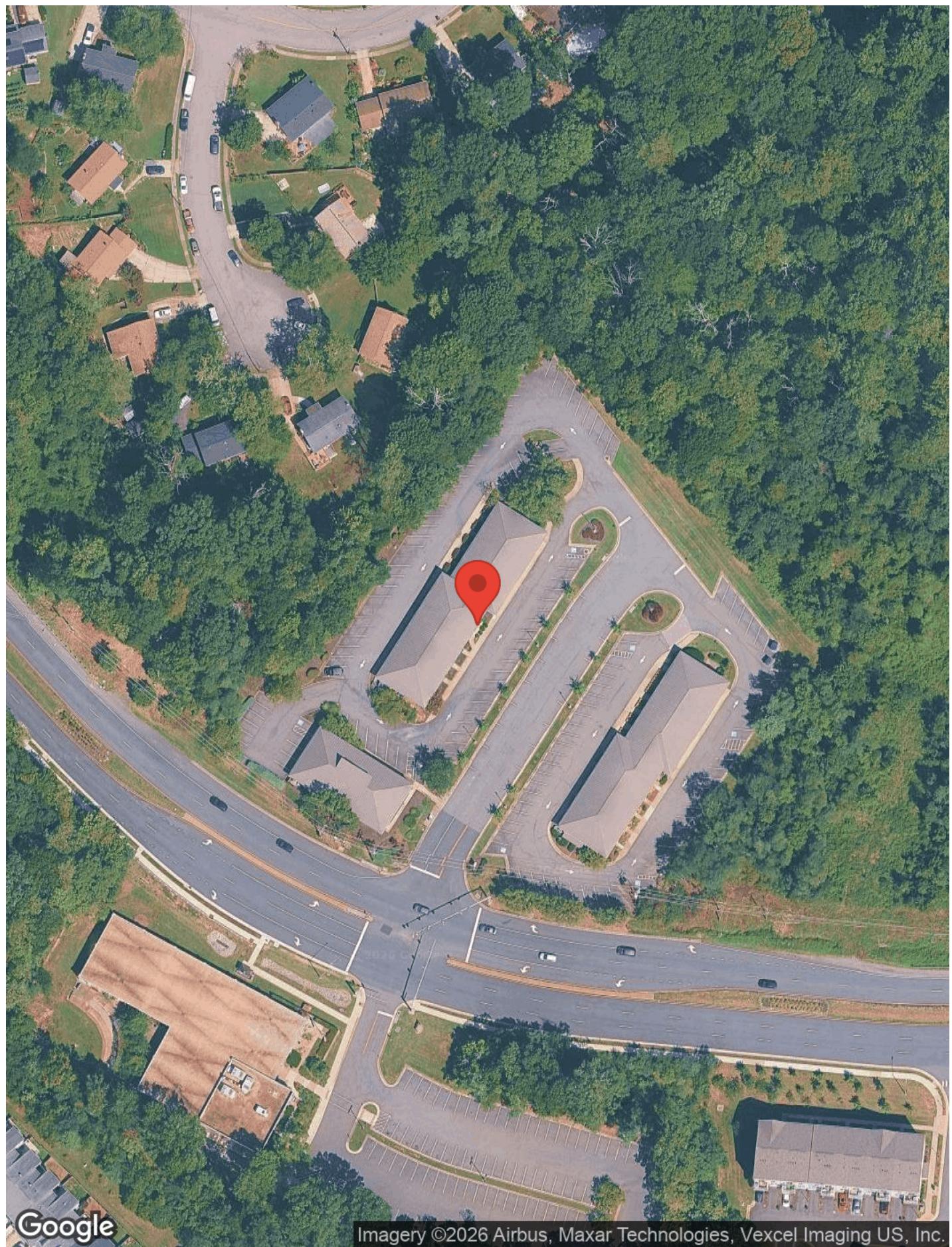
# Regional Map



# Location Maps

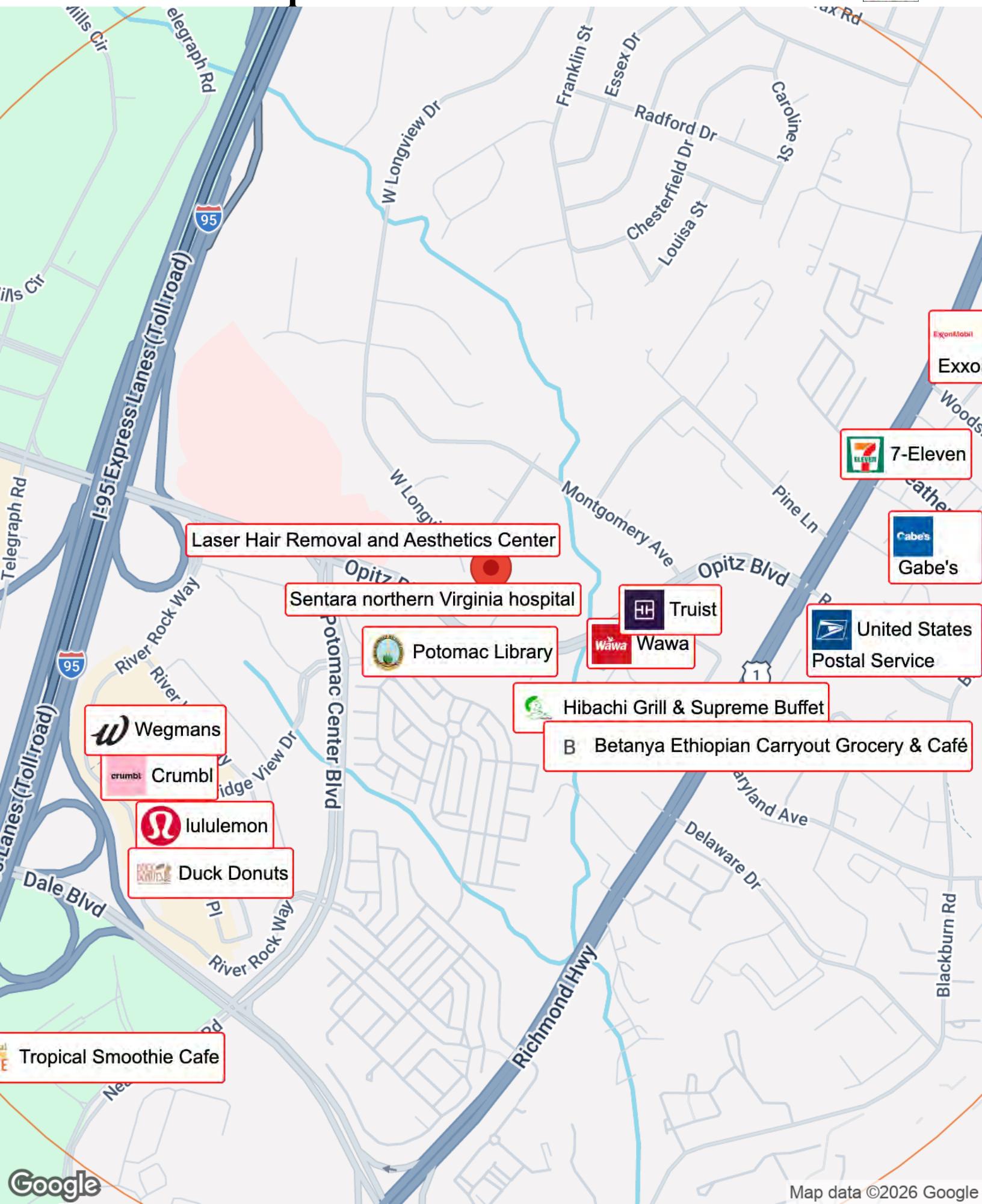


# Aerial Map

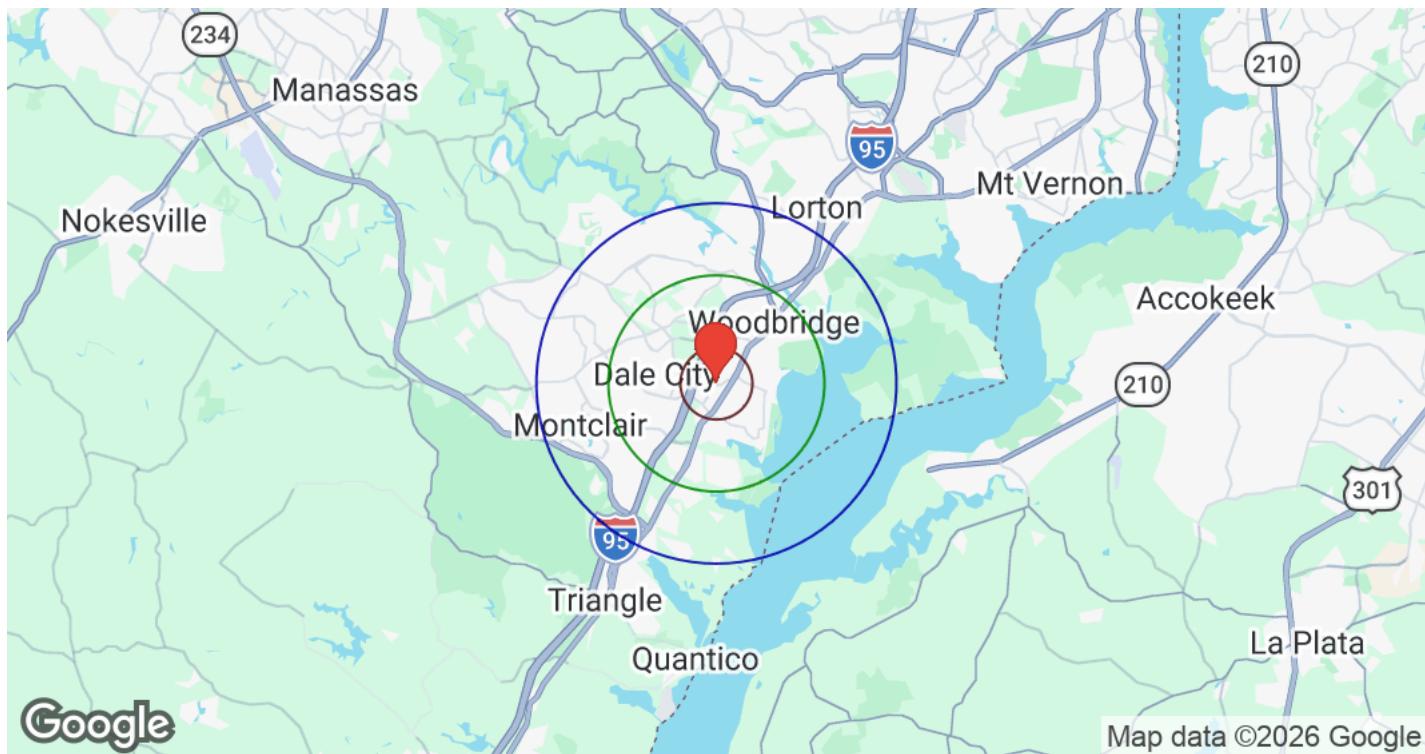


Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.

# Business Map



# Demographics



Legend: ○ 1Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	7,889	54,267	113,954
	Female	8,395	56,591	120,205
	Total Population	16,283	110,858	234,159
Race / Ethnicity	White	3,271	24,976	66,314
	Black	4,983	30,331	64,885
	Am In/AK Nat	18	111	258
	Hawaiian	8	100	234
	Hispanic	5,741	38,457	67,063
	Asian	1,615	12,438	25,476
	Multiracial	576	4,102	9,085
	Other	70	344	843
Housing	Total Units	6,317	37,720	80,006
	Occupied	6,137	36,720	77,968
	Owner Occupied	2,873	21,179	51,473
	Renter Occupied	3,264	15,541	26,495
	Vacant	179	1,000	2,039
Age	Ages 0 - 14	3,128	23,050	48,977
	Ages 15 - 24	2,184	15,873	31,962
	Ages 25 - 54	7,819	48,606	99,188
	Ages 55 - 64	1,679	12,438	27,293
	Ages 65+	1,474	10,892	26,740
Income	Median	\$99,620	\$112,676	\$121,245
	Under \$15k	230	1,559	2,943
	\$15k - \$25k	216	1,082	1,909
	\$25k - \$35k	201	1,486	2,446
	\$35k - \$50k	326	1,757	3,586
	\$50k - \$75k	1,063	4,431	8,546
	\$75k - \$100k	1,049	5,679	11,321
	\$100k - \$150k	1,264	8,580	17,502
	\$150k - \$200k	988	5,438	12,204
	Over \$200k	801	6,710	17,510

# Professional Bio



## Ed Martin, CCIM

Principal Broker

 (703) 867-3350

 [edmartin@kwcommercial.com](mailto:edmartin@kwcommercial.com)

 0225075345, Virginia

Ed Martin has been involved in Real Estate Brokerage since 2004. Ed has a background as an executive for large organizations, and through this experience he has developed the historical perspective of a user. Ed continually looks at things through a strategy to execution frame for his clients. With a focus on Business Owners and Investors, he brings a broad knowledge base and business experience that allows his clients (Sellers/Landlords, or Buyers/Tenants) to benefit from having deep expertise on their team. Ed's strong attention to detail, creativity, and his full-service approach gives his clients an advantage when negotiating and structuring a transaction. Ed is a CCIM, which gives him the capabilities to perform a complete financial analysis and take a deeper look into the transactions he participates in. This allows Ed to provide a high level of Decision Support to his clients. Ed serves as the Commercial Director and Principal Broker for the Keller Williams Manassas, VA Market Center. Ed also has a Masters in Business Administration. In 2012, Ed was named a top 100 IT leader by Computerworld Magazine.

# Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

## EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

### **Ed Martin, CCIM - Principal Broker**

❶ (703) 867-3350

✉ [edmartin@kwcommercial.com](mailto:edmartin@kwcommercial.com)

❷ 0225075345, Virginia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

# Contact us for a tour of this potential new location for

OFFERING MEMORANDUM | 2200 OPITZ BLVD #345 WOODBRIDGE VA 22191

Exclusively Listed by

**Ed Martin, CCIM - Principal Broker**  
☎ (703) 867-3350  
✉ edmartin@kwcommercial.com  
✉ 0225075345, Virginia

**Keller Williams Solutions**

8100 Ashton Ave #103  
Manassas, VA 20109  
Each Office is Independently Owned and Operated



[www.kwcommercial.com](http://www.kwcommercial.com)