

Professional Office Condo Groundfloor

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

Exclusively Listed by

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KELLER WILLIAMS SOLUTIONS

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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.

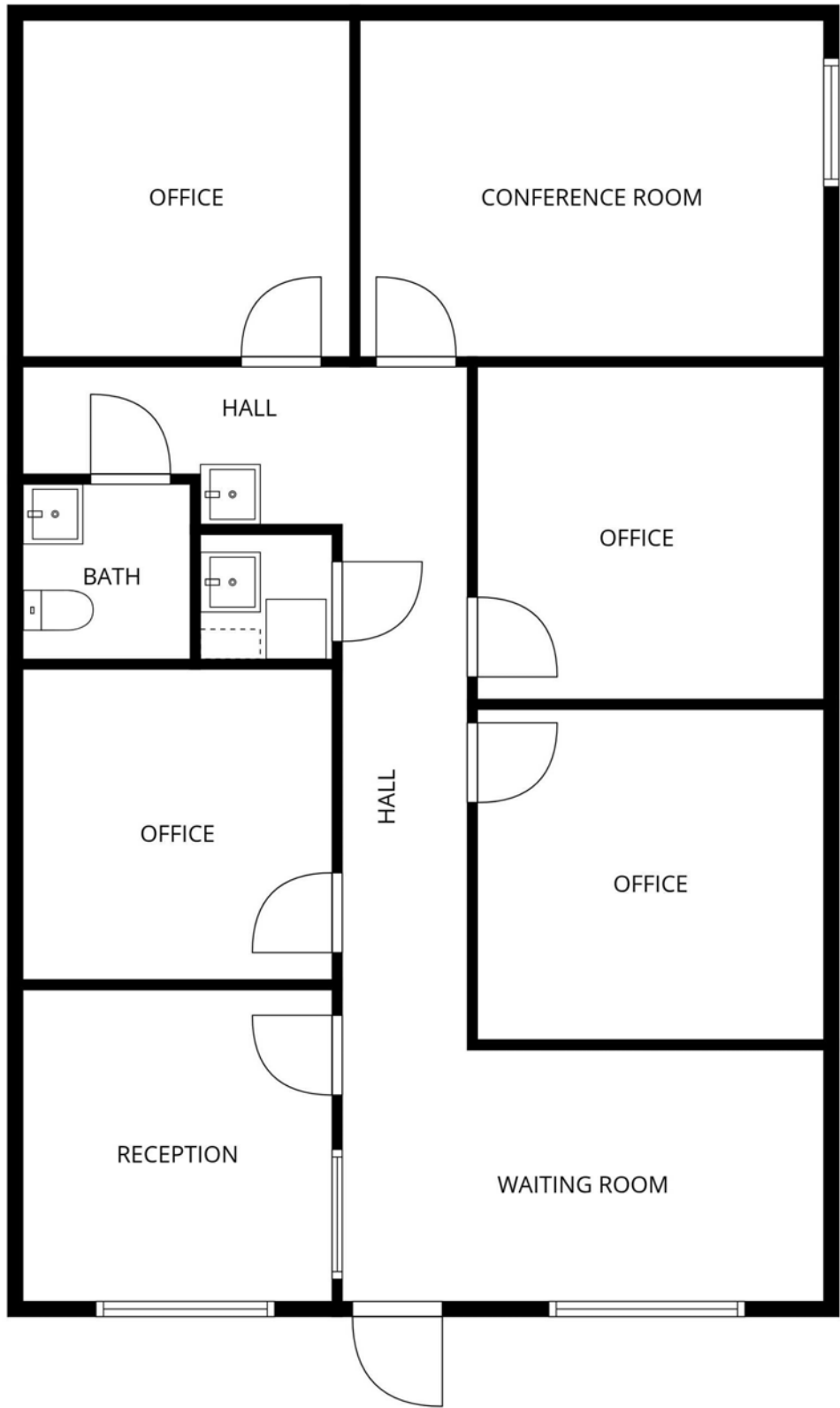
Property Highlights

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

Price:	\$350,000
Floors:	1
Available SF:	01252
Lot Size:	1.12 Acres
Year Built:	1986
Building Class:	C
Parking:	40
Parking Ratio:	2.07/1,000 SF

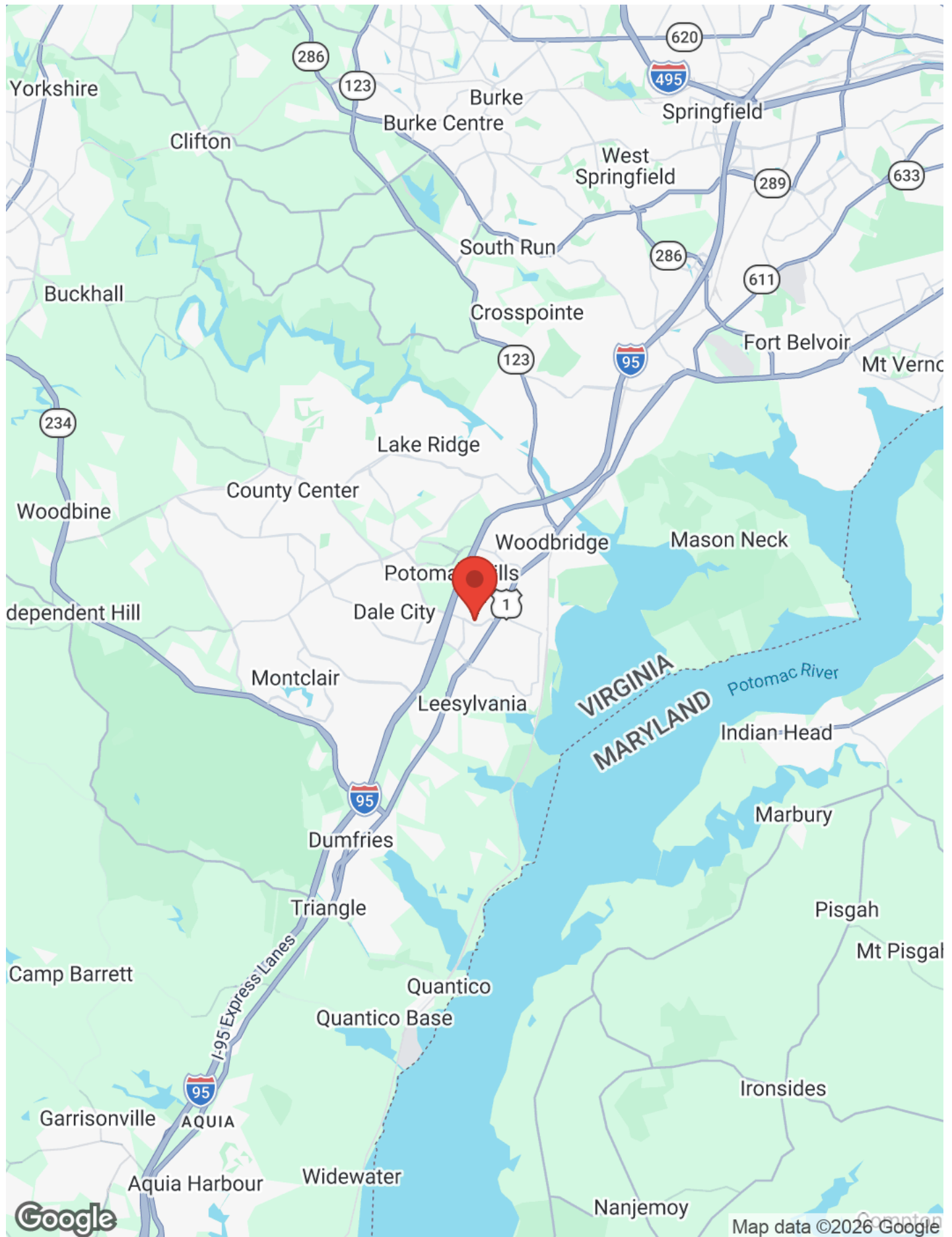
Property Photos



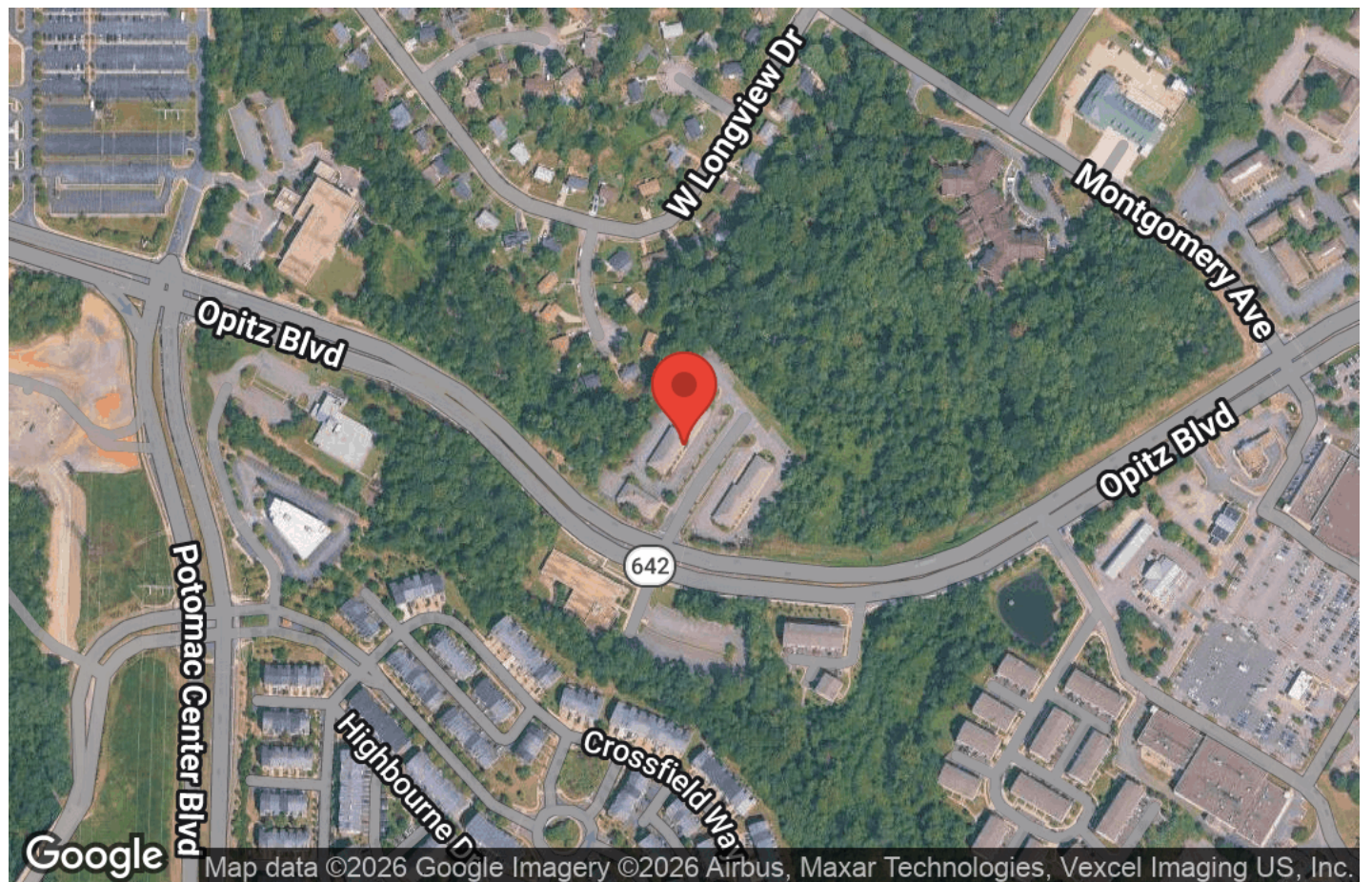
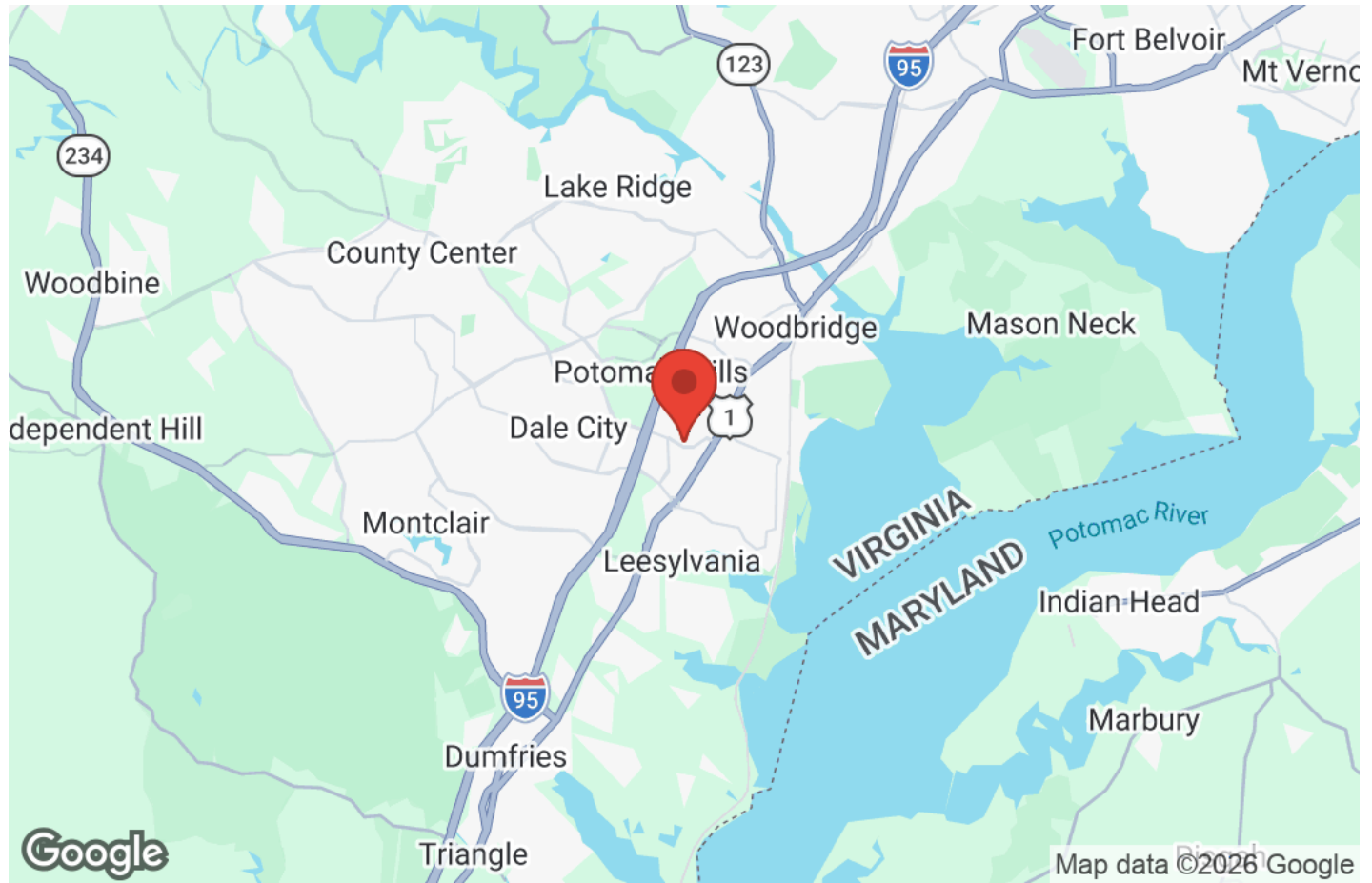


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

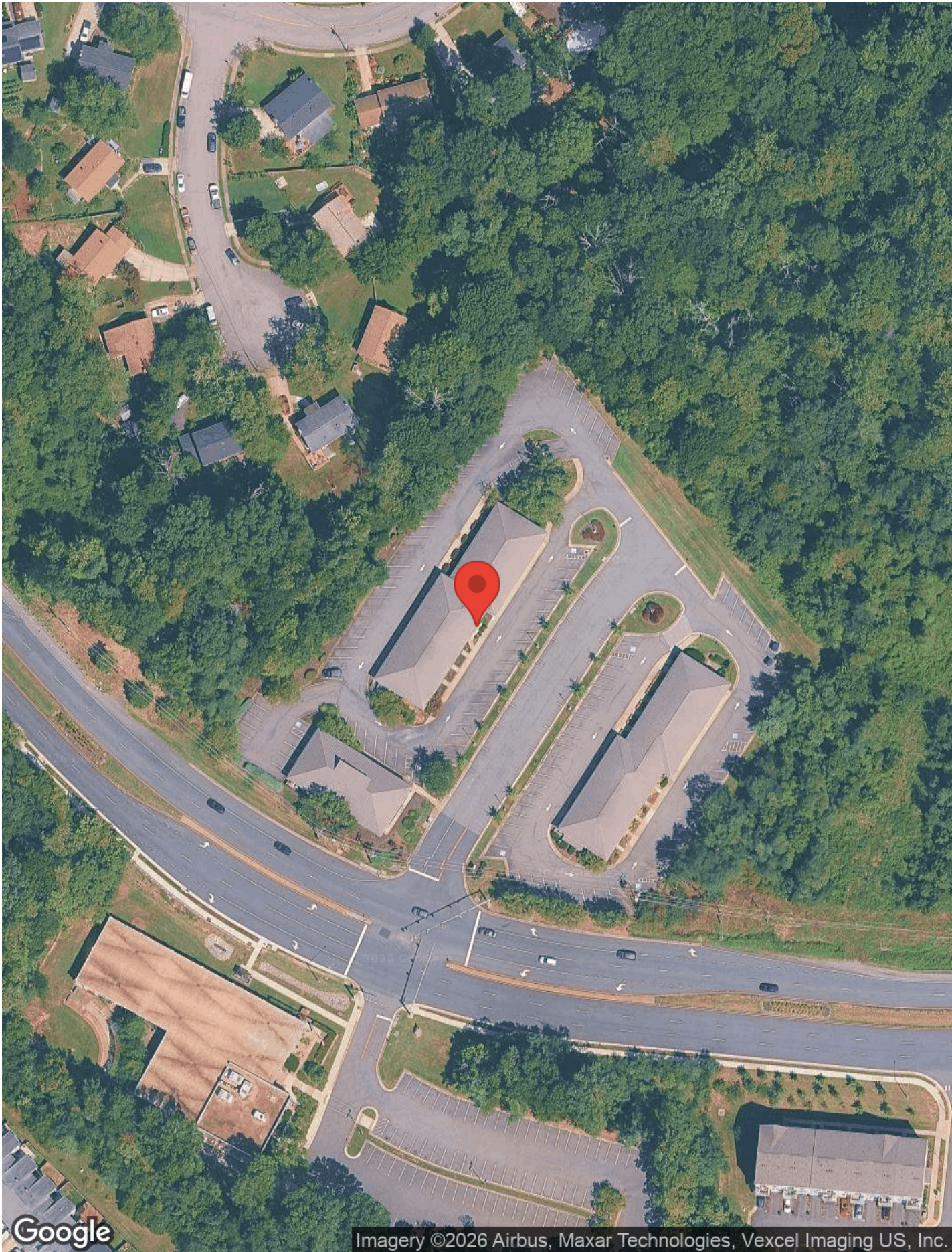
Regional Map



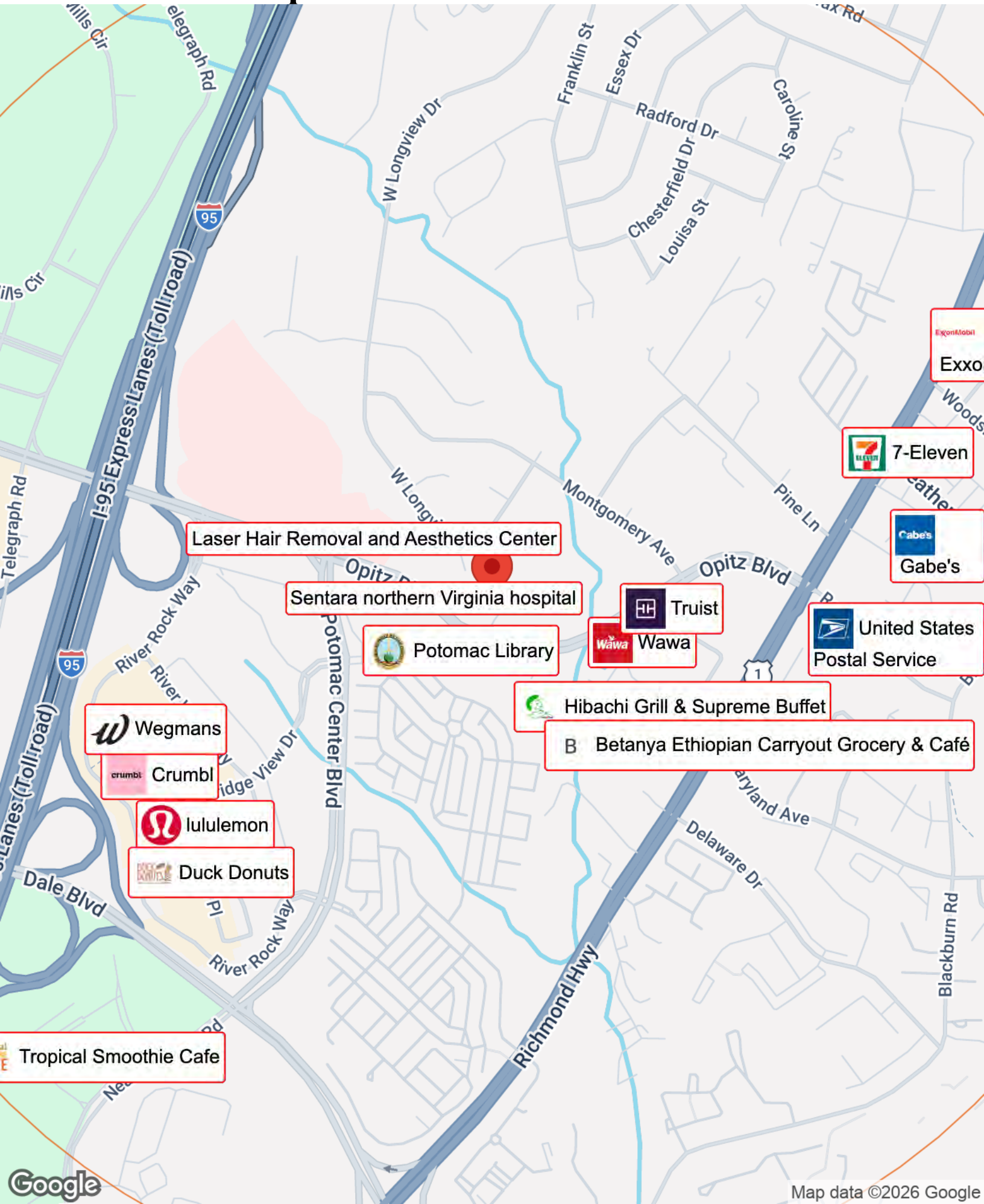
Location Maps



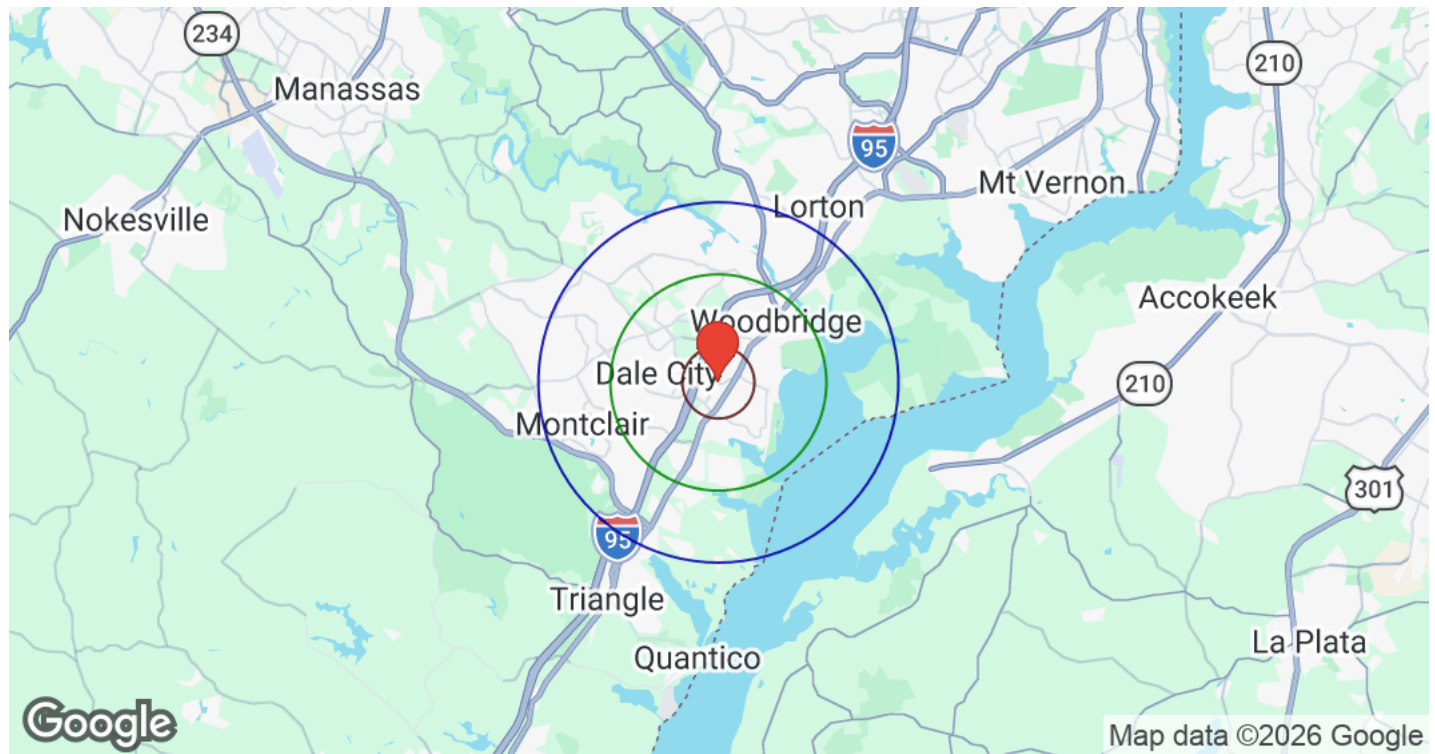
Aerial Map



Business Map



Demographics



Legend: 1 Mile 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

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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.

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Contact us for a tour of this potential new location for

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