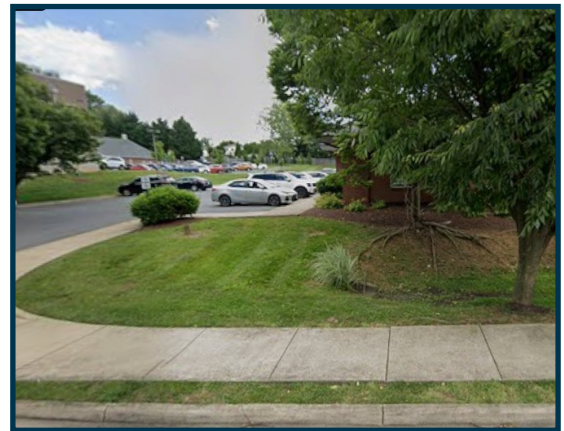


# Professional Office For Sale

148 Linden Drive, Suite 101 / Winchester, VA 22601



### FOR SALE

- Professional Office Space—5,083 SF
- Close to Winchester Medical Center
- 8+ Private Offices, 3 Bathrooms, Breakroom and Conference Room
- Plenty of Unassigned Parking Spaces
- Showing During Business Hours—Call Broker
- MLS# VAWI2010186
- **Asking \$1,270,750**

### Demographic Summary

	10 mile radius	20 mile radius
Population	100,363	191,077
Projected 5 year growth	1.12	1.07
Median Income	\$88,650	\$88,435
Median Age	39.3	40.7

For more information please contact:  
**OakCrest Commercial Real Estate**  
 Marie DiLorenzo, CCIM  
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 Cell | 540.540.533.7064  
 Main | 540.504.0789  
 126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# 148 Linden Drive, Suite 101





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