

**FOR LEASE**

## MEDICAL OFFICE SPACE

2028 OPITZ BLVD WOODBRIDGE, VA 22191



### OFFERING SUMMARY

Lease Type:	NNN
NNN Fees:	\$6.00/SF (Condo Fees & RE Tax - Tenant pays electric, internet & phone)
Available SF:	1,884 SF
Lease Rate:	<b>\$20.00 SF/yr (NNN)</b>
Zoning:	O(L)
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8391-37-1019.01

### PROPERTY OVERVIEW

Approximately 1,884 of renovated medical office space available immediately for lease. Reception area with private staff area, 2 exam rooms, open work area, 2 baths, break room with kitchen and separate staff entrance. Garden like sitting area and parking directly in front of building. Landlord will consider a Tenant Improvement Allowance.

### LOCATION OVERVIEW

Located within Potomac Professional Village office park. Excellent location near Sentara Northern Virginia Medical Center, Rt. 1 and I-95. Plenty of parking and handicapped access in front of door.

#### PRESENTED BY:

**CARMELA PATRICK**  
COMMERCIAL AGENT  
703.330.1224  
carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

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## ADDITIONAL PHOTOS



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## FLOOR PLAN

\*Measurements approx. Drawing not to scale.



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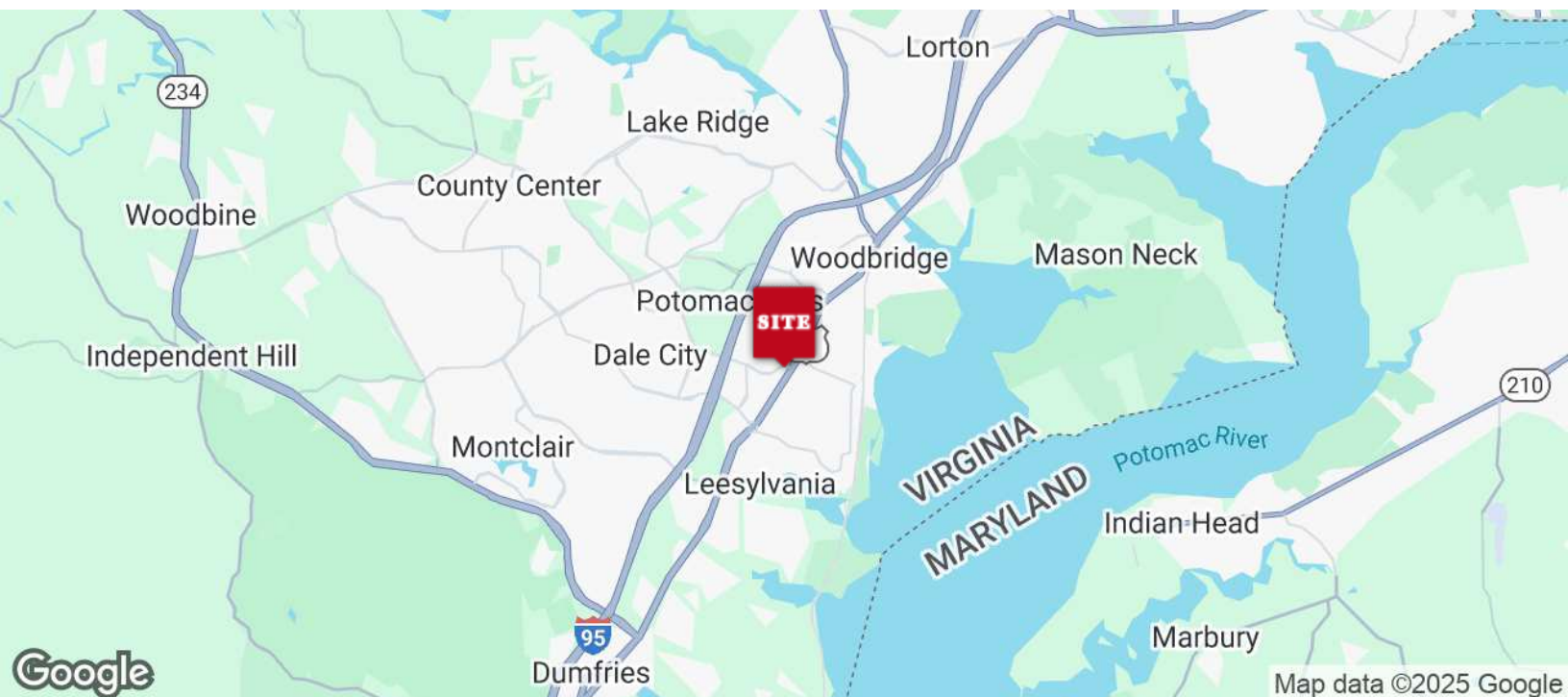
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## LOCATION MAP



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