

OFFICE FOR SALE & LEASE

NORTHERN VIRGINIA MEDICAL DOCTORS CENTER

611 S Carlin Springs Rd Suite 508, Arlington, VA 22204



OFFERING SUMMARY

SALE PRICE:	\$270,000
AVAILABLE SF:	1,013 SF
LEASE RATE:	\$2,200 per month (MG)
LOT SIZE:	4.21 Acres
BUILDING SIZE:	45,000 SF
ZONING:	S-D - Special Development District
PRICE / SF:	\$6.00

PROPERTY OVERVIEW

Suite 508 is 1013 finished square feet of medical office, overlooking trees and the front entrance. Includes two entrances for staff and customers, as well as three exam rooms, one professional office, waiting area, and receptionist's desk. Cable ready. Wood Floors.

PROPERTY HIGHLIGHTS

- Listed for sale and lease
- Rent Rate is Modified Gross
- Serene wooded setting next to Long Branch.
- Secured Lobby access on evenings and weekends

KW COMMERCIAL
8100 Ashton Ave, ,
Suite 103
Manassas , VA 20109

ED MARTIN
Commercial Agent
O: 703.330.2222
C: 703.867.3350
edmartin@kwcommercial.com
VA #0225075345 - MD #5427792

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR SALE & LEASE

NORTHERN VIRGINIA MEDICAL DOCTORS CENTER

611 S Carlin Springs Rd Suite 508, Arlington, VA 22204



KW COMMERCIAL
8100 Ashton Ave.,
Suite 103
Manassas, VA 20109

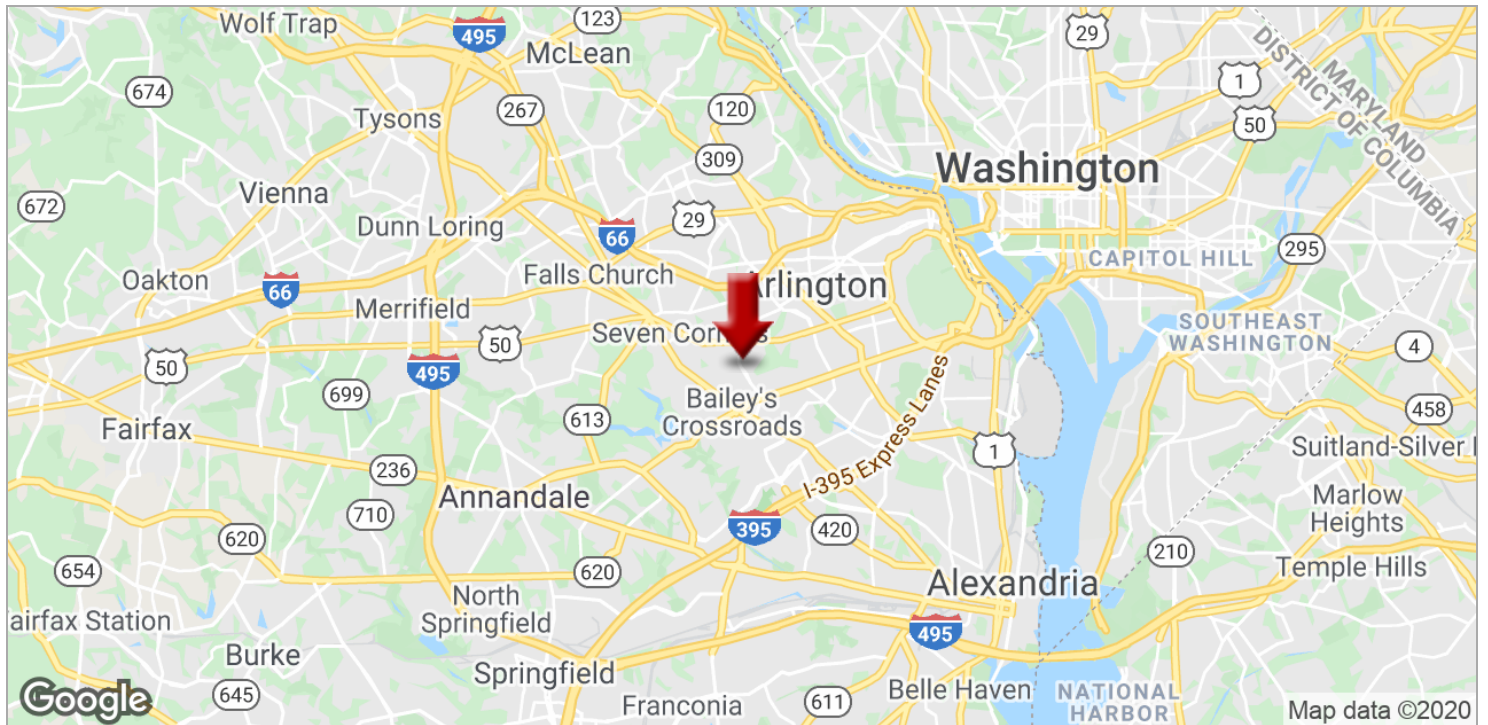
ED MARTIN
Commercial Agent
O: 703.330.2222
C: 703.867.3350
edmartin@kwcommercial.com
VA #0225075345 - MD #5427792

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

NORTHERN VIRGINIA MEDICAL DOCTORS CENTER

611 S Carlin Springs Rd Suite 508, Arlington, VA 22204



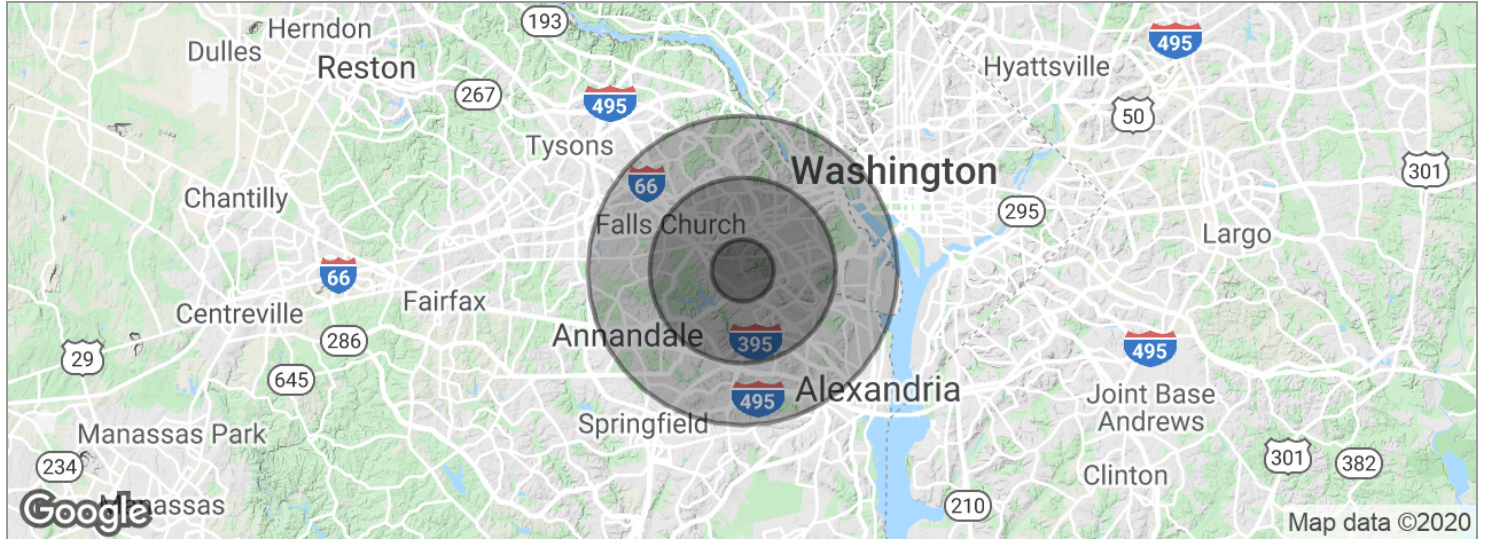
KW COMMERCIAL
8100 Ashton Ave, ,
Suite 103
Manassas , VA 20109

ED MARTIN
Commercial Agent
O: 703.330.2222
C: 703.867.3350
edmartin@kwcommercial.com
VA #0225075345 - MD #5427792

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

NORTHERN VIRGINIA MEDICAL DOCTORS CENTER

611 S Carlin Springs Rd Suite 508, Arlington, VA 22204



POPULATION	1 MILE	3 MILES	5 MILES
Total population	28,124	243,248	536,678
Median age	34.3	35.5	36.2
Median age (male)	33.2	35.0	35.8
Median age (Female)	34.9	35.9	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	10,405	106,166	233,061
# of persons per HH	2.7	2.3	2.3
Average HH income	\$90,301	\$106,720	\$116,202
Average house value	\$522,523	\$553,329	\$593,206

** Demographic data derived from 2010 US Census*

KW COMMERCIAL
 8100 Ashton Ave, ,
 Suite 103
 Manassas , VA 20109

ED MARTIN
 Commercial Agent
 O: 703.330.2222
 C: 703.867.3350
 edmartin@kwcommercial.com
 VA #0225075345 - MD #5427792

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.