

FOR SALE OR LEASE

MEDICAL OFFICE CONDO

611 S CARLIN SPRINGS ROAD #409 ARLINGTON, VA 22204



OFFERING SUMMARY

Sale Price:	\$275,000
Available SF:	963 SF
Lease Rate:	\$2,000.00 per month (Plus Utilities)
Zoning:	S-D
Market:	Washington DC
Submarket:	I-395 Corridor
Parcel ID:	21-028-129

PROPERTY OVERVIEW

This is an excellent opportunity to purchase or lease a medical condo in Arlington, VA. The space includes three exam rooms (each equipped with sinks), a lab room, an office, a waiting room, a bathroom, and a staff receptionist area. There are two entrances, providing a separate entry for staff. The building offers ample accessible parking, an elevator, and a connected parking garage, ensuring plenty of parking and easy accessibility.

LOCATION OVERVIEW

Located on S. Carlin Springs Rd. offering convenient access to both Rt. 50 & Columbia Pike as well as Rt. 7. Pharmacy and many other medical doctors and services located within the building.

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

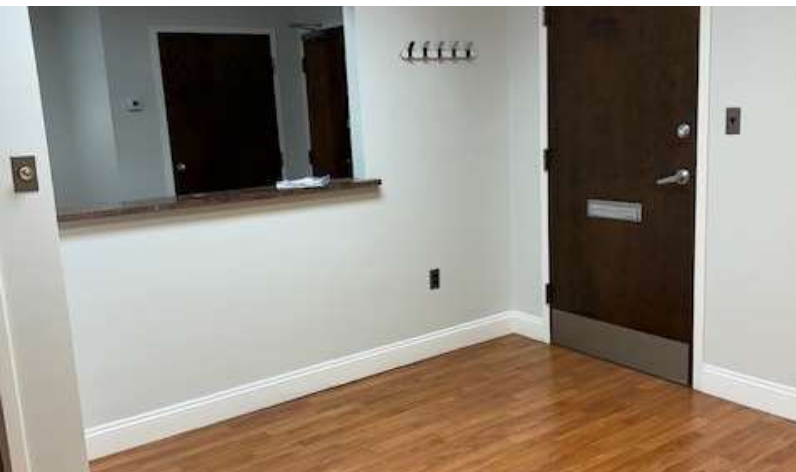
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ADDITIONAL PHOTOS



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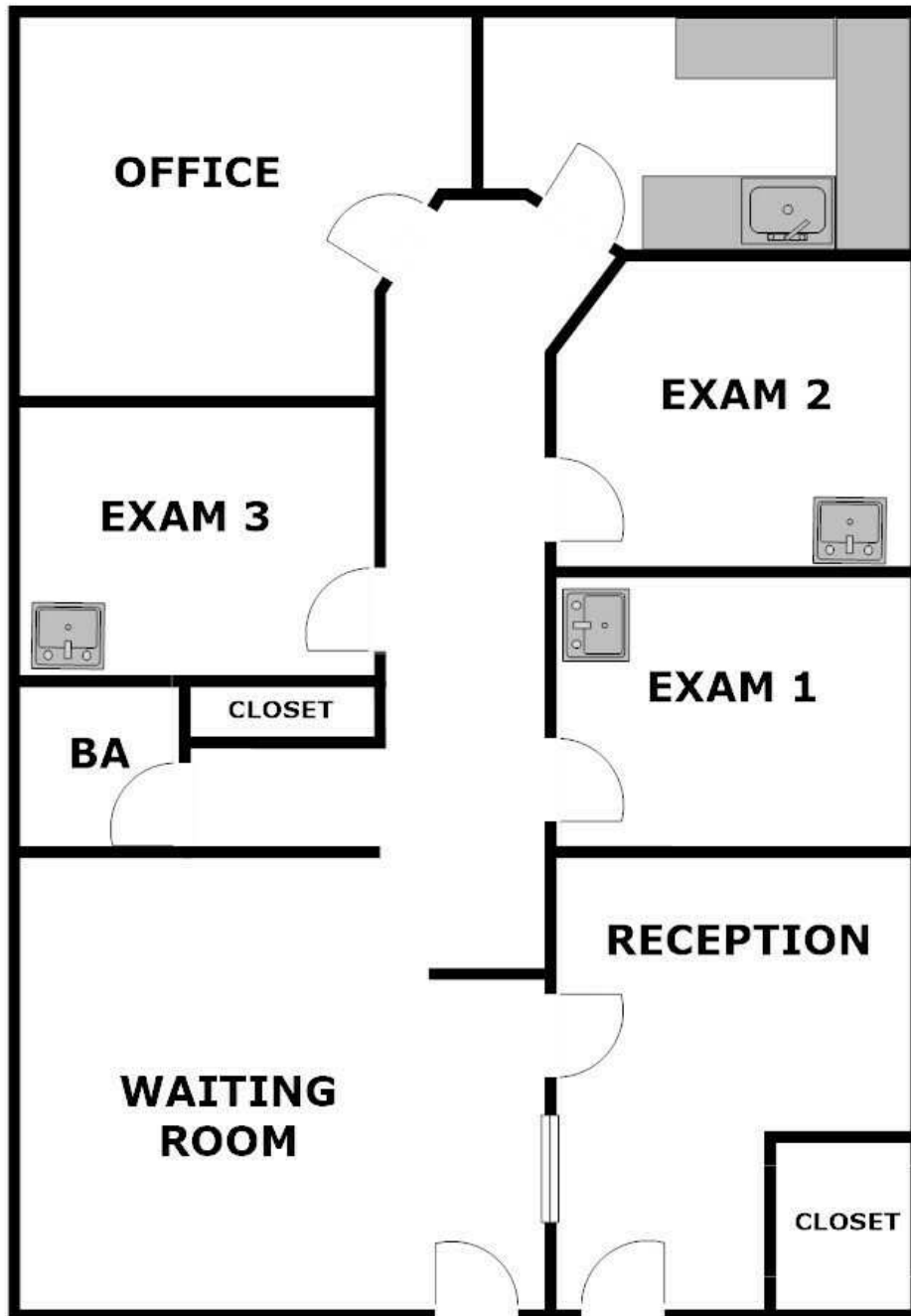
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FLOOR PLANS

*Floor plan for illustrative purposes only. Drawing not to scale.



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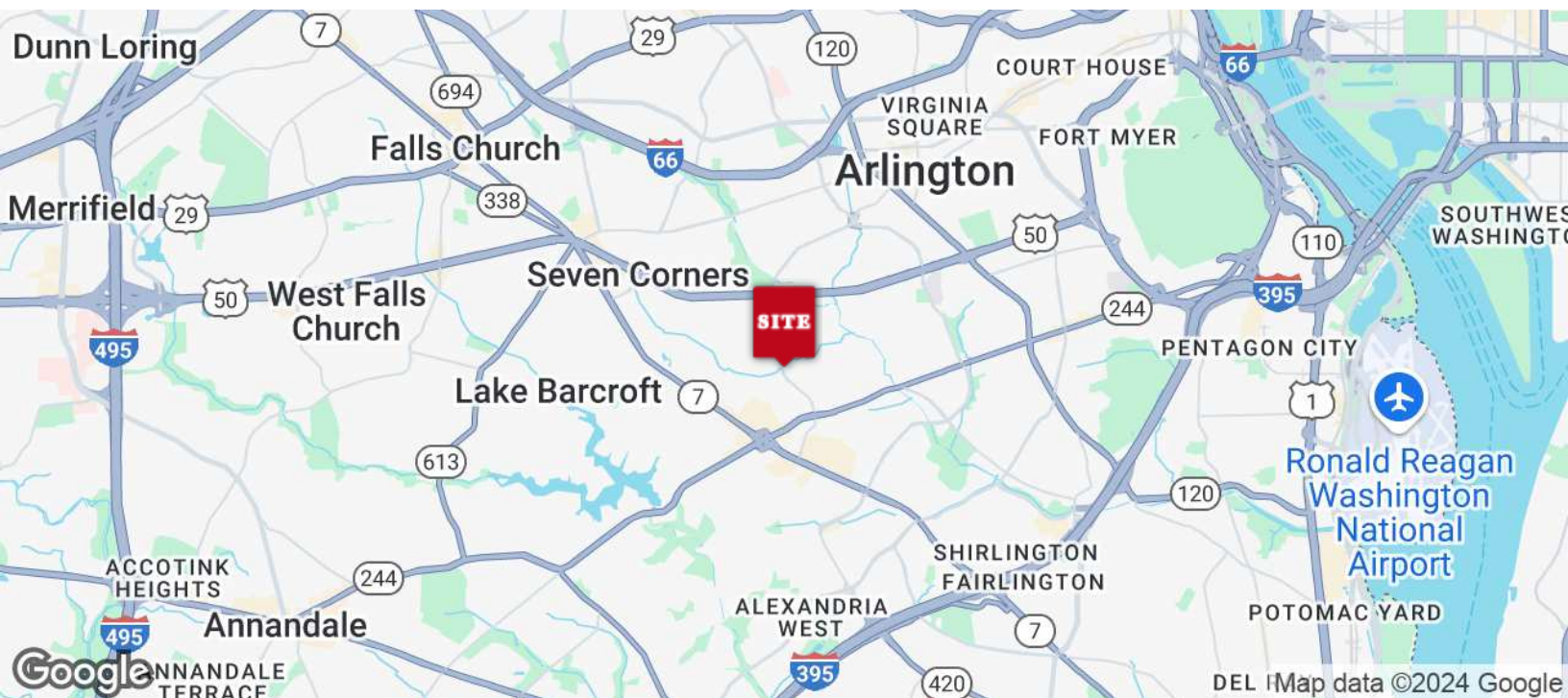
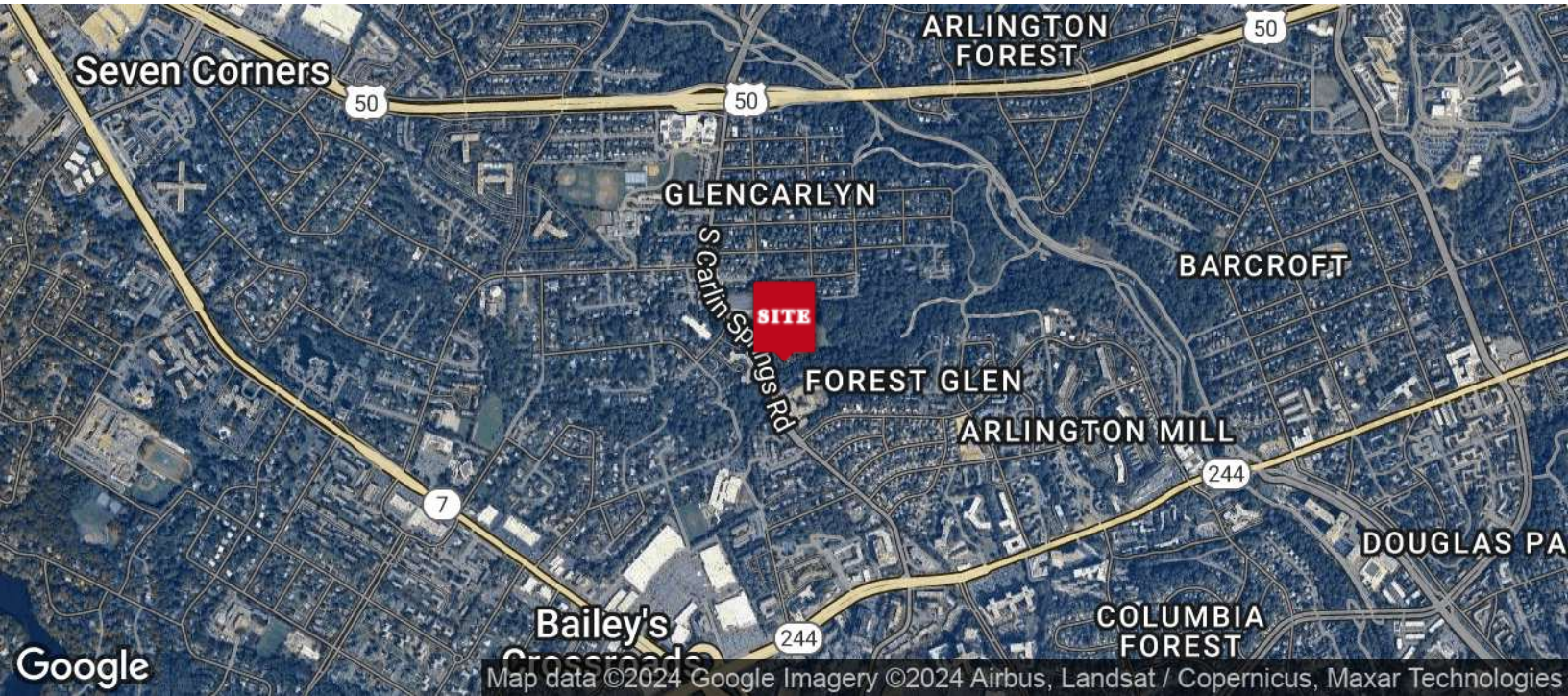
**WEBER
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LOCATION MAP



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