

# LEASE

## MEDICAL OFFICE FOR LEASE

5514 Alma Ln Ste 200 Springfield, VA 22151



LEASE RATE

\$18.00 SF/yr

**Deniz Senyurt, CCIM**  
(703) 471-7220

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

# LEASE

## MEDICAL OFFICE FOR LEASE

5514 Alma Ln Ste 200 Springfield, VA 22151

### PROPERTY DESCRIPTION

Medical office suite with reception, waiting area, kitchen, storage, and 10 private offices (one with a handwashing station). Restrooms in the hallway, free onsite parking, and stair/elevator access. Ideal for medical, personal and homecare or professional use.

### PROPERTY HIGHLIGHTS

- Medical office suite with reception, waiting area, kitchen, storage, and 10 private offices
- Free onsite parking with stair and elevator access for easy entry
- Prime location minutes from I-95 and I-495 interchange,
- Strong demographics: 47,000 residents within 2 miles and 387,000 within 5 miles
- High-income trade area with \$148,000 average household income within 2 miles
- Well-suited for medical or professional use



Available SF: 2,291 SF

Lease Rate \$18/SF + Utilities

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,905	48,526	137,331
Total Population	13,276	138,148	376,254
Average HH Income	\$154,271	\$154,263	\$164,211

Deniz Senyurt, CCIM  
(703) 471-7220



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# LEASE

## MEDICAL OFFICE FOR LEASE

5514 Alma Ln Ste 200 Springfield, VA 22151



**Deniz Senyurt, CCIM**  
(703) 471-7220



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## MEDICAL OFFICE FOR LEASE

5514 Alma Ln Ste 200 Springfield, VA 22151



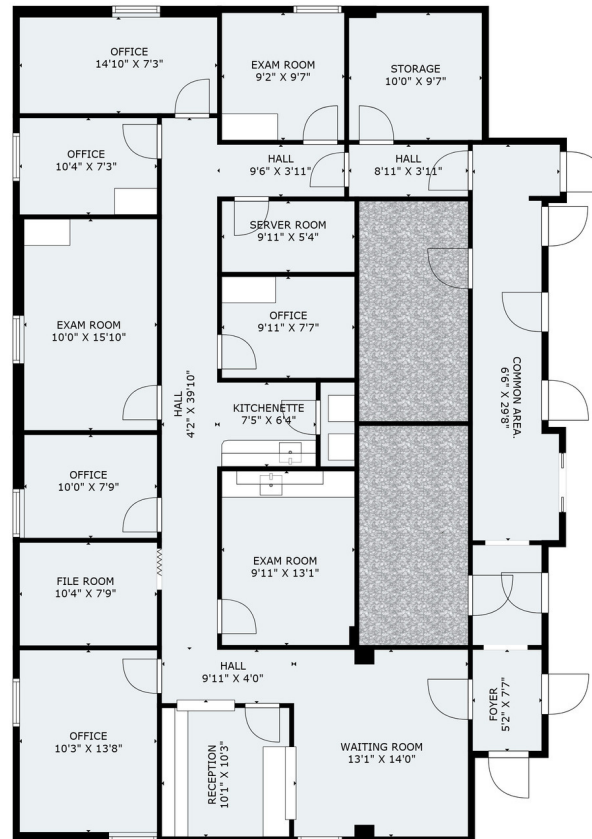
Deniz Senyurt, CCIM  
(703) 471-7220



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

# LEASE

**MEDICAL OFFICE FOR LEASE**  
5514 Alma Ln Ste 200 Springfield, VA 22151



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

**Deniz Senyurt, CCIM**  
(703) 471-7220



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

# LEASE

## MEDICAL OFFICE FOR LEASE

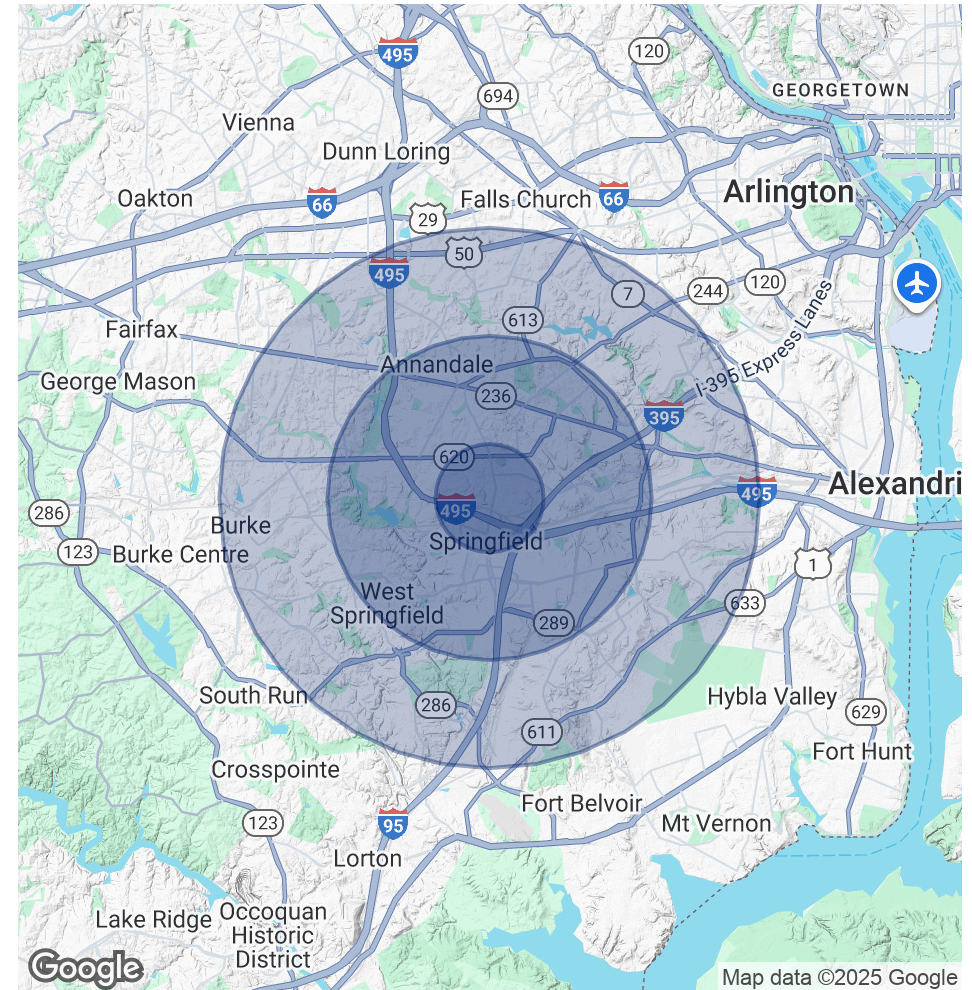
5514 Alma Ln Ste 200 Springfield, VA 22151

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,276	138,148	376,254
Average Age	39	40	39
Average Age (Male)	39	39	39
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,905	48,526	137,331
# of Persons per HH	3.4	2.8	2.7
Average HH Income	\$154,271	\$154,263	\$164,211
Average House Value	\$681,483	\$668,372	\$693,735

Demographics data derived from AlphaMap



**Deniz Senyurt, CCIM**

(703) 471-7220



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY



## **DENIZ SENYURT, CCIM**

**Commercial Real Estate**

**Associate Broker**

**[deniz.senyurt@cbcnrt.com](mailto:deniz.senyurt@cbcnrt.com)**

**Direct: 571.271.6604**

## **PROFESSIONAL BACKGROUND**

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

## **EDUCATION**

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM) .

## **MEMBERSHIPS**

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



# LEASE

## MEDICAL OFFICE FOR LEASE

5514 Alma Ln Ste 200 Springfield, VA 22151



LEASE RATE

\$18.00 SF/yr

**Deniz Senyurt, CCIM**  
(703) 471-7220

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**