



REAL ESTATE INVESTMENT AND MANAGEMENT

## OFFICE CONDO FOR LEASE 2200 OPITZ BLVD. SUITE 340 WOODBRIDGE, VA 22192



### PROPERTY SUMMARY

Excellent opportunity for a professional service provider to lease a first-floor office condo in a prime Woodbridge location. The building sits at the corner of the lit intersection on Opitz Blvd. near I-95 and Richmond Hwy (Rt. 1). The space offers a reception/waiting area, two offices, a conference room, a kitchenette, and a private bathroom.

- 900 SF
- \$25.00 psf, plus electric
- Zoned LRO (Low-Rise Office)
- Ample parking for customers and staff
- Rent incentives and suite improvements available

### AREA HIGHLIGHTS

This office condo suite is part of the Opitz Professional Village, a well-established business center in Woodbridge, VA.

The building is .25 miles from Sentara Northern Virginia Medical Center and less than a mile from Stonebridge at Potomac Town Center.

Located in a high traffic area with easy access to I-95 and Route 1 (Richmond Hwy).

Public transportation conveniently located close by with multiple bus stops on Opitz Blvd. Bus connections are throughout Prince William County.

### FOR MORE INFORMATION

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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

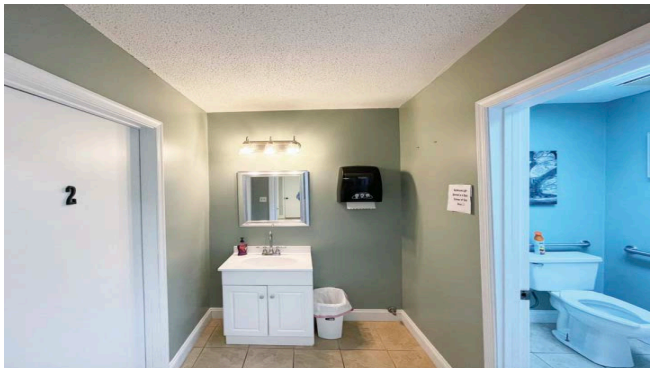
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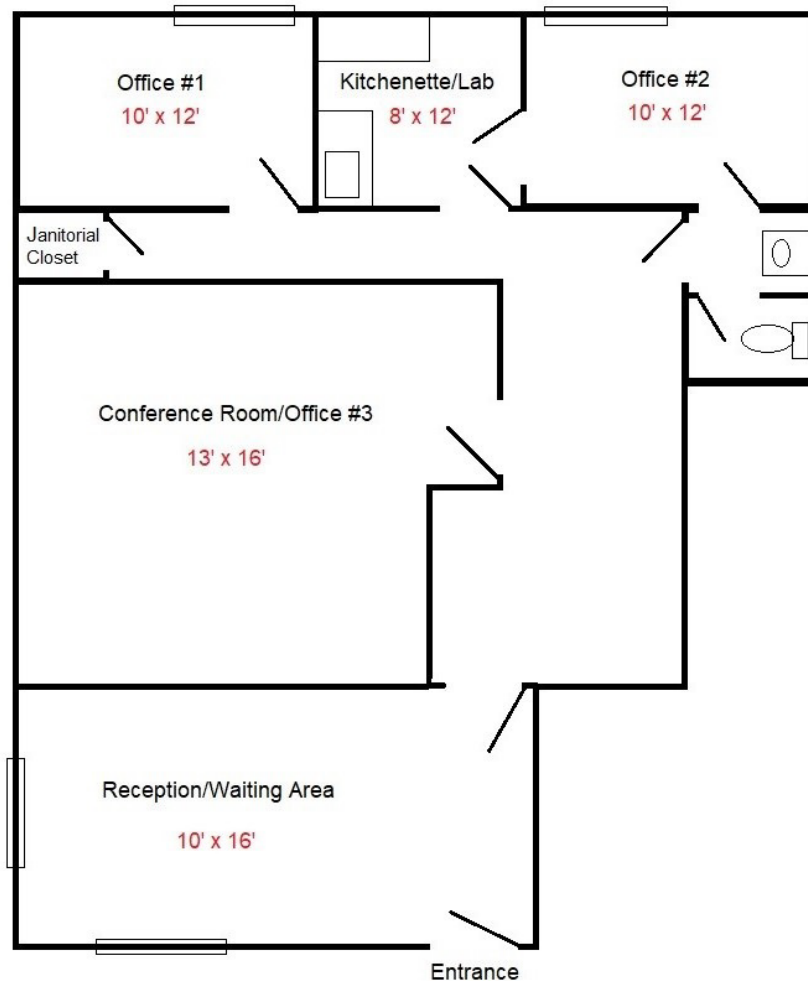
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### FLOOR PLAN



*\*Floor plan is for layout reference only and is not to scale. Measurements are approximate.*

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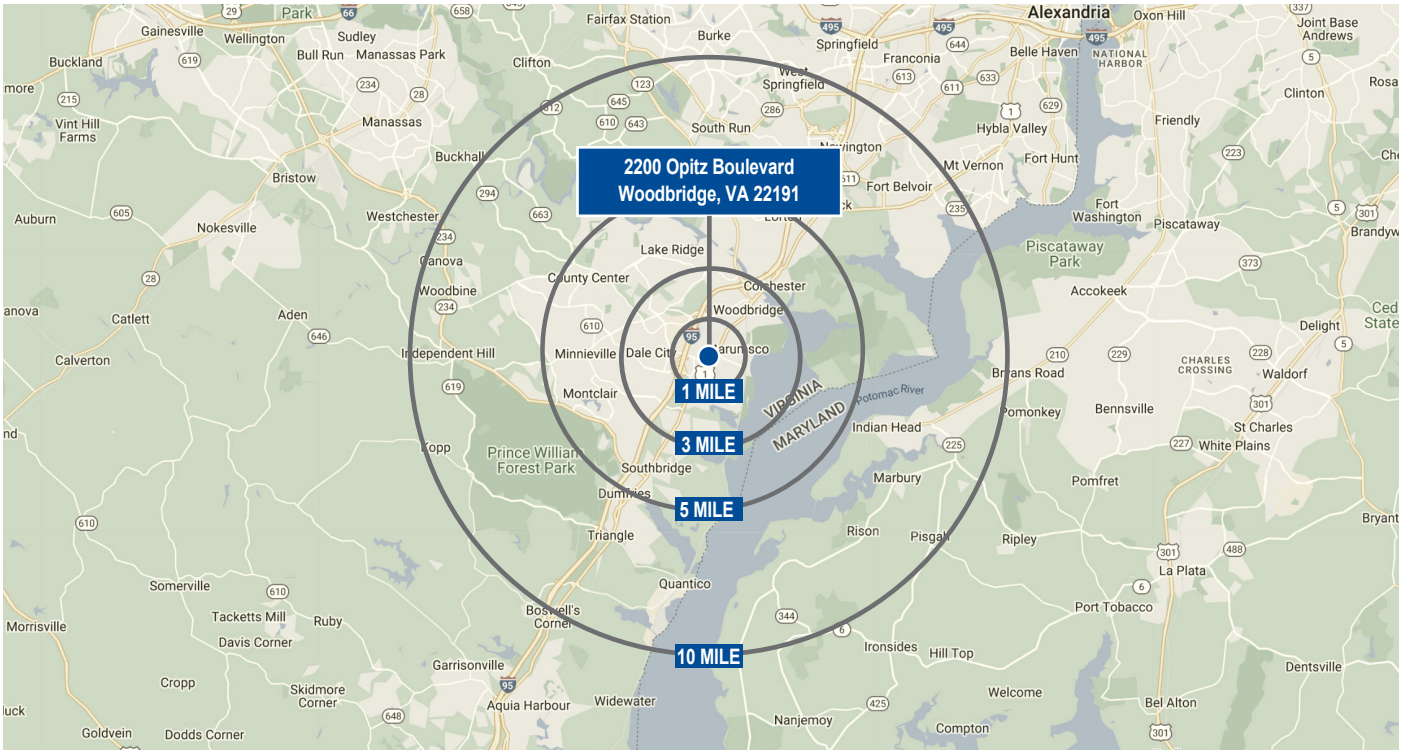
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### DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES	10 MILES
Population	12,917	110,606	235,299	436,331
Households	4,183	36,569	78,292	143,887
Average HH Income	\$103,530	\$106,101	\$122,421	\$138,852
Average House Value	\$279,260	\$310,148	\$368,164	\$428,844

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