



# 4001

Prince William Pkwy  
Suite 301, Woodbridge, VA 22192

## 2,870 Rentable Square Foot

\$26/SF for 3 year, \$25/SF for 5 year and \$24/SF for 10 year

FULL SERVICE with cleaning 5X/week.

# LEASE

## Property Overview

Class A Custom Built Office built in 2006 along Prince William Parkway in Woodbridge, Virginia. The building includes 3 floors, a main lobby with beautiful wood finishes, and two elevators. Located approximately 7 miles from Woodbridge, Rippon Commuter Rails and less than 4 miles from Interstate 95 and Potomac Mills Mall. It is only minutes' walk from Chinn Aquatics & Fitness Center, Chick-fil-A, Safeway supermarket, Panera Bread, ABC Store and many popular restaurants. The bus stop is right outside the front of the building. Concentrated residential neighborhoods surround the medical building as families are attracted to shopping centers and outstanding public school system. There is a population of 111,630 within a 3 mile radius. Ideally located on the 3rd floor suite 301. The building allows 24/7 access and an abundance of free parking options. Professionals in the property will have access to a wealthy patient population as the building is about 20 miles from Washington, D.C.

This office can be used for healthcare, dentistry, orthodontist, attorneys (Law Firms), Technology, Construction, Real Estate, Insurance, Tourism, Art Gallery, Import and Export, Human Resources Services, Weight Loss Center & Property Management Service. The floor is unfinished and the landlord will cover the cost of putting new engineered hardwood flooring or carpet based on the client's choice before moving in.

### PROPERTY FACTS:

- Building Type : Office
- Year Built : 2006
- Building Height : 9'
- Building Size : 41,240 SF
- Building Class : B
- 3rd Floor Size : 14,799 SF
- Ceiling Height : 9'
- Stories : 3rd floor
- Parking : 60 Surface Parking Spaces

**For More Information** | Listing agent: Fred Jafarzadeh, **Cell: 703-505-3501.**

## HIGHLIGHTS:

- One of the only large blocks of office/medical space in the Woodbridge area with 2,870 Rentable SF of contiguous space available on the third floor.
- Surrounded by affluent residential neighborhoods with Inova Woodbridge Imaging Center, Insight Imaging, Prince William Health District - Woodbridge Clinic, Women, Infants and Children (WIC) located on this building
- Near Chinn Aquatics & Fitness Center, Prince William County Government Center and
- Other specialties in the building include: Pediatrics, MIR, radiology services, Gynecology, Obstetrics, Skin Care Services, immunizations, maternity care and WIC.
- 9 Private Offices/Exams, Reception/Waiting Area, 2 Private Restrooms
- Rate includes utilities, building services and property expenses
- Fits 8 - 23 People
- Office intensive layout
- Space is in Excellent Condition

## PUBLIC TRANSPORTATION:

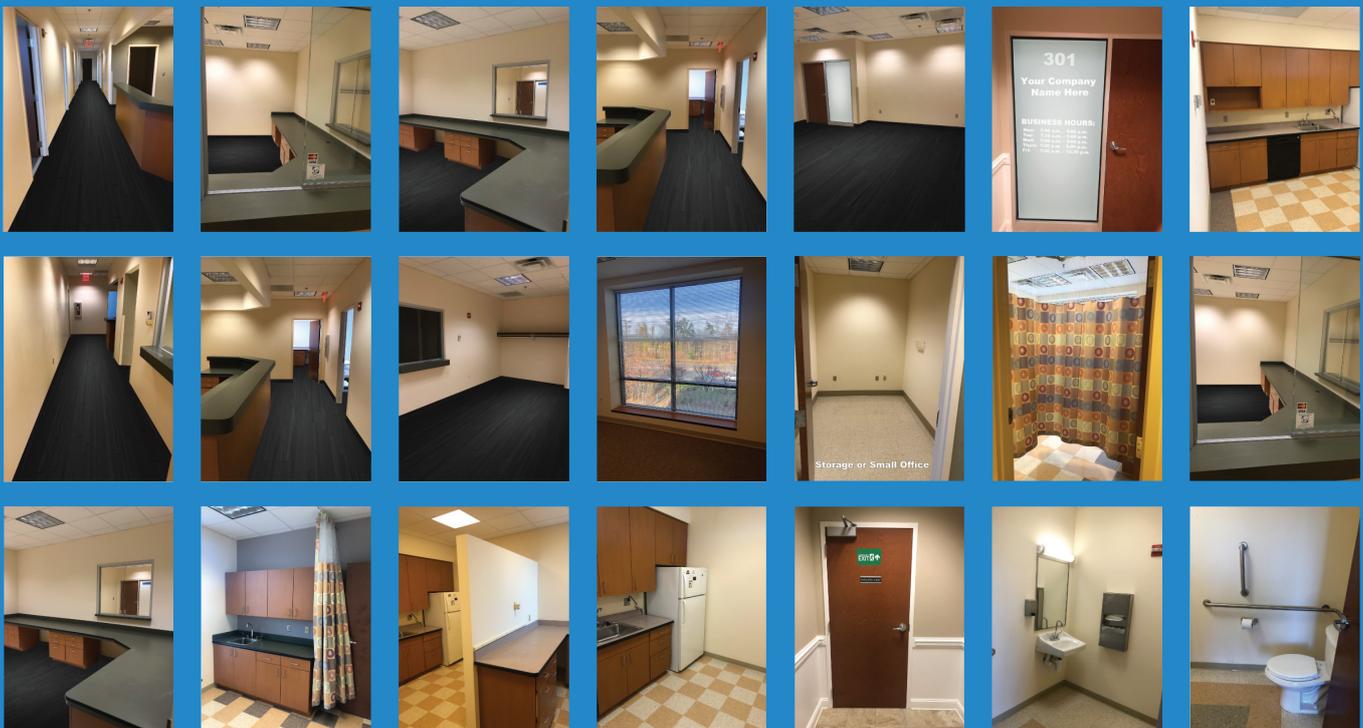


Woodbridge Commuter Rail (Fredericksburg Line) Virginia Railway Express 11 min drive  
5.9 mi Rippon Commuter Rail (Fredericksburg Line) Virginia Railway Express 16 min  
drive 7.3 mi



### AIRPORT

Ronald Reagan Washington National Airport 40 min drive 25.4 mi  
Washington Dulles International Airport 49 min drive 28.5 mi



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