



**Summary**

For Sale: 3,095 SF  
 Available to Occupy: 1,288 SF (1,807 SF leased through 2030)  
 Price: \$850,000 (\$275/SF)  
 Condo Fees: \$2.56/SF  
 Taxes: \$0.91/SF  
 Lease 1,288 SF: \$19.75/SF NNN

**Property Highlights**

- Ideal property for Investor and Occupier
- Buy leased space for investment that can be used for future expansion
- Vacant built out spa space to occupy
- Ample electric and plumbing for many kinds of build outs
- Possible medical office layout in Suite 50 – see below
- Easy Access Basement Level Condo
- Elevator building with both medical & office uses
- Efficient building with low 9% core

**Demographics      2 Mile      5 Mile      10 Mile**

Total Households:	12,148	55,300	136,190
Total Population:	33,185	156,869	401,566
Average HH Income:	\$180,245	\$165,039	\$173,281

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

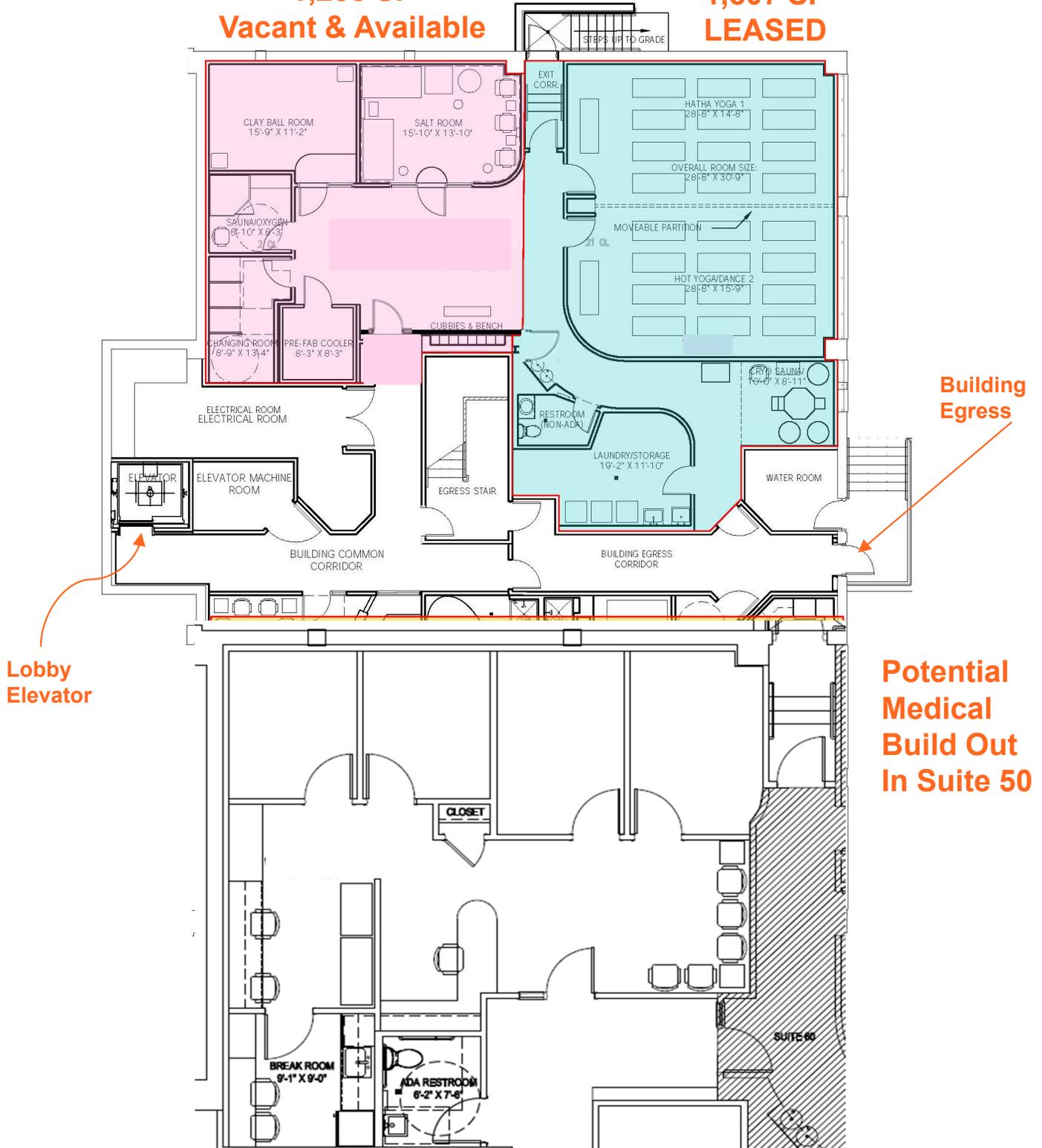
**Ellie Bechtle**  
703.435.4007 x 107  
ebechtle@veritycommercial.com

**Ken Traenkle**  
703.435.4007 x 102  
ktraenkle@veritycommercial.com

Floor Plan

**Suite 50**  
**1,288 SF**  
**Vacant & Available**

**Suite 60**  
**1,807 SF**  
**LEASED**



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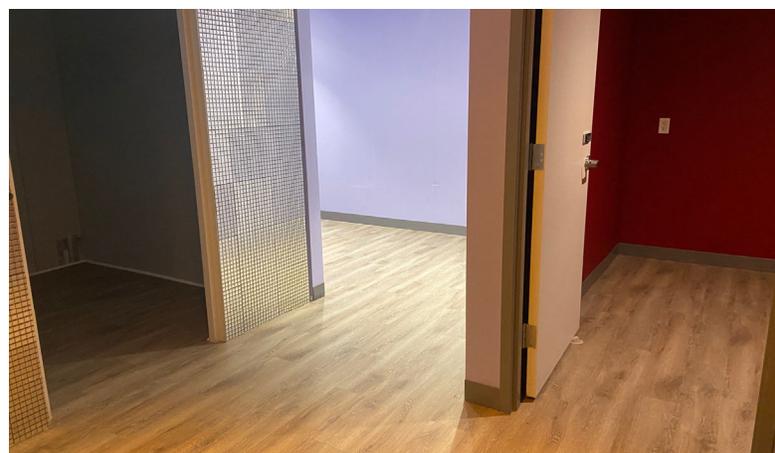
Photos



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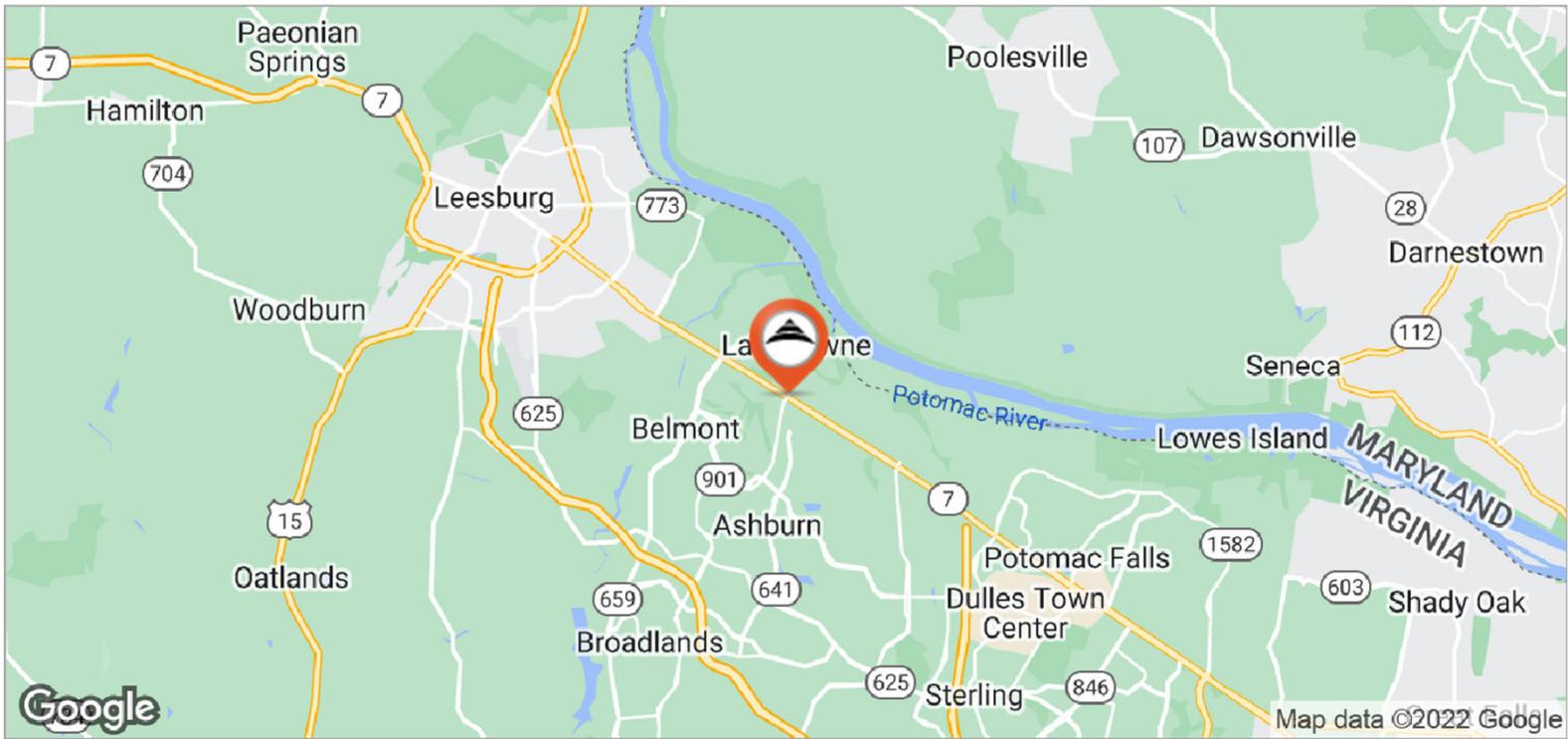
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Maps



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