

## HOSPITAL CENTER MED PLAZA

\$376,740

1830 Town Center Dr (Suite 306)  
Reston, VA 20190

AVAILABLE SPACE  
1,260 SF

### FEATURES

- Fully built-out medical condo w/4 exam rooms, 1 office, 2 baths
- Space has been freshly painted w/new wood finish flooring
- Move-in-ready
- Building recently updated (2020)

### AREA

Highly coveted medical location right on Reston Hospital Campus.  
\*Must have privileges at Reston Hospital to lease space in this building\*



### OFFICE

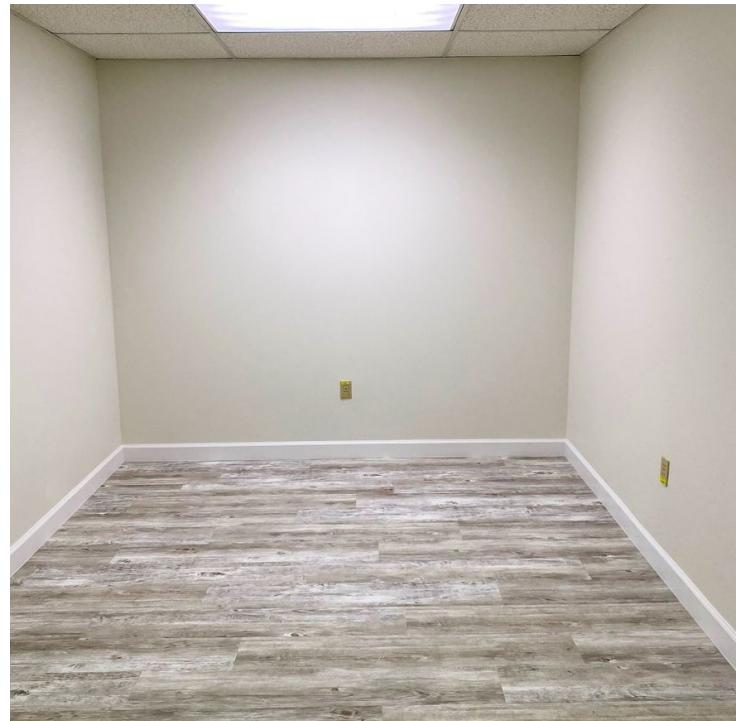
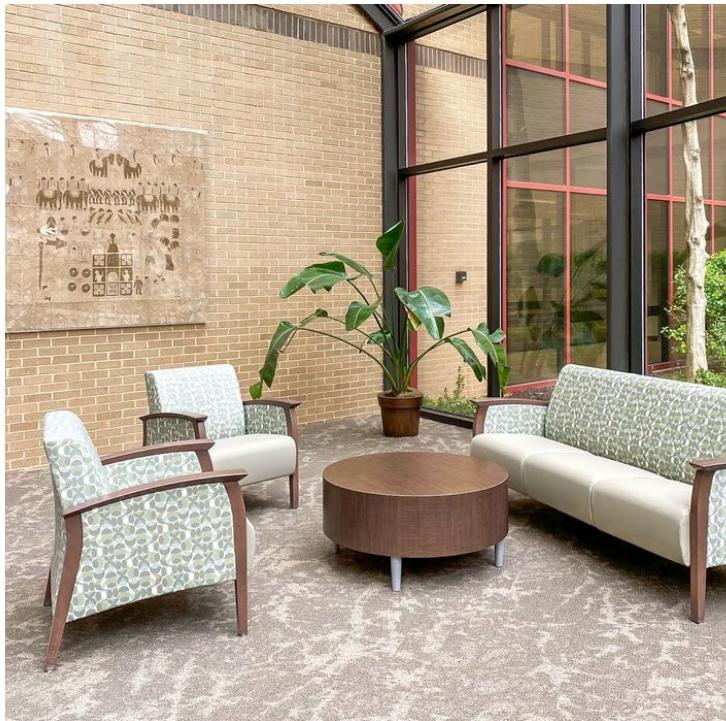
**Mercedes Taylor**  
703 994 9570  
mtaylor@cbecommercial.com



SALE /  
LEASE

## HOSPITAL CENTER MED PLAZA

1830 Town Center Dr (Suite 306), Reston, VA 20190



### OFFERING SUMMARY

Sale Price:	\$376,740
Available SF:	1,260 SF
Lease Rate:	\$33.00 SF/yr (MG)
Lot Size:	0.85 Acres
Year Built:	1987
Building Size:	45,000 SF
Renovated:	2020
Market:	Washington DC
Submarket:	Reston
Price / SF:	\$299

### PROPERTY OVERVIEW

Fully built out 1,260 medical condo includes reception/billing area, 4 exam rooms with sinks, 1 private window office, 2 bathrooms, and a lab room. Space is freshly painted and has new wood finish flooring. The building has recently been renovated (2020). Unit is available both for sale and for lease.

### PROPERTY HIGHLIGHTS

- Highly coveted medical space located right on the Reston Hospital Campus
- Easy access to Fairfax County Parkway & Dulles Toll Rd
- Conveniently located just .7 miles from the Reston Town Center
- Move-in-ready
- Free ample surface & garage parking

CBCWORLDWIDE.COM

Mercedes Taylor  
703 994 9570  
mtaylor@cbecommercial.com



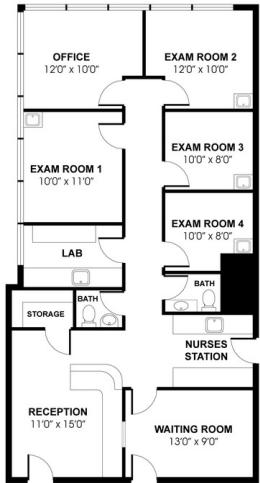
COLDWELL  
BANKER  
COMMERCIAL  
ELITE



SALE /  
LEASE

## HOSPITAL CENTER MED PLAZA

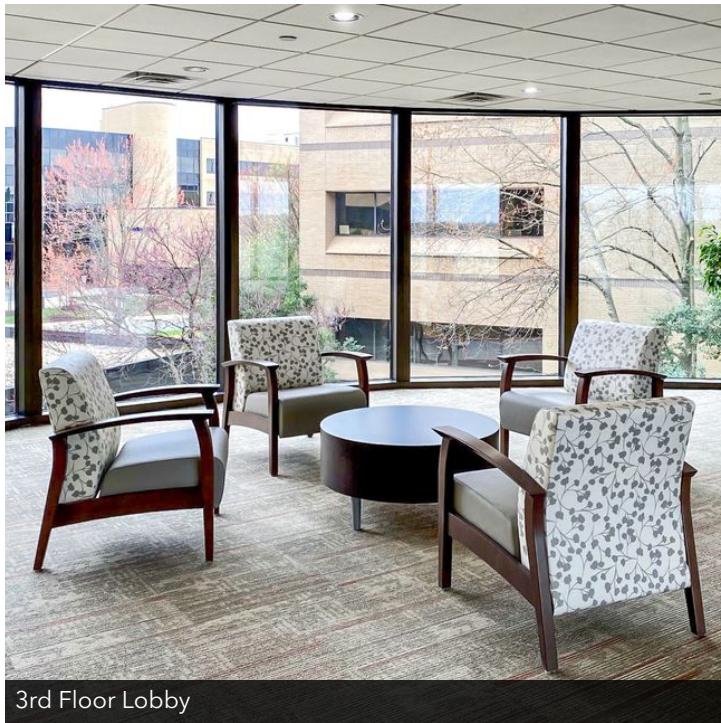
1830 Town Center Dr (Suite 306), Reston, VA 20190



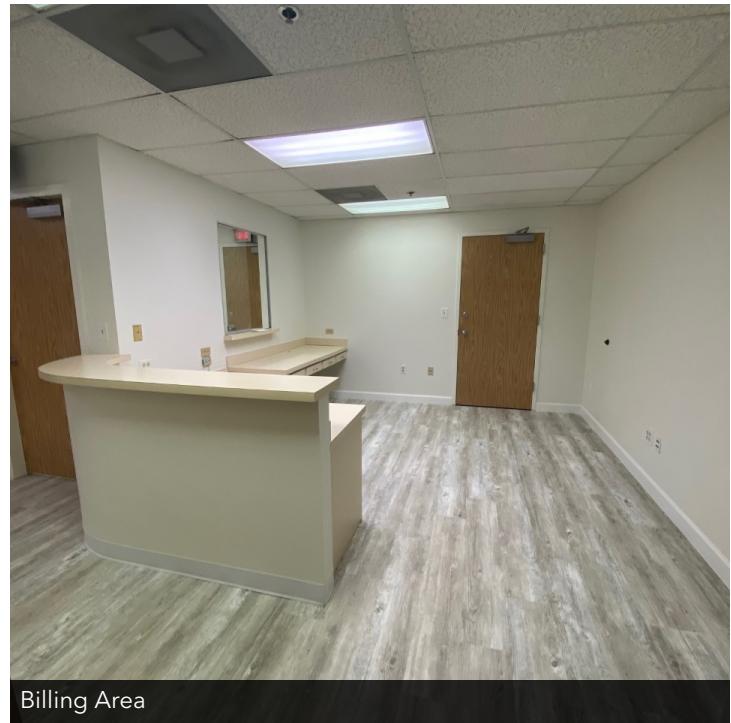
Floor Plan



Private Office



3rd Floor Lobby



Billing Area

CBCWORLDWIDE.COM

Mercedes Taylor  
703 994 9570  
mtaylor@cbecommercial.com



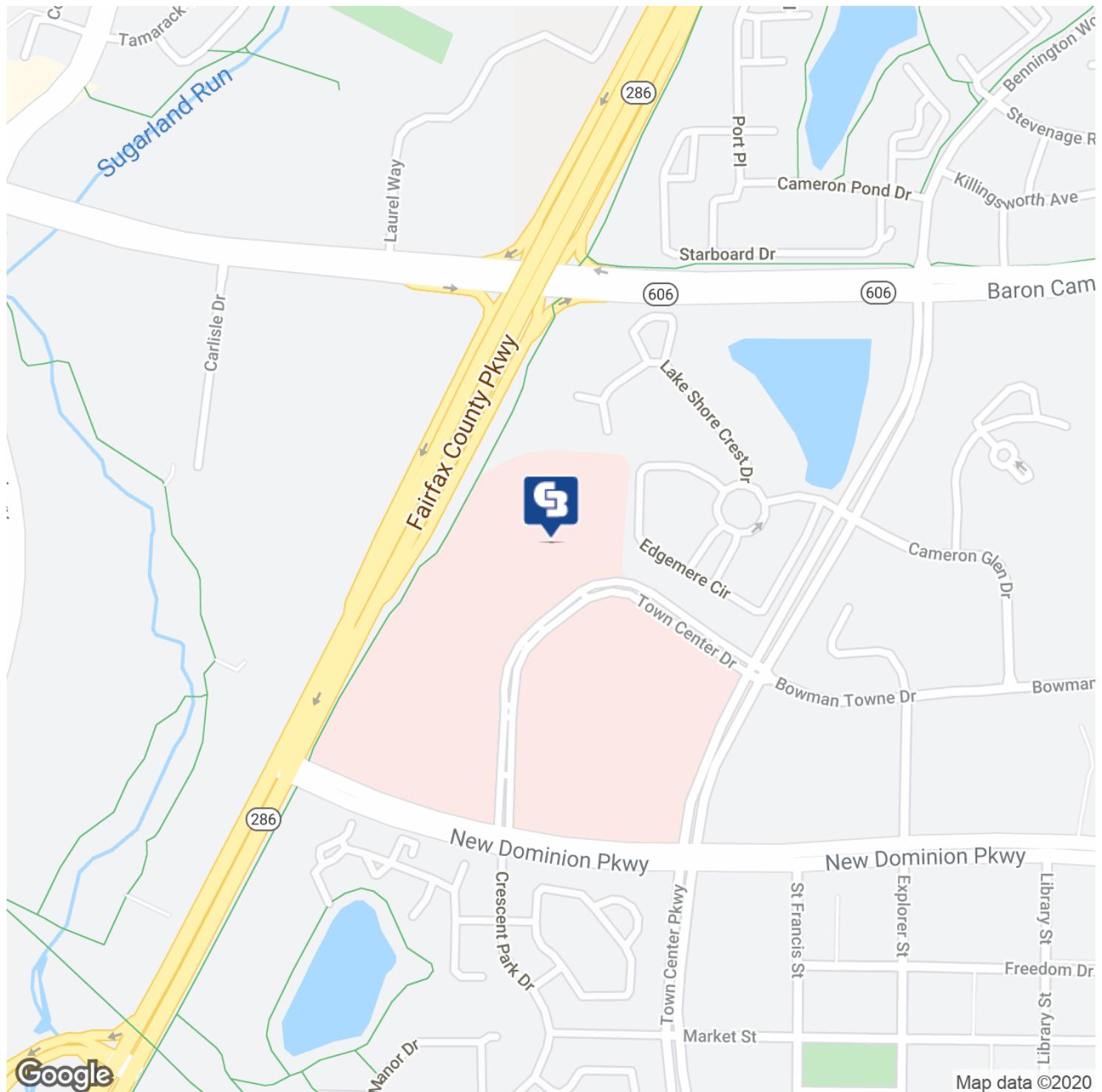
COLDWELL  
BANKER  
COMMERCIAL  
ELITE



SALE /  
LEASE

## HOSPITAL CENTER MED PLAZA

1830 Town Center Dr (Suite 306), Reston, VA 20190



CBCWORLDWIDE.COM

Mercedes Taylor  
703 994 9570  
mtaylor@cbecommercial.com



**COLDWELL  
BANKER  
COMMERCIAL**

ELITE

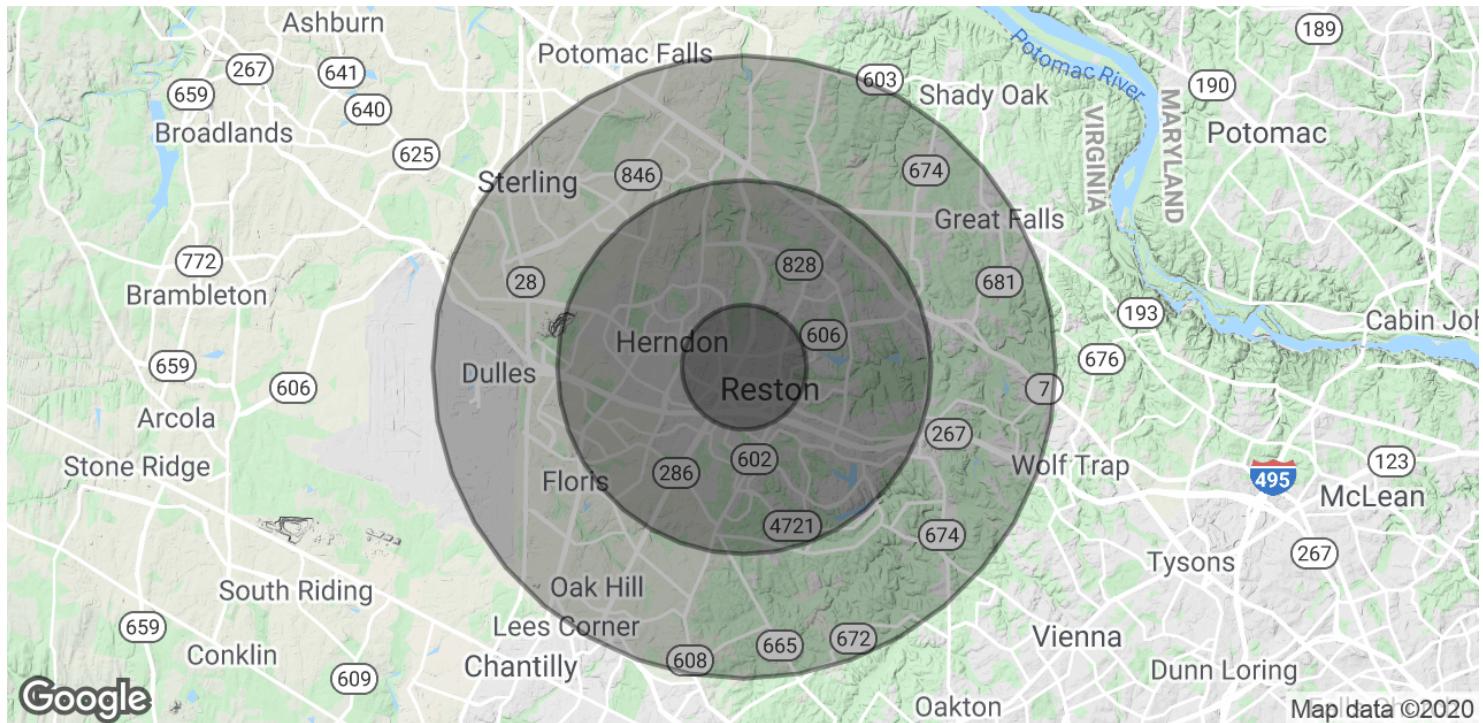
Map data ©2020



SALE /  
LEASE

## HOSPITAL CENTER MED PLAZA

1830 Town Center Dr (Suite 306), Reston, VA 20190



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,088	119,419	237,561
Average age	38.5	37.1	36.9
Average age (Male)	38.5	36.6	36.4
Average age (Female)	38.9	37.7	37.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,301	47,927	87,988
# of persons per HH	2.2	2.5	2.7
Average HH income	\$128,774	\$123,508	\$134,187
Average house value	\$437,263	\$521,658	\$581,712

\* Demographic data derived from 2010 US Census

CBCWORLDWIDE.COM

Mercedes Taylor  
703 994 9570  
mtaylor@cbecommercial.com



COLDWELL  
BANKER  
COMMERCIAL  
ELITE