



**COLDWELL
BANKER
COMMERCIAL**
ELITE

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
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SALE / LEASE

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7500 Iron Bar Ln, Ste 209, Gainesville, VA 20155
703.445.9100



SALE /
LEASE

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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

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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



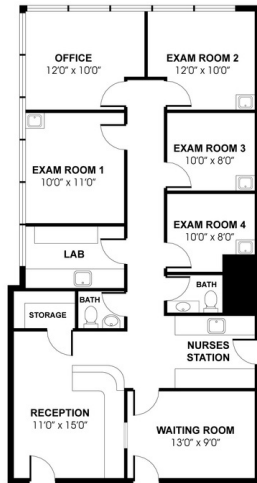
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Floor Plan



Private Office



3rd Floor Lobby



Billing Area

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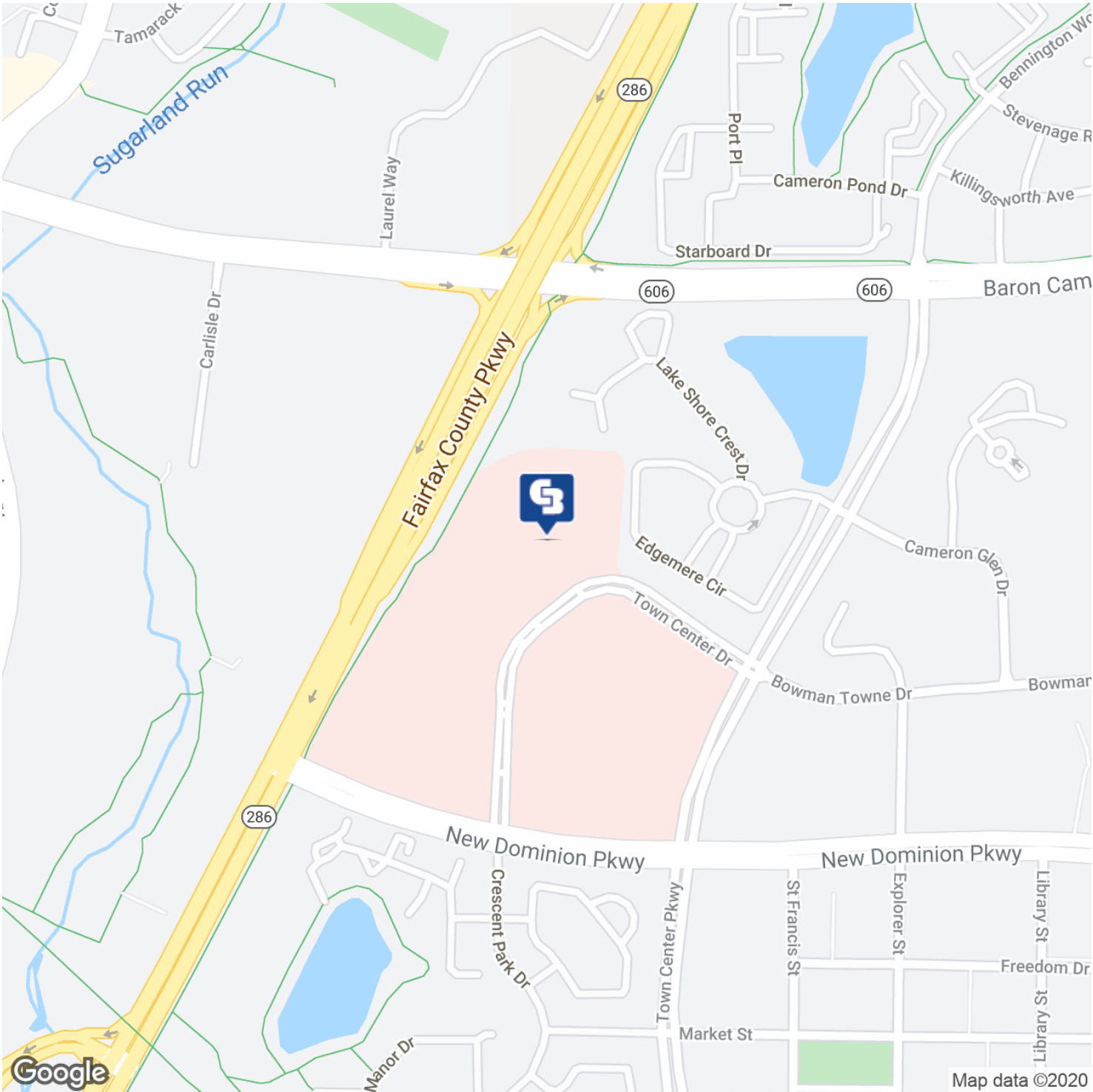
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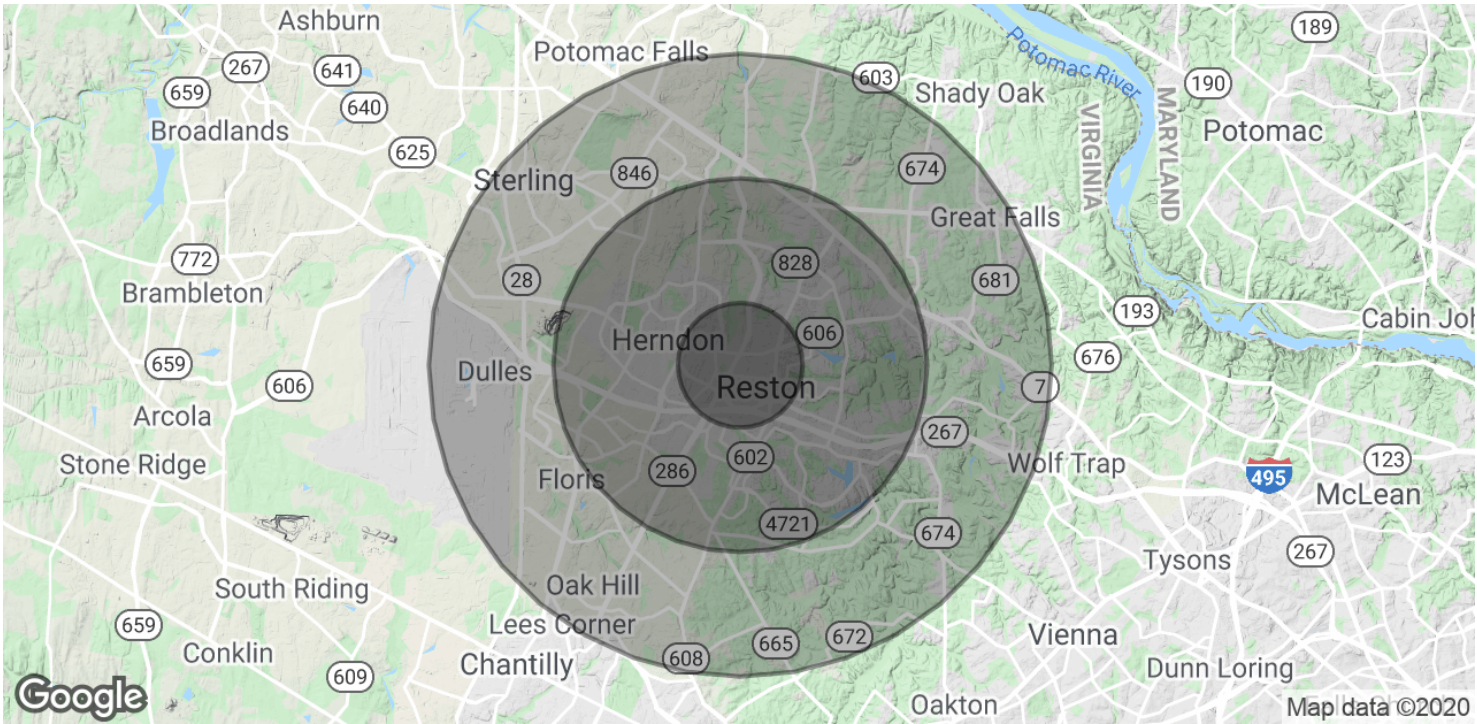
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,088	119,419	237,561
Average age	38.5	37.1	36.9
Average age (Male)	38.5	36.6	36.4
Average age (Female)	38.9	37.7	37.4

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

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