



FOR SALE

44355 PREMIER PLAZA

ASHBURN, VA, 20147

\$ 999,000

SUITE 230 | 2,043 SQFT



This turnkey dental condo offers an exceptional opportunity for dentists aiming to establish or expand their office. Located prominently facing Route 7, it boasts high visibility and accessibility. Fully equipped with 5 operatories, including one specialized for dental surgical procedures, this office provides everything needed for seamless operation.

No Patients Included

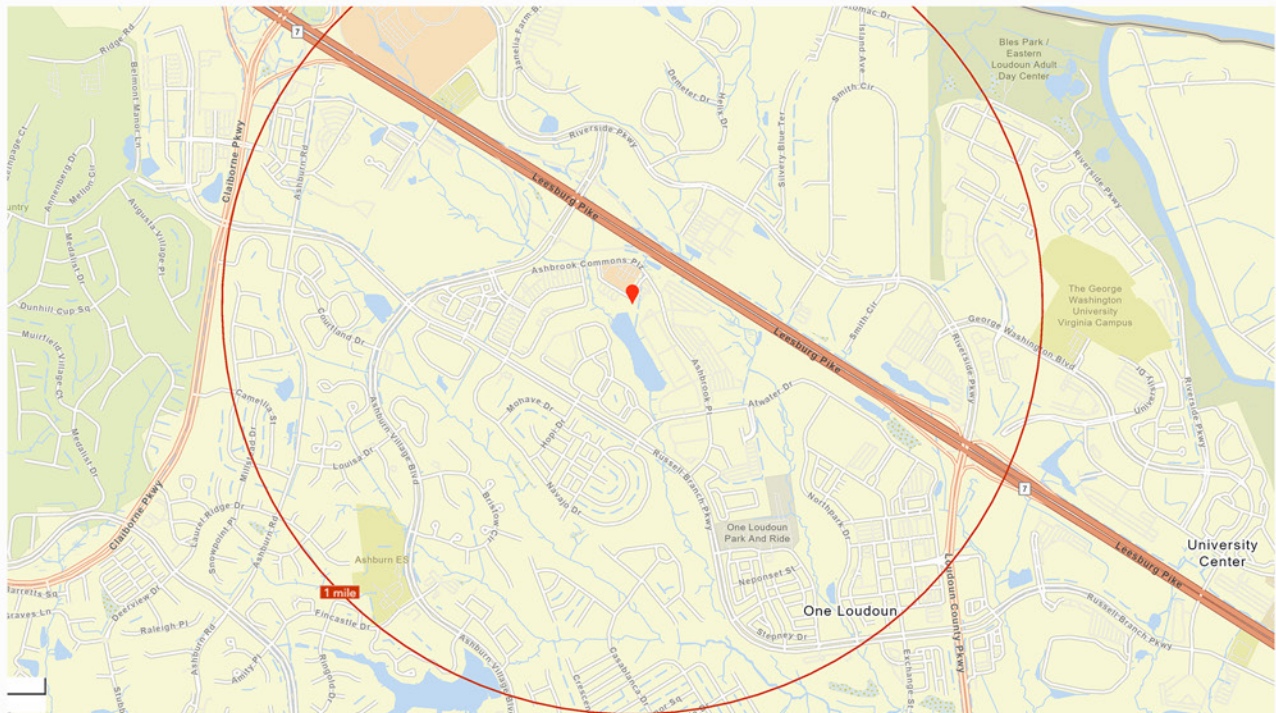


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Location Spotlight

The Lakes of Ashbrook is in close proximity to One Loudoun, Ashbrook Shopping Center and just off Route 7 and Russell Branch Parkway.



Peace of Mind

This property offers the perfect opportunity to either grow your existing practice by adding a 2nd location or to relocate your current office into a property that you will own and that offers the ability to take tax deductions and long term opportunities to rent the property when you sell this property in the future.



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Cost Comparison: Lease vs. Ownership for Dental Practice Startup

Leased Space (2 Operatories)

Buildout for 2,000 sq. ft. space: \$200k - \$250k
Equipment for 2 operatories: \$150k
Dental Cabinetry: \$60k
Computer & cabling: \$40k
Interest on \$650k loan (15yrs @ 5.75%): \$322k
10yr lease (\$25 PSF with 3% annual esc): \$550k

Total Startup Cost: \$1,472,000

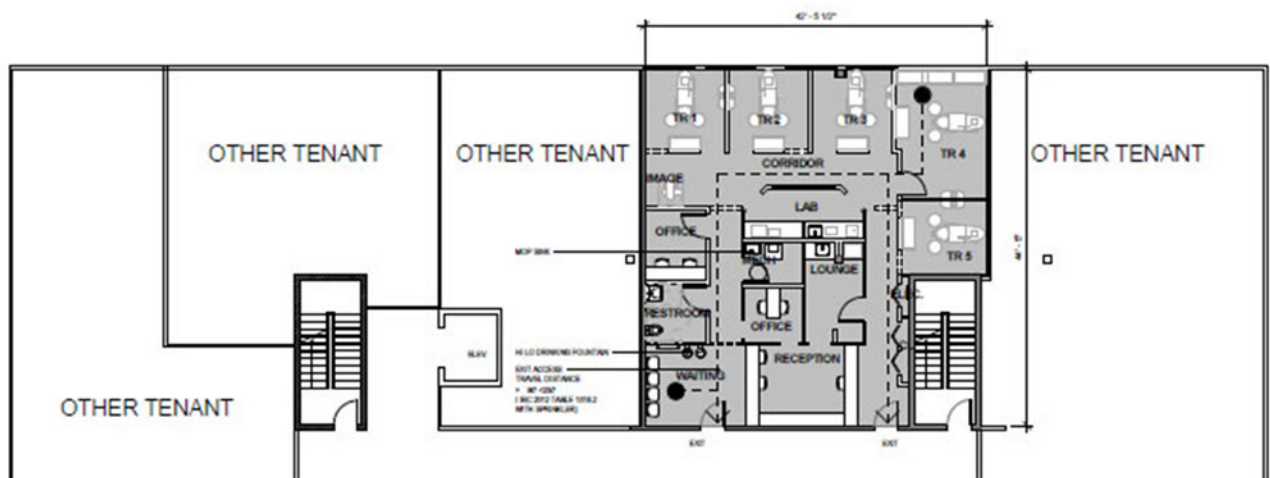
Ownership (5 Operatories)

Buildout and equipment for 5 operatories (includes underlying real estate): \$999,000

Savings: \$473,000 by choosing ownership over leasing, not including potential tax benefits or working capital. Ownership offers increased capacity for growth with 5 operatories, greater long-term stability, and the added advantage of building equity in the real estate.



Condo Dues: \$3.52PSF RE Tax: \$2.21PSF



LIFE SAFETY PLAN
1/8" = 1'-0"



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