

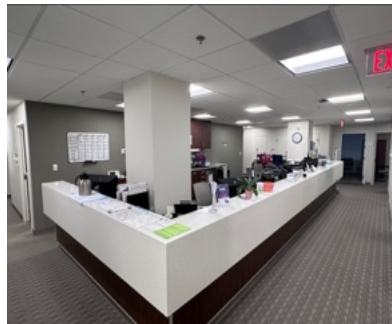
**4,806 SF - First Floor with Signage**  
**Rental Rate: \$34 PSF + Gas & Electric**  
**Rare First Floor Medical Space!**

### Suite 100 — 4,806 SF Medical Space:

- Rare first-floor medical space in a premier, well-established Vienna medical office building.
- Building and monument signage available — exceptional visibility on Park St SE.
- Prime location in the town of Vienna — minutes from I-66, I-495 & the Vienna Metro.
- 8+ exam rooms, 3 private offices, dedicated nurse's station, and large waiting room.
- ADA-compliant private restroom, consultation room, and specialized clinical spaces.
- After light cosmetic upgrades, space is immediately move-in ready to see patients.

### Building Features

- Inova Primary Care & Mitchell Eye Institute in building — built-in referral network.
- 44 surface + 12 covered parking spaces — highest ratio in Vienna.
- Physician community with established referral sources.
- Spacious break room/kitchenette with full appliances.
- Suitable for any medical specialty, therapy, wellness, or professional office.



For more information or to schedule a tour, contact:

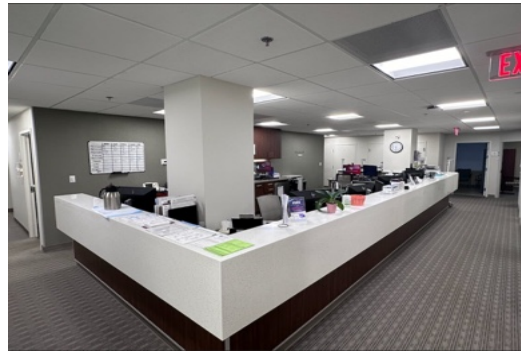
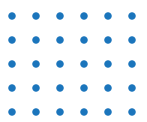
**BRANDON FELL:** 703.470.7956 | [brandonfell@hprgrealty.com](mailto:brandonfell@hprgrealty.com)

**HPRGrealty.com**

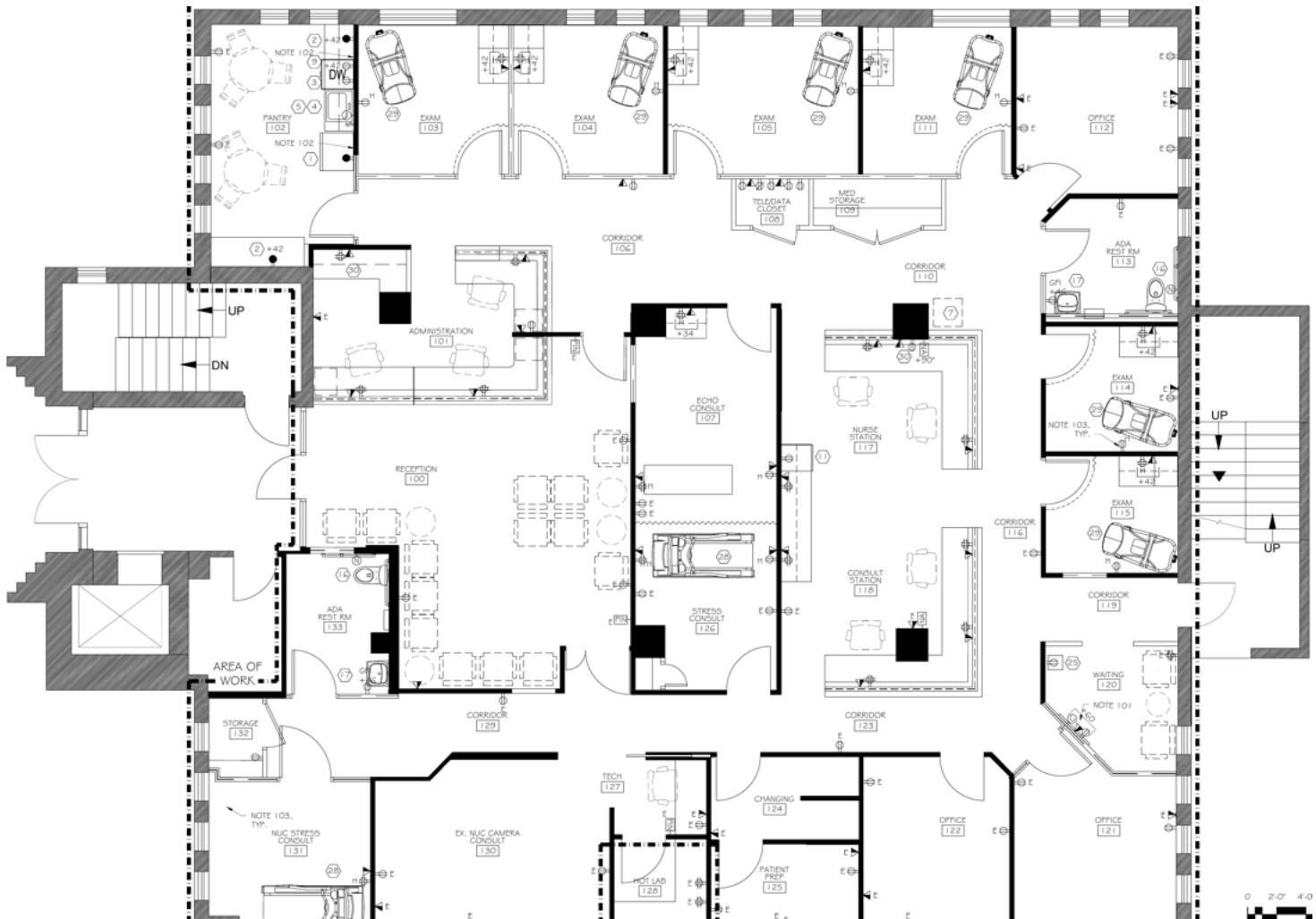
**130 Park St SE | Vienna, VA**

This document has been prepared by HPRG for advertising and general information only. HPRG makes no guarantees, representations or warranties of any kind, expressed or implied. Any interested party should undertake their own inquiries as to the accuracy of the information.





**FLOOR PLAN**



For more information or to schedule a tour, contact:

**BRANDON FELL:** 703.470.7956 | brandonfell@hprgrealty.com

**HPRGrealty.com**

**130 Park St SE | Vienna, VA**

This document has been prepared by HPRG for advertising and general information only. HPRG makes no guarantees, representations or warranties of any kind, expressed or implied. Any interested party should undertake their own inquiries as to the accuracy of the information.

