

33,660 SF

CLASS B MEDICAL/PROFESSIONAL OFFICE BUILDING

OFFERED AT \$9,000,000

6101 Redwood Square Centre Centreville, VA 20121

Citiscap Commercial is pleased to present a unique investment opportunity, offering the chance to acquire fee simple interest in this property.



HONG PHAM
PRINCIPAL PARTNER

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Property Facts

| | |
|-----------------------|---|
| Address: | 6101 Redwood Square Centre, Centreville, VA 20121 |
| CAP Rate: | 7.5% |
| Total Square Footage: | 33,660 SF |
| Type: | Office Condominium |
| Price: | \$9,000,000 |
| Map-Block-Lot #: | 0652 01 0014C |
| Deed Book & Page: | 27524-1549 |
| Legal Description: | Redwood Square Center PCL C |
| Zoning: | C2 (limited office) |
| Occupancy: | 90% occupied |
| Year Built: | 2004 |
| Land Area: | 82,374 sf |



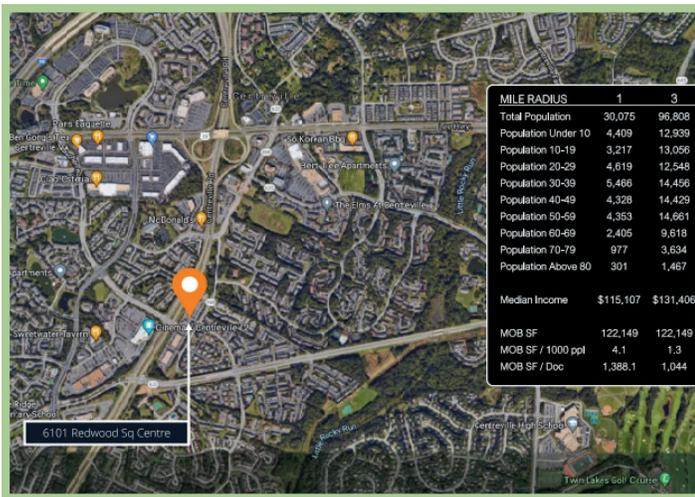
CONTACT:

INVESTMENT HIGHLIGHTS

The investment features a competitive CAP rate of 7.5%, making it an attractive option for investors seeking solid returns. Additionally, there is significant potential to further enhance the CAP rate through an all-cash purchase, providing increased value and improved financial performance for prospective buyers.

This office condominium is 90% occupied by established tenants, primarily consisting of reputable medical and professional service providers who cater to the surrounding neighborhood. The tenant roster reflects a strong presence of well-established businesses within their respective fields, ensuring stability and reliability.

The building has been consistently well-maintained, with main corridors equipped with energy-efficient auto-LED lighting. This enhances operational efficiency and reduces overall energy consumption. The property features three levels constructed with all-brick materials, accessible by an elevator, and provides two entrances. A parking arrangement provides an overall ratio of approximately 4.74 spaces per 1,000 SF.



CONTACT: