



Summary

Sale Price:	Contact Broker
Suite 50:	1,288 SF- Occupy or Lease
Suite 60:	1,807 SF- Leased 5 Years
Total SF for Purchase:	3,095 SF
Condo Fees:	\$2.56/SF
Taxes:	\$0.91/SF
Lease 1,288 SF:	\$19.75/SF NNN

Property Highlights

- Ideal property for Investor and Occupier
- Buy leased space for investment that can be used for future expansion
- Vacant built out spa space to occupy
- Ample electric and plumbing for many kinds of build outs
- Possible medical office layout in Suite 50 – see below
- Easy Access Basement Level Condo
- Elevator building with both medical & office uses
- Efficient building with low 9% core
- Please contact Ellie Bechtle at 703.435.4007 for Sales Price.

Demographics

2 Mile

5 Mile

10 Mile

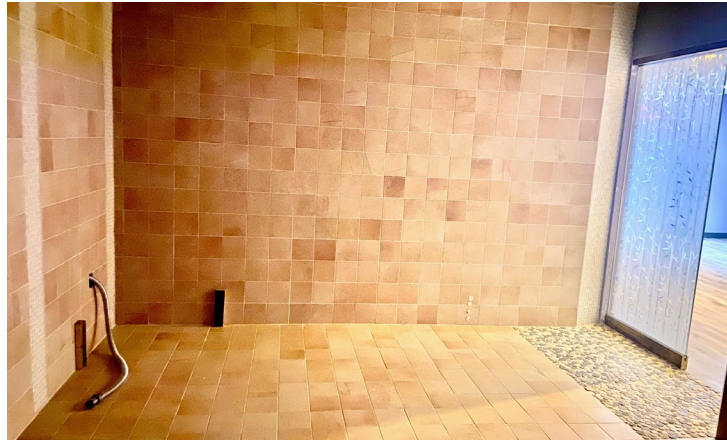
Total Households:	12,148	55,300	136,190
Total Population:	33,185	156,869	401,566
Average HH Income:	\$180,245	\$165,039	\$173,281

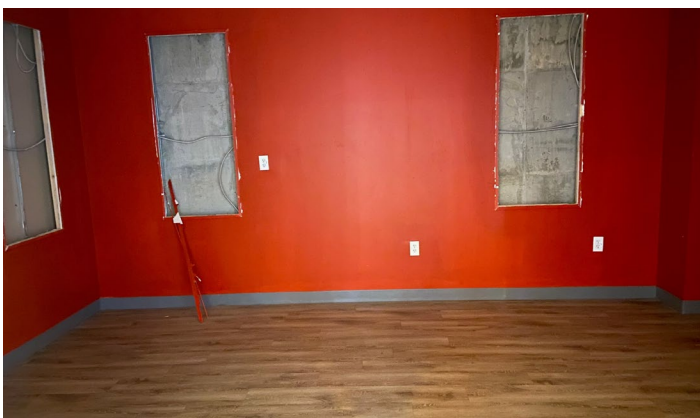
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Photos





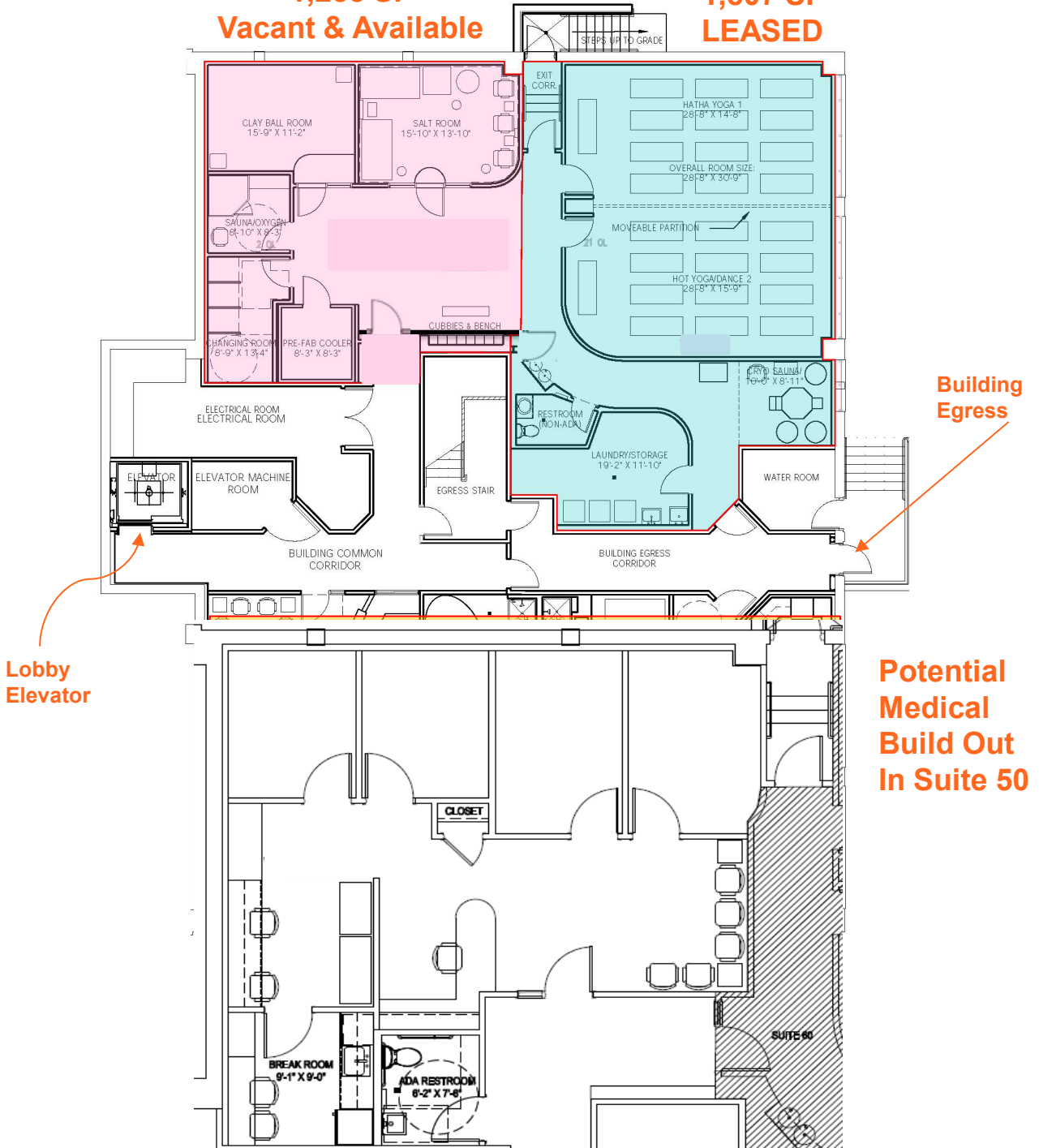
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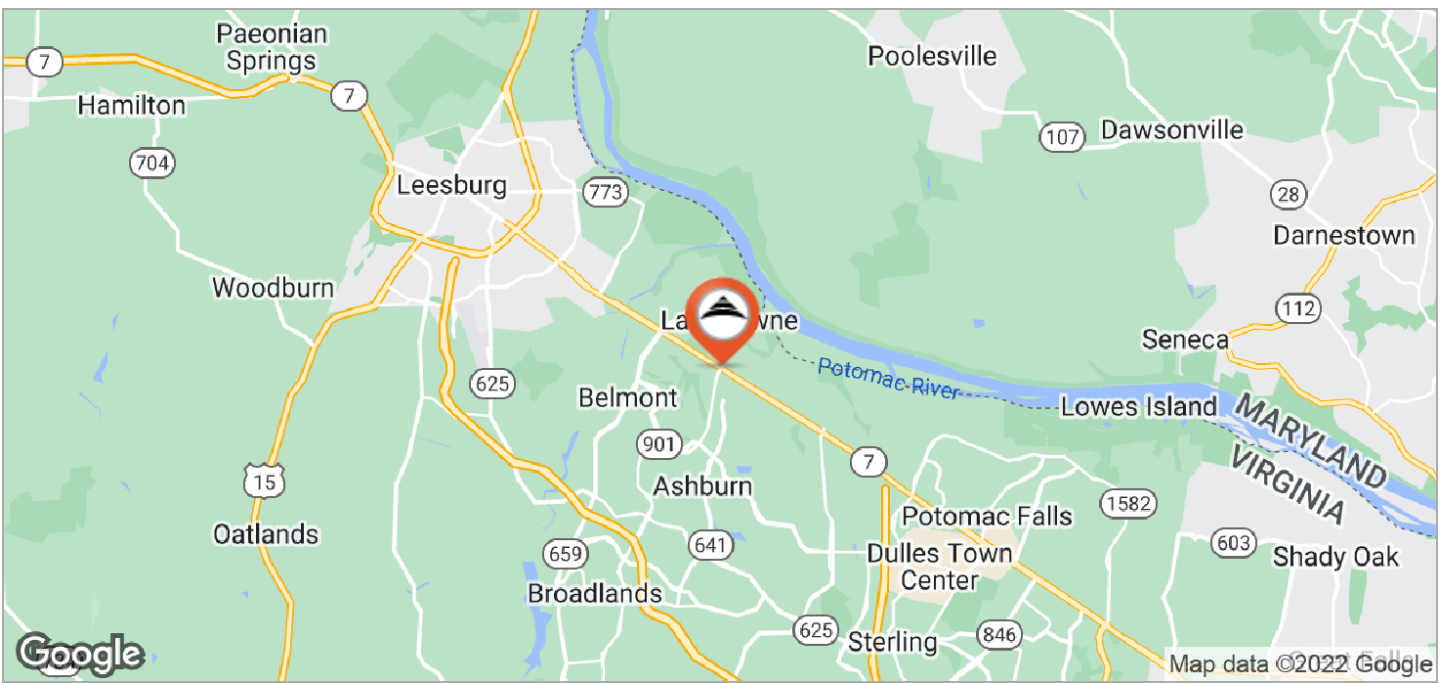
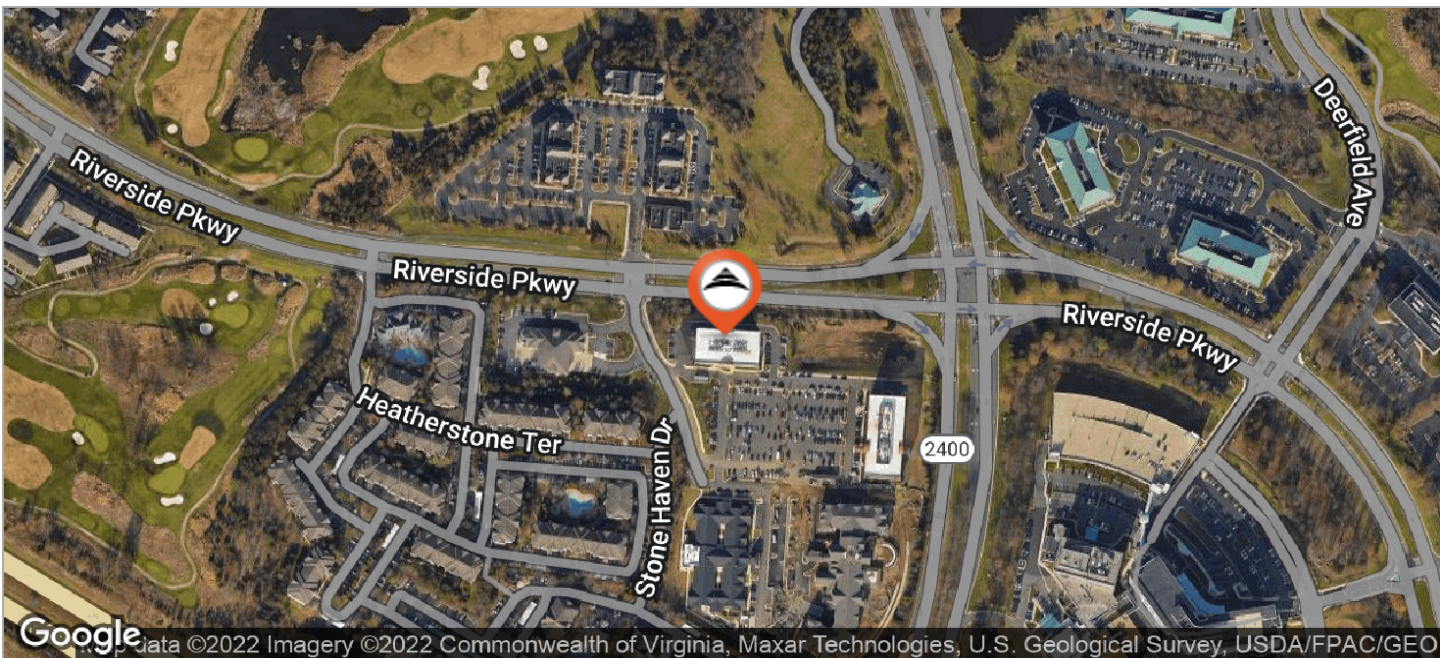
Floor Plan

Suite 50
1,288 SF
Vacant & Available

Suite 60
1,807 SF
LEASED



Maps



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