

10004 SOUTHPOINT PARKWAY



PROPERTY HIGHLIGHTS

- Single story, 6,267 SF, medical use building, built in 2016, on 0.78 acres of land.
- Tenant: Northern Virginia Carenow Urgent Care, LLC. Corporate guaranty by HCA Healthcare (NYSE HCA).
- Year 8 of 12 year lease with two, five year renewal options. Annual rent escalations.
- Paved, open surface parking with 31 spaces (5/1,000 SF).
- Fastest growing employment base, regional unemployment rate 3.1% in Q3 2024 versus 4.1% nationally.

Saugatuck Commercial Real Estate LLC
Laure Aubuchon 917.294.1733
laubuchon@saugatuckcommercial.com

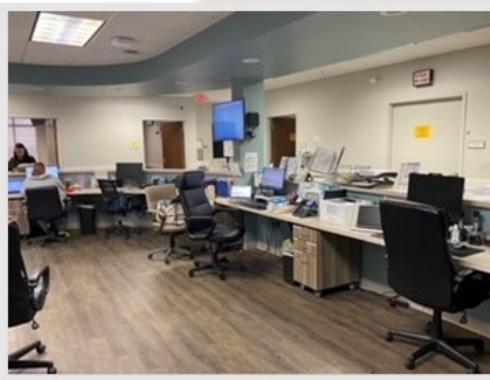
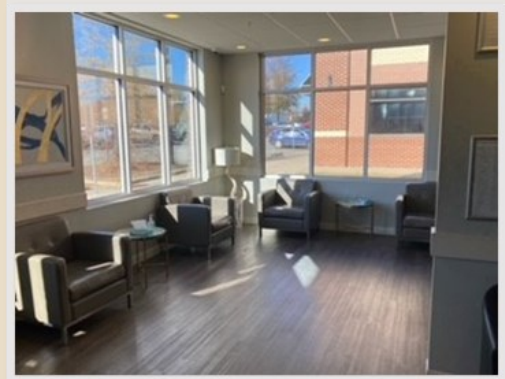
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 **TRANSWESTERN**
8444 Westpark Drive, Suite 850 McLean, VA

The foregoing information was furnished to us by sources which we deem reliable, but no warranty or representation is made as to the accuracy thereof. Subject to correction of errors, omissions, change of price, prior sale or withdrawal from market without notice.

FOR SALE
STNL MEDICAL OFFICE BUILDING
FREDERICKSBURG, VA

10004 SOUTHPOINT PARKWAY



To receive the Offering Memorandum (OM), please contact Saugatuck Commercial Real Estate to request a Confidentiality Agreement for signature.

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