

2235 CEDAR LANE, SUITE 201

VIENNA, VA 22182 | MEDICAL / PROFESSIONAL OFFICE | FOR SALE OR LEASE

FOR SALE
\$900,000

FOR LEASE
\$6,000 / MONTH

APPROX.
2,500 SF



RARE FORMER SLEEP STUDY CENTER • WINDOWS ON THREE SIDES • EXTENSIVE EXISTING PLUMBING

Exceptional opportunity to own or lease an approximately **2,500 SF medical/professional office** in an established Vienna medical/office building. Currently configured as an **overnight sleep study center**, the suite offers a substantial existing build-out that may reduce the time and expense required for an incoming healthcare or professional user. Occupying approximately half of the floor, the suite benefits from **windows on three sides**, abundant natural light, privacy, and a highly functional layout.

SPECIALIZED MEDICAL BUILD-OUT



- 3 private overnight / treatment rooms
 - 3 full bathrooms
 - Waiting room + reception
 - 3 private offices
 - Large lab / technician room with sink
- Kitchen with sink
 - Laundry hookups
 - Storage
 - Wood + tile flooring
 - Sprinkler system

FLEXIBLE POTENTIAL USES

Well suited for continued **sleep medicine** use or potential conversion for **dental, pulmonary, neurology, ENT, behavioral health, integrative medicine, wellness / spa, therapy, or other medical and professional uses**, subject to applicable approvals. Existing plumbing and multiple full bathrooms are particularly valuable for specialized users.

BUILDING & LOCATION

Secure access • Elevator • Common-area restrooms • Ample surface parking. Condo fee includes electricity, water/sewer, gas, heating and air conditioning, plus common-area maintenance, building insurance and other association services. Convenient to **Tysons Corner, Inova Fairfax Hospital, Metro stations and I-495.**

SALE \$900,000 Seller financing possible	LEASE \$6,000 / month Lease-purchase negotiable
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All information is believed accurate but is not guaranteed and should be independently verified. Potential uses are subject to condominium documents, zoning, permitting and other applicable approvals.