

MEDICAL CONDO UNIT FOR SALE

OPPORTUNITY

OWNER/USER OPPORTUNITY

611 S Carlin Springs Rd, Arlington, Virginia 22204
Prime medical office space in a medical building

- Suite 504/506 2,532 SF



SALES PRICE

- \$658,320 (\$260/SF)

SQUARE FOOTAGE

- 1,200 SF – 2,532 SF

HIGHLIGHTS

- Medical office condominium building in the Glencarlyn neighborhood
- Built in 1980, with a total building size of 80,964 sq ft over 5 stories
- Modern amenities include elevator access, natural light, partitioned offices, and renovated common areas
- On-site services: Quest Diagnostics lab and pharmacy
- Garage and surface parking available (140 spaces total)
- Ideal for medical, dental, or physical therapy practices
- Easy access to I-66, I-395, and public transit options
- The space features two egresses



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE
Senior Vice President

☎ | 847.562.6736

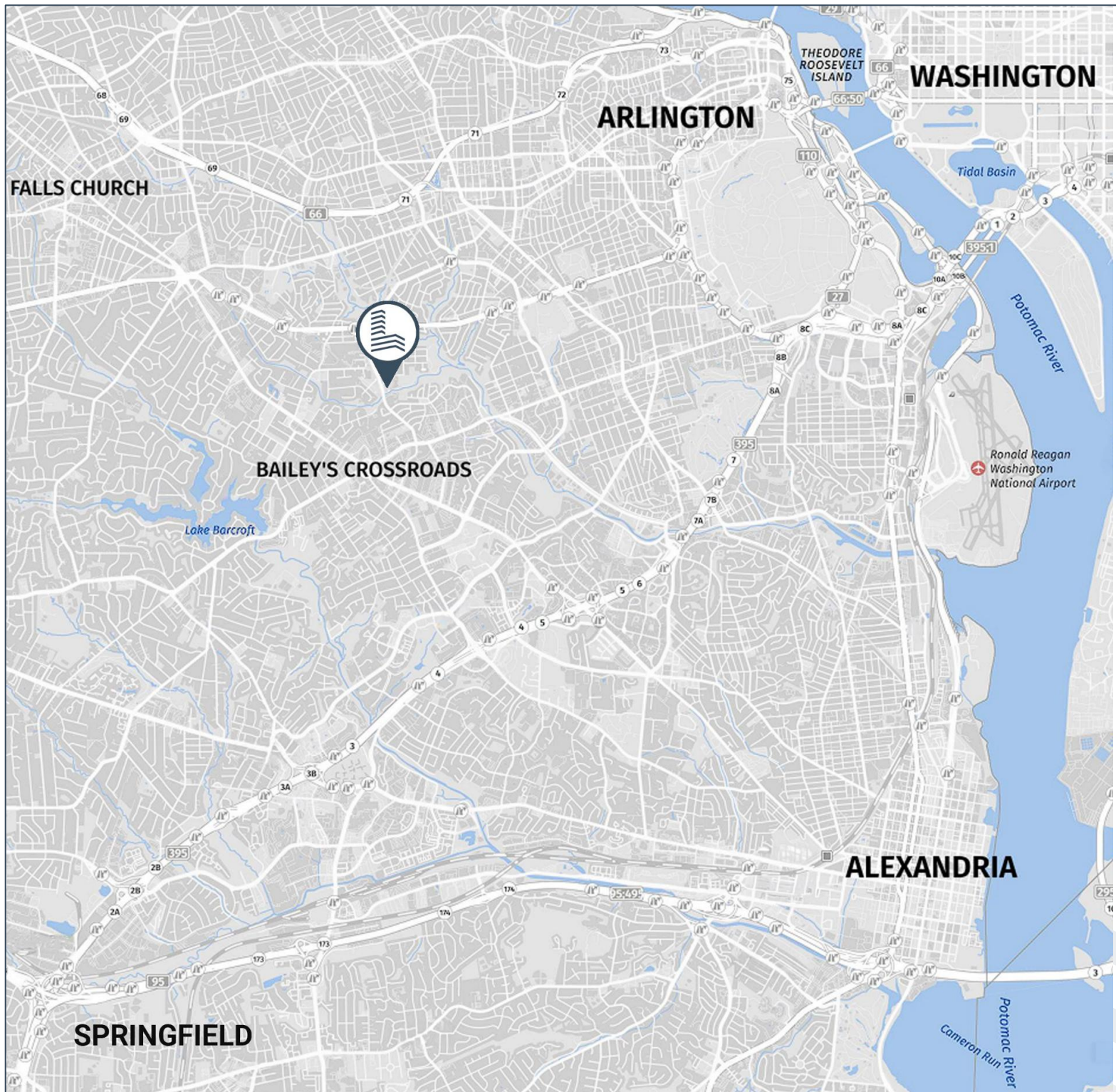
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LOCATION MAP



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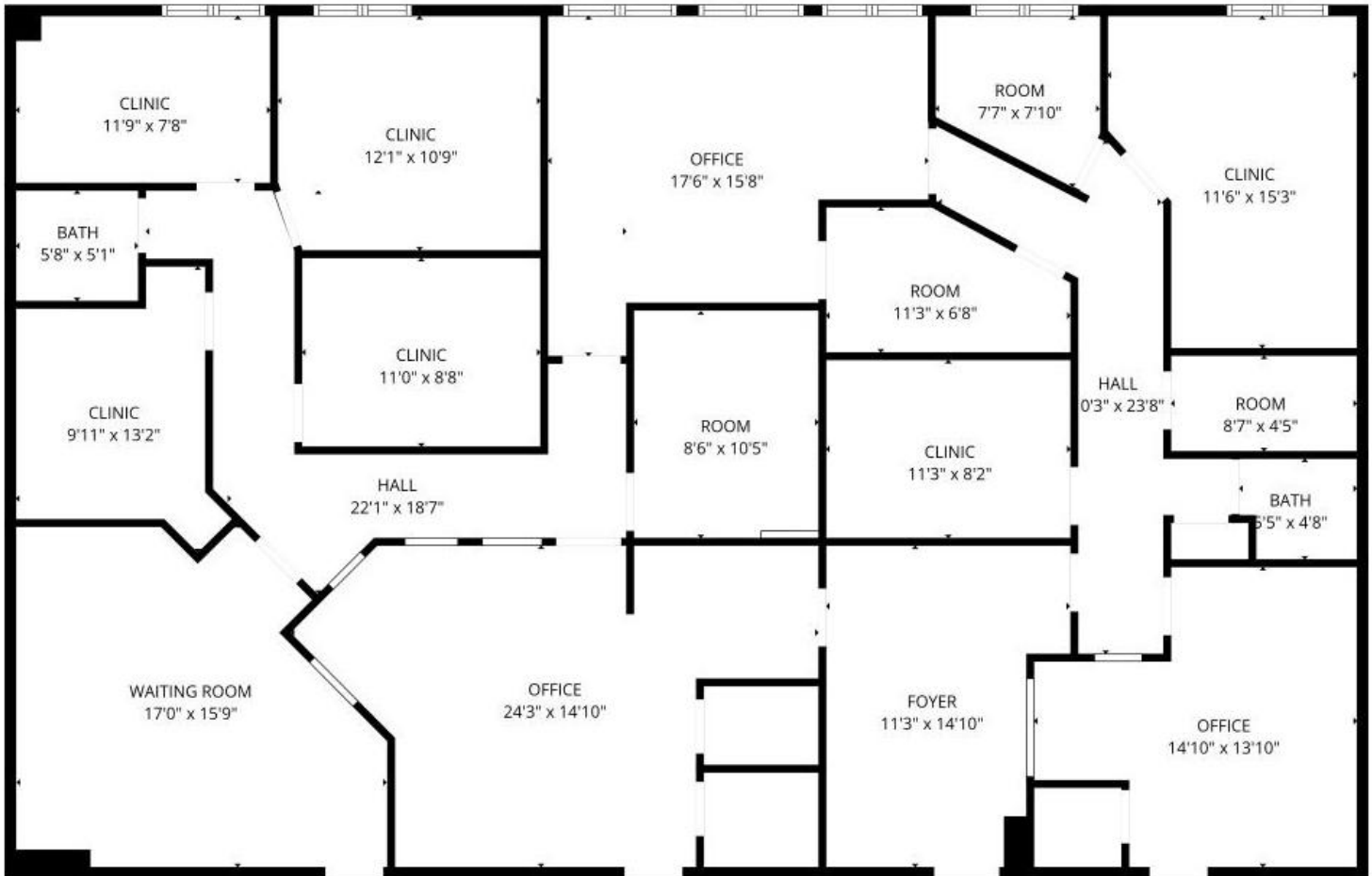
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FLOOR PLAN



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ENTRANCE AND LOBBY PHOTOS



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INTERIOR PHOTOS



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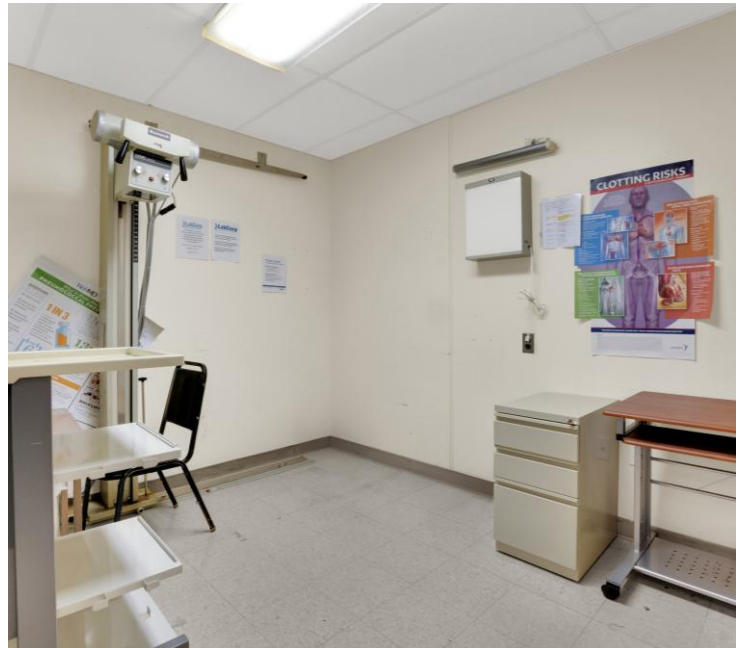
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