

FOR LEASE

3,120 SF Dental Suite

\$23.50/SF

+ utilities & cleaning



Burke Professional Center
5284 Lyngate Court
Burke, VA 22015

Available April 2026

- Dental suite plumbed for 10 chairs total: One open bay plumbed for 6 chairs and 4 private rooms, plumbed. Nitrous oxide available in all four private rooms. NOTE: ALL equipment and cabinetry will be removed by current tenant with the exception of the cabinets in the break room.
- Post-op room plumbed for oxygen
- Suite also includes a reception desk/waiting room, break room, sterilization room, admin room with storage closet and a check out desk with a separate exit to the parking lot.
- Ground floor entrance, windowed offices
- Ample, no cost surface parking
- Individual suite signage
- Conveniently located at the corner of Rolling and Braddock Road minutes from I-495

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Kelly O'Brien: 703-447.1511

kobrien@landmarkcre.com

Blair White, CCIM: 703-307-9711

blair@landmarkcre.com

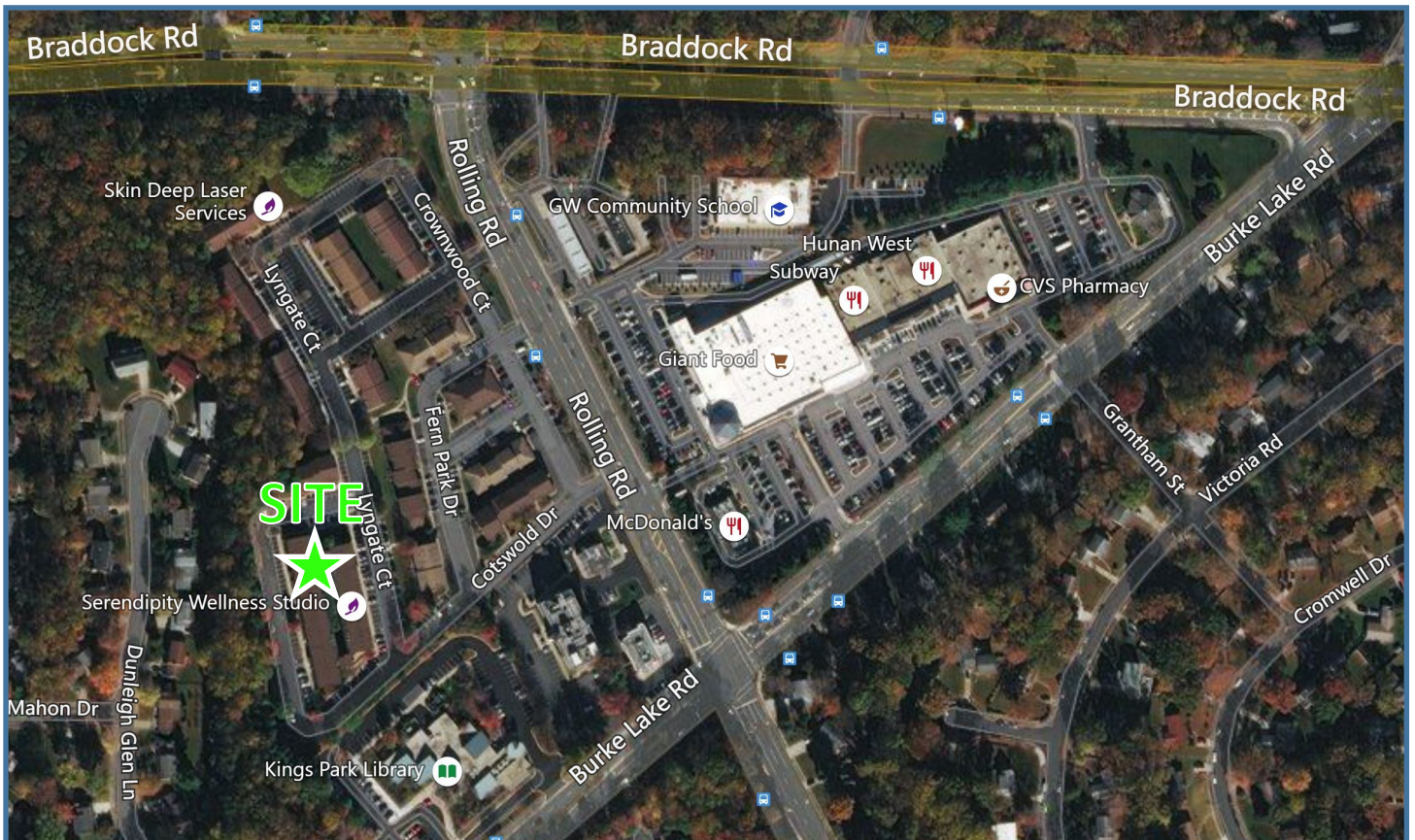
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Kelly O'Brien: 703-447-1511

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703-437-1440

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Reception and Waiting Room



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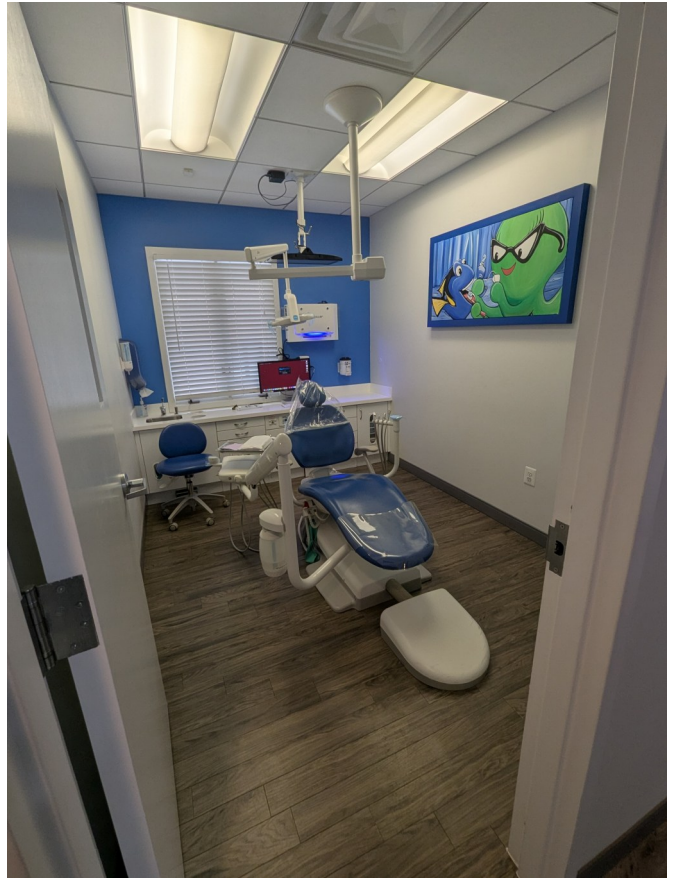
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Open Bay, Private Room, Sterilization Room and Check Out



ALL EQUIPMENT WILL BE REMOVED BY CURRENT TENANT



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