



### Summary

Suite: 500  
 Available SF: 4,605 SF  
 Lease Rate: \$34/SF + Utilities & Cleaning

### Property Highlights

- Exceptional location in a premier medical office building conveniently connected to Stone Springs Hospital Center (HCA) on the rapidly growing Rt 50 corridor.
- Upscale interior with high-end finishes throughout, ideal for a medical practice seeking a modern, professional setting.
- Spacious waiting/reception area, 6 exam rooms with sinks, business office, nurse station, hot lab, nuclear lab, treadmill/stress test room, staff break room, conference room, sleep study room with attached restroom with shower, 3 private offices including physician's office with private restroom.
- Formerly occupied by a cardiologist. Medical equipment available but not included in rate.

### Demographics

#### 2 Miles

#### 5 Miles

#### 10 Miles

Total Households: 12,114 40,759 174,711

Total Population: 40,026 135,627 519,389

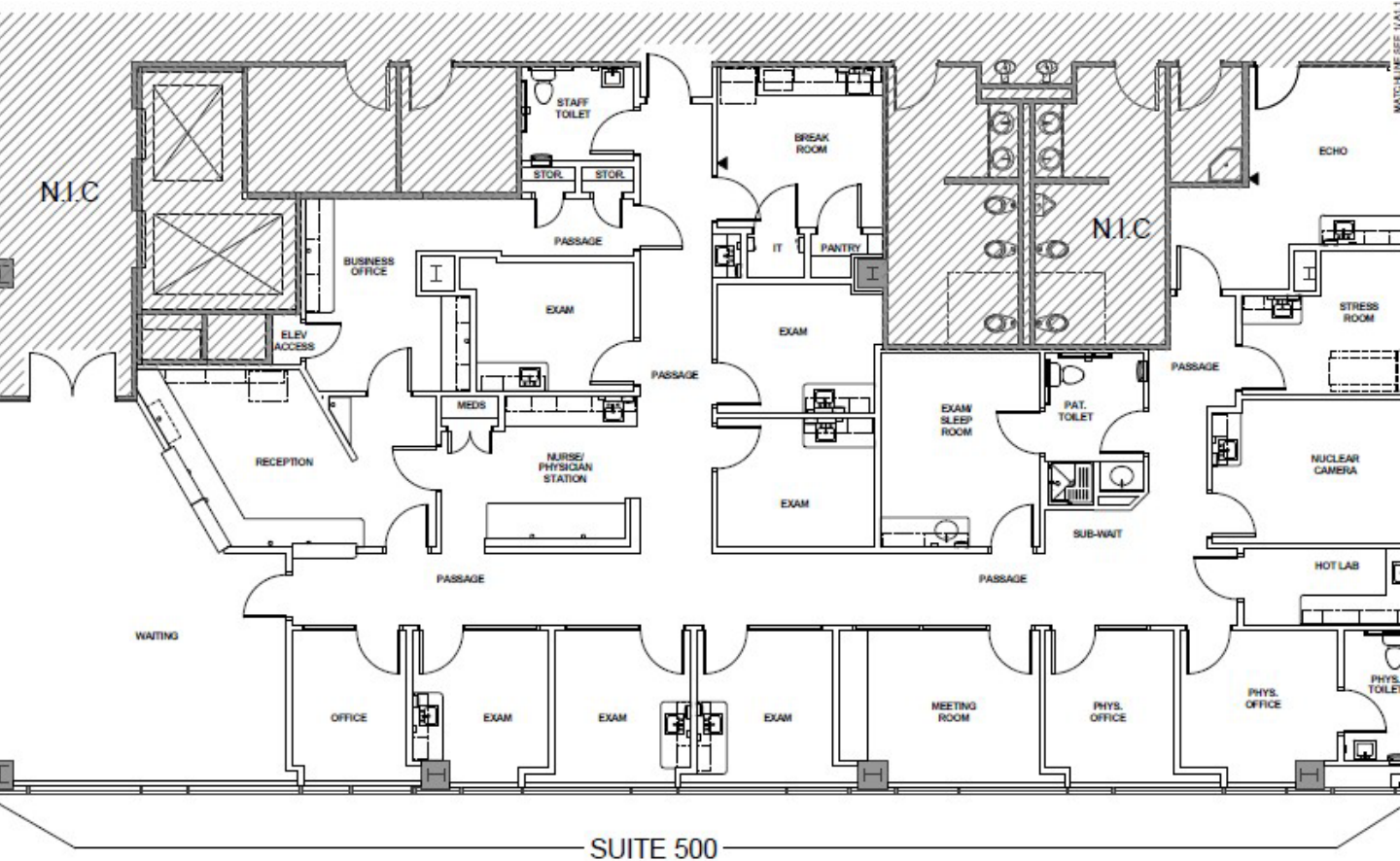
Average HH Income: \$200,558 \$208,089 \$174,660

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**David Colvin**  
 703.435.4007 x 115  
 dcolvin@veritycommercial.com

**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com

## Floor Plan



SUITE 500

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**David Colvin**  
 703.435.4007 x 115  
[dcolvin@veritycommercial.com](mailto:dcolvin@veritycommercial.com)

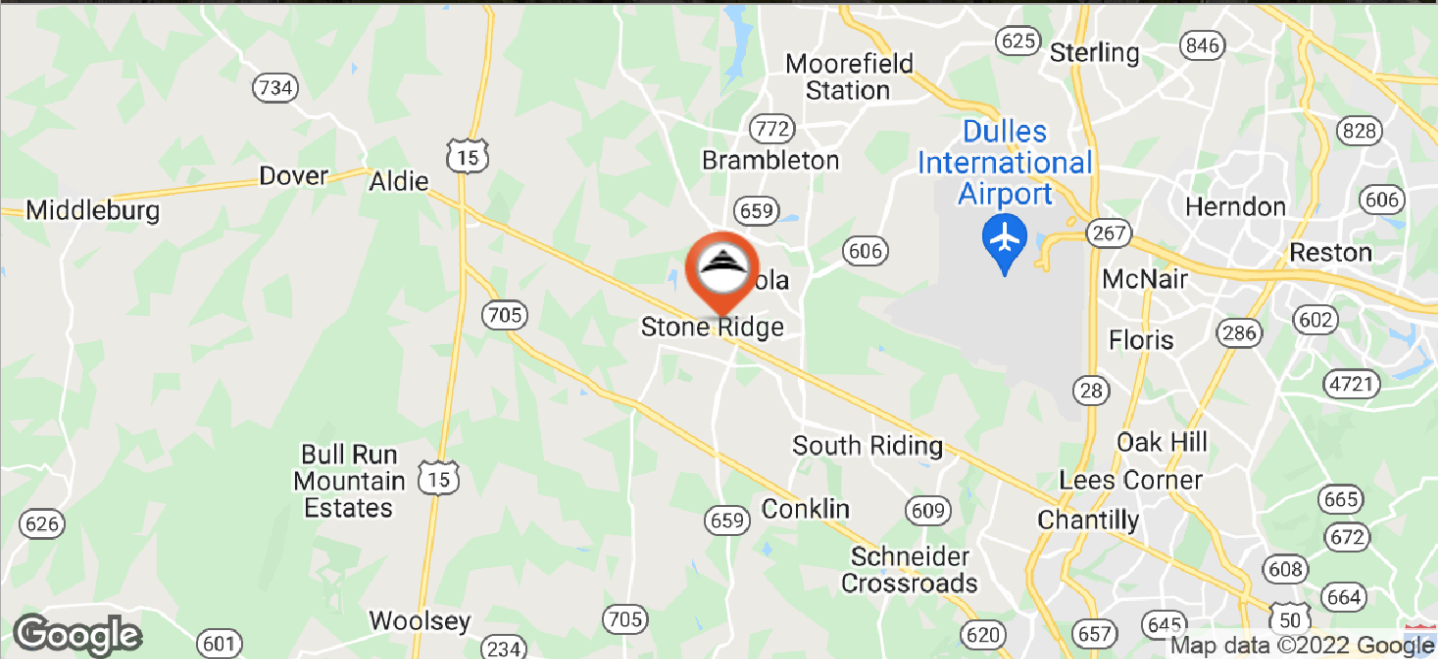
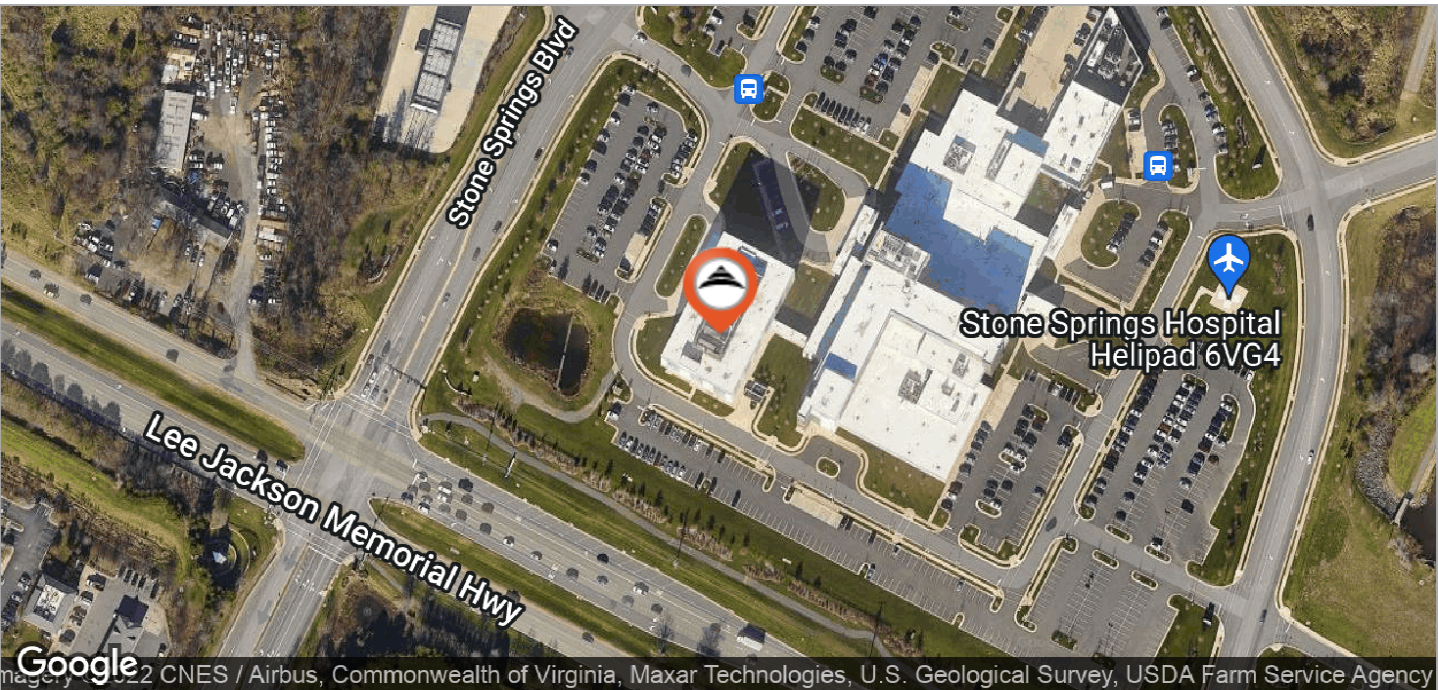
## Photos



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**David Colvin**  
 703.435.4007 x 115  
[dcolvin@veritycommercial.com](mailto:dcolvin@veritycommercial.com)

## Maps



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**David Colvin**  
 703.435.4007 x 115  
[dcolvin@veritycommercial.com](mailto:dcolvin@veritycommercial.com)