



Summary

Suite:	110
Available SF:	3,439 SF
Lease Rate:	\$44/SF + Cleaning (includes condo fees and taxes)
Sale Price:	\$1,272,430 (\$370/SF)
Condo Fees:	\$3,410.34/month
2025 Taxes:	\$17,410.27

Demographics

2 Mile

5 Mile

10 Mile

Total Households:	29,771	82,984	285,806
Total Population:	70,419	227,308	798,764
Average HH Income:	\$150,407	\$168,920	\$173,271

Property Highlights

- Suite 110 offered for sale or for lease.
- Exceptional medical suite conveniently located on the Reston Hospital Campus, with covered patient drop-off and first floor elevator lobby exposure.
- Suite features 8 exam rooms with sinks, spacious waiting area, additional offices/consult rooms, lab, kitchenette, 2 restrooms, large business office area.
- Upscale design with curved hallway, Murano Glass light fixtures and staff entrance.
- Medical equipment available but not included.

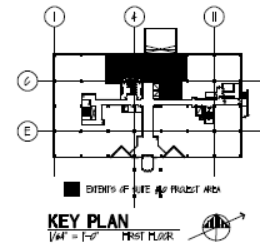
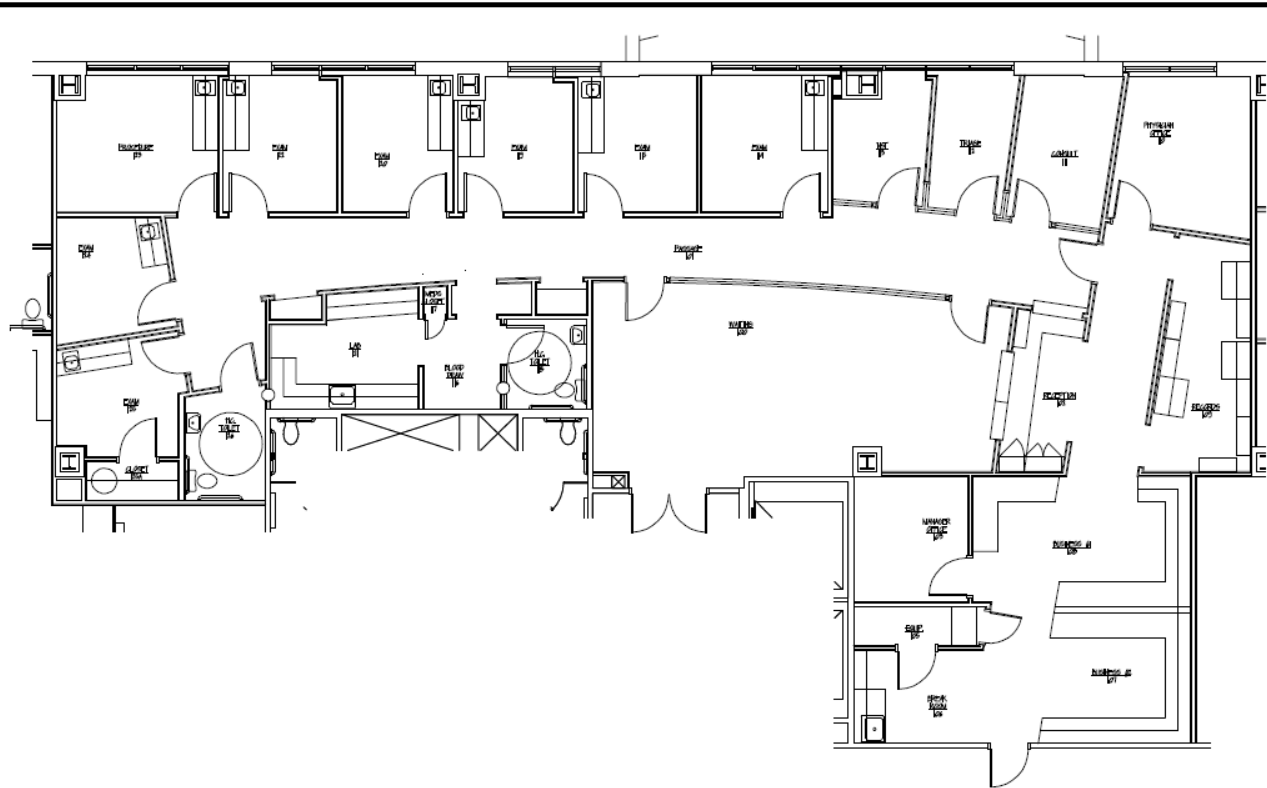
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David Colvin

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Floor Plan





**ARCHITECTURE
INCORPORATED**
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 DRIVE, SUITE 610
 RESTON, VIRGINIA 20191
 TEL - 703.476.3500
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 EMAIL: INFO@ARCHINC.COM

TENANT FIT-OUT FOR:
EVELYN FELLUCA, M.D.
PERFECTLY FEMALE WOMEN'S HEALTH CARE, P.C.
PARKWAY MEDICAL TOWER
 RESTON, VIRGINIA

Project 22029.07

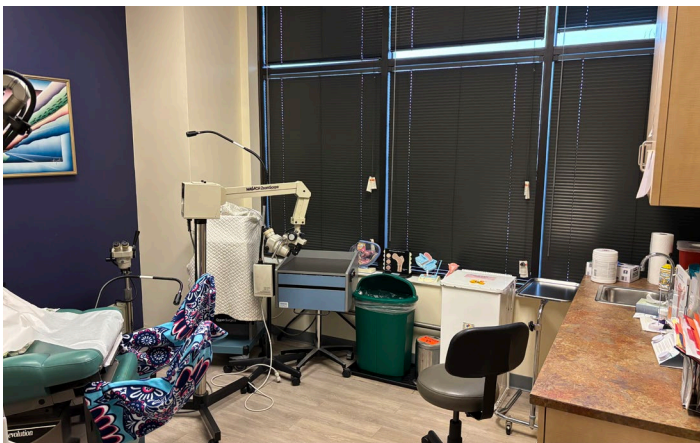
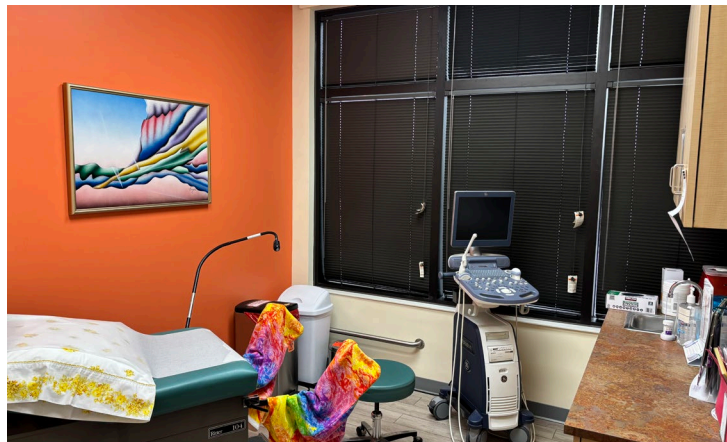
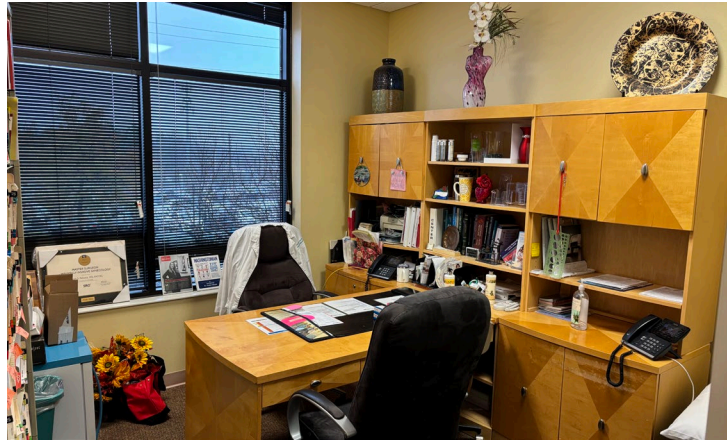
Date: 04/28/04
 FLOOR PLAN
 Scale: 3/32" = 1'-0"

E1-1
 From Sheet:
A1.1

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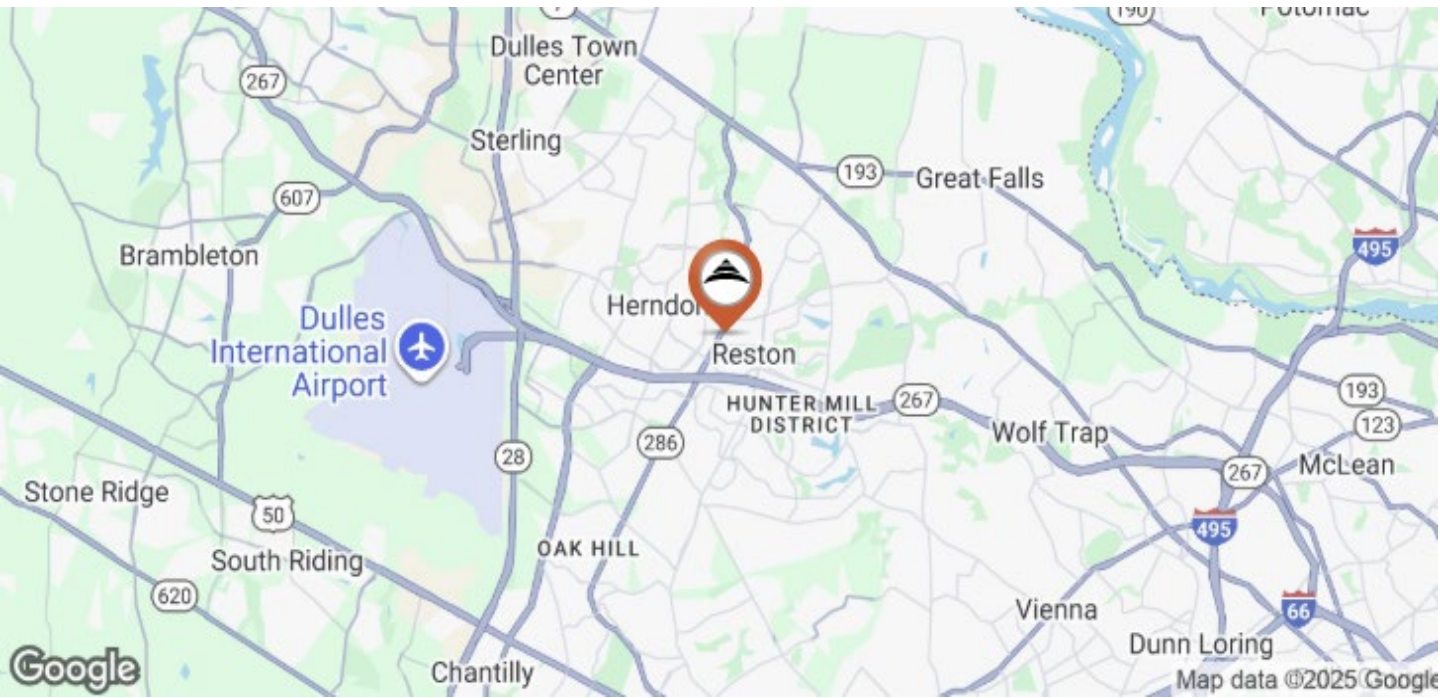
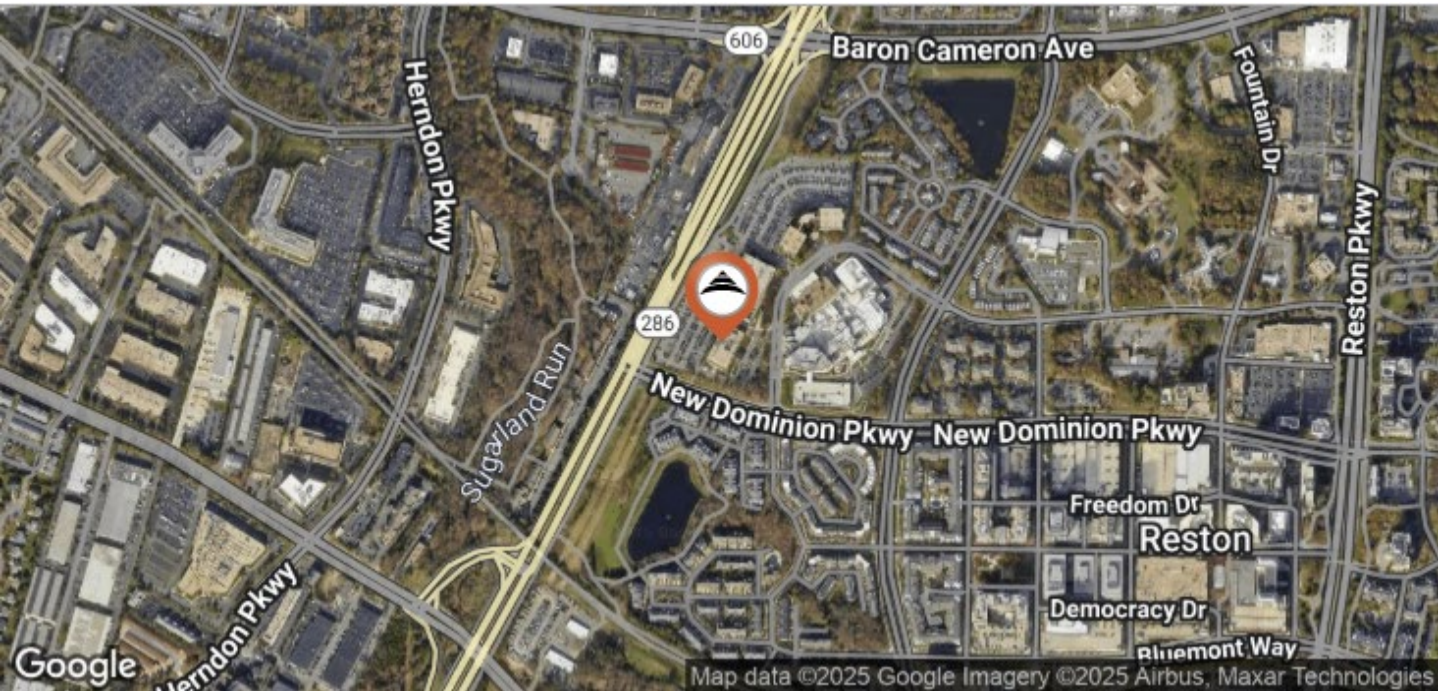
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Suite Photos



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