

33,660 SF

CLASS B MEDICAL/PROFESSIONAL OFFICE BUILDING

OFFERED AT ~~\$9,000,000~~ **REDUCED:**
\$8,499,000

6101 Redwood Square Centre Centreville, VA 20121

Citiscape Commercial is pleased to present a unique investment opportunity, offering the chance to acquire fee simple interest in this property.


HONG PHAM
PRINCIPAL PARTNER

CONTACT:

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FALLS CHURCH, VA 22046



Property Facts

Address:	6101 Redwood Square Centre, Centreville, VA 20121
CAP Rate:	4.2% 4.50% CAP Rate
Total Square Footage:	33,660 SF
Type:	Office Condominium
Price:	\$9,000,000 REDUCED: \$8,499,000
Map-Block-Lot #:	0652 01 0014C
Deed Book & Page:	27524-1549
Legal Description:	Redwood Square Center PCL C
Zoning:	C2 (limited office)
Occupancy:	90% occupied
Year Built:	2004
Land Area:	82,374 sf



CONTACT:

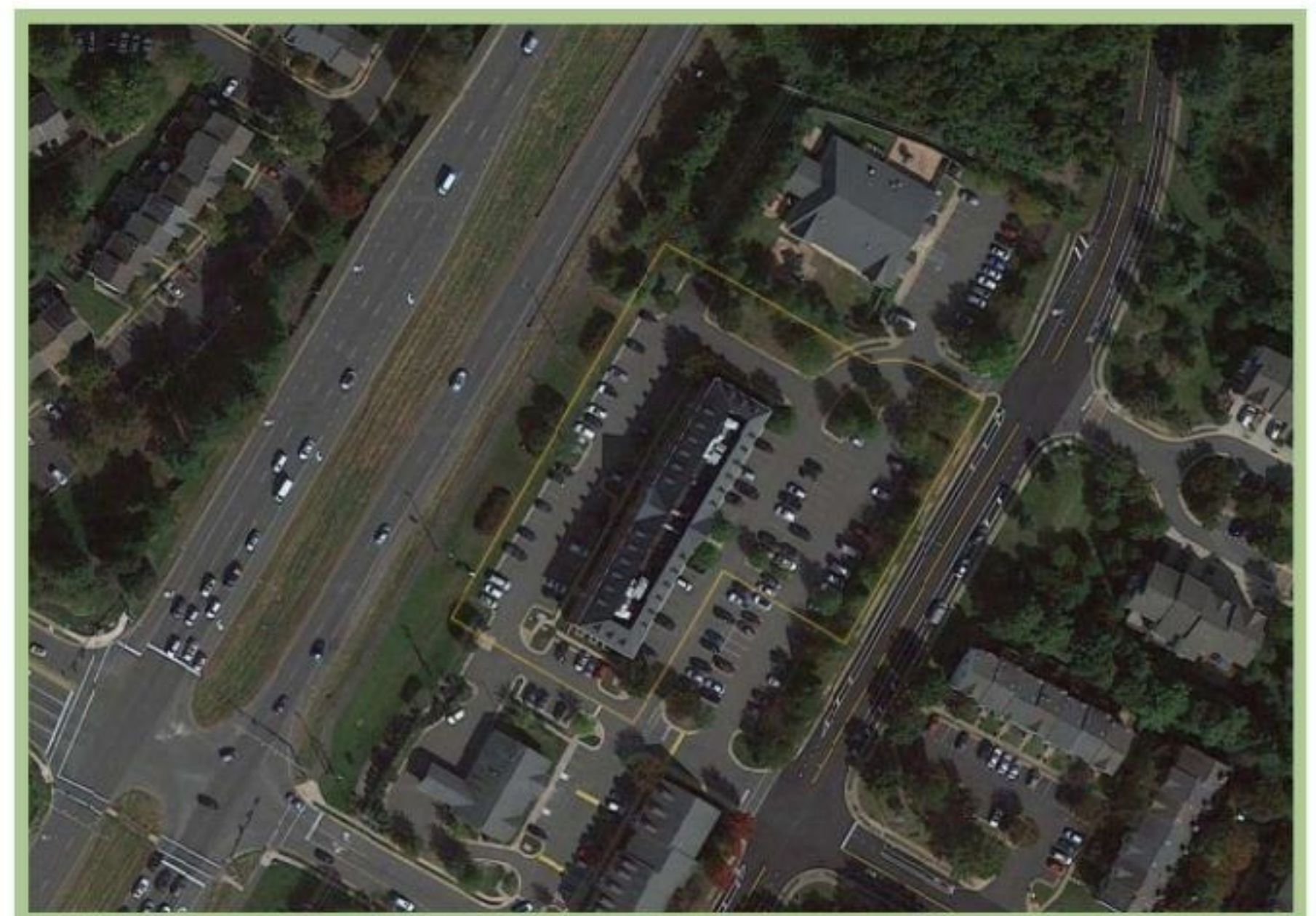
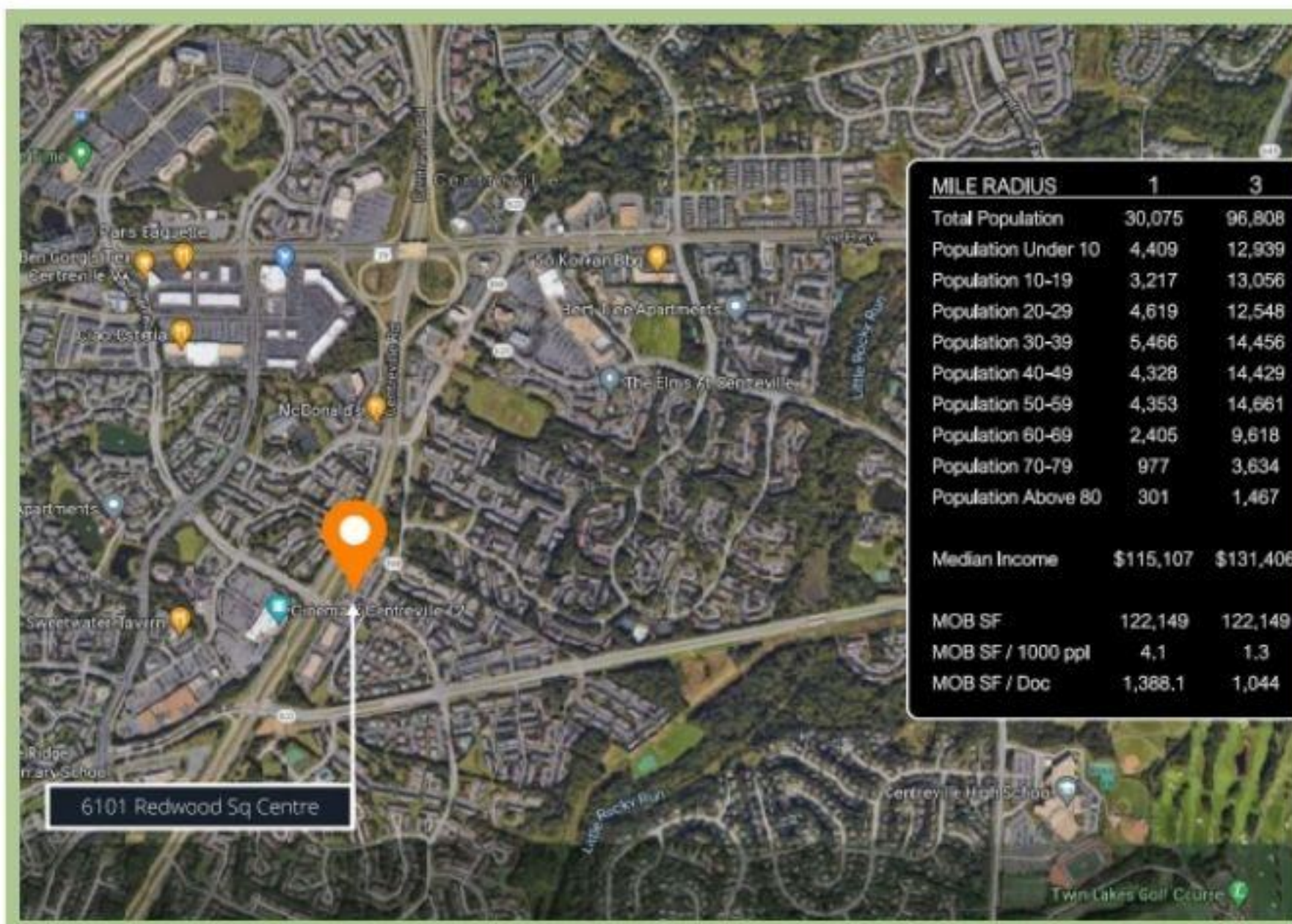
INVESTMENT HIGHLIGHTS

4.50% CAP Rate

The investment features a competitive CAP rate of ~~4.2%~~, making it an attractive option for investors seeking solid returns. Additionally, there is significant potential to further enhance the CAP rate through an all-cash purchase, providing increased value and improved financial performance for prospective buyers.

This office condominium is 90% occupied by established tenants, primarily consisting of reputable medical and professional service providers who cater to the surrounding neighborhood. The tenant roster reflects a strong presence of well-established businesses within their respective fields, ensuring stability and reliability.

The building has been consistently well-maintained, with main corridors equipped with energy-efficient auto-LED lighting. This enhances operational efficiency and reduces overall energy consumption. The property features three levels constructed with all-brick materials, accessible by an elevator, and provides two entrances. A parking arrangement provides an overall ratio of approximately 4.74 spaces per 1,000 SF.



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