



1,634 Gross SF
Sale Price: \$295 PSF

Suites G3/G4 - 1,634 Gross SF:

- Ground-level suite with two reserved covered parking spaces.
- Extensive existing plumbing connections throughout — a major cost-saver on a medical buildout.
- Already plumbed for dental; prior uses were dental and acupuncture.
- G3: three exam rooms intact, waiting and reception area, small kitchenette, plus storage and admin areas.
- G4: plenty of open area to build out to suit, plus a restroom.
- Abundant electrical service already in place alongside the plumbing.
- Ideal for a buyer wanting to design their own layout while saving on infrastructure.
- Sale-only opportunity — a strong fit for an owner-user.

Building Features

- Free Parking! (Entrance on both sides of building)
- Highly visible location with great public access
- Physician community built-in referral sources
- Pharmacy inside building and LabCorp next-door



For more information or to schedule a property tour, please contact:

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