



24419 Millstream Drive Aldie, VA

- An ideal opportunity for medical and healthcare users seeking a well-located, customizable space in the heart of Aldie
- Minutes from HCA Stone Springs Hospital
- Flexible build-out options to suit your needs
- Prominent exterior signage opportunity
- Dedicated private entrance
- Ample on-site parking for patients and visitors

For Lease
Medical Office
Built for Patient Care

\$32-33 PSF
Net of Cleaning
Available Immediately

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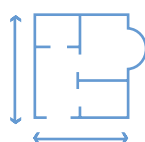
Location Overview



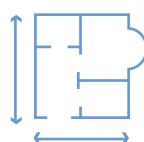
24419 Millstream Drive is located within Loudoun County, one of the most affluent and fastest-growing counties in the region. Positioned just off Route 50, the area provides direct access east toward Chantilly and Washington, DC, and west toward Middleburg. This location offers a unique balance of providing a campus-like atmosphere but being just minutes from area amenities. The surrounding area is anchored by a range of amenities, particularly in nearby South Riding, Stone Ridge and Ashburn. This includes retail centers, dining options, daily services as well as access to parks, trails and outdoor recreation. The property is also within easy access to Washington Dulles International Airport.



Functional layout
designed to
support both
clinical and patient
experience



Option A:
4,833 SF



Option B:
9,917 SF



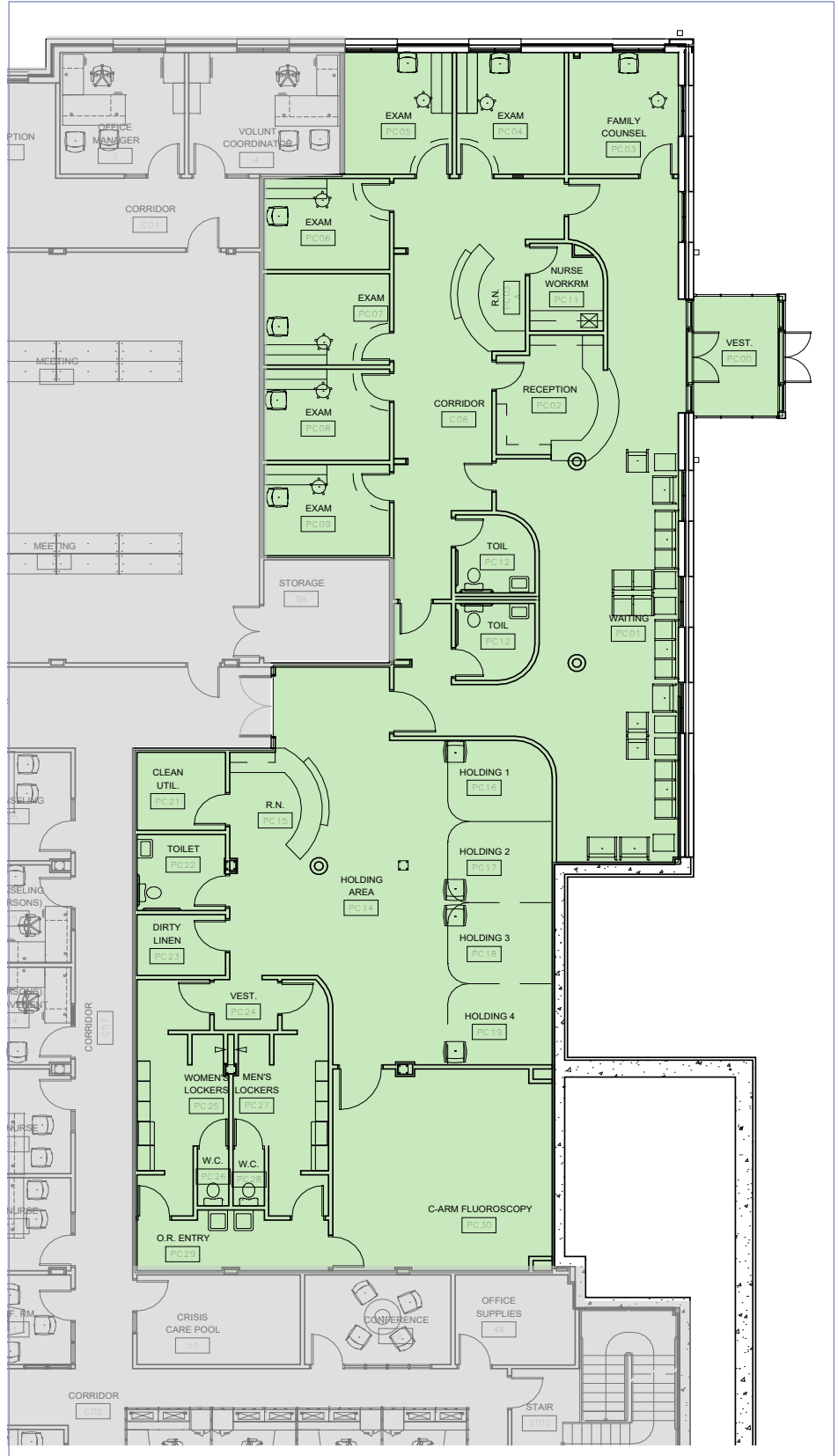
Close proximity
to various
community and
retail centers



Convenient location
at Route 50 and
Stone Springs Blvd

Traditional Medical Layout

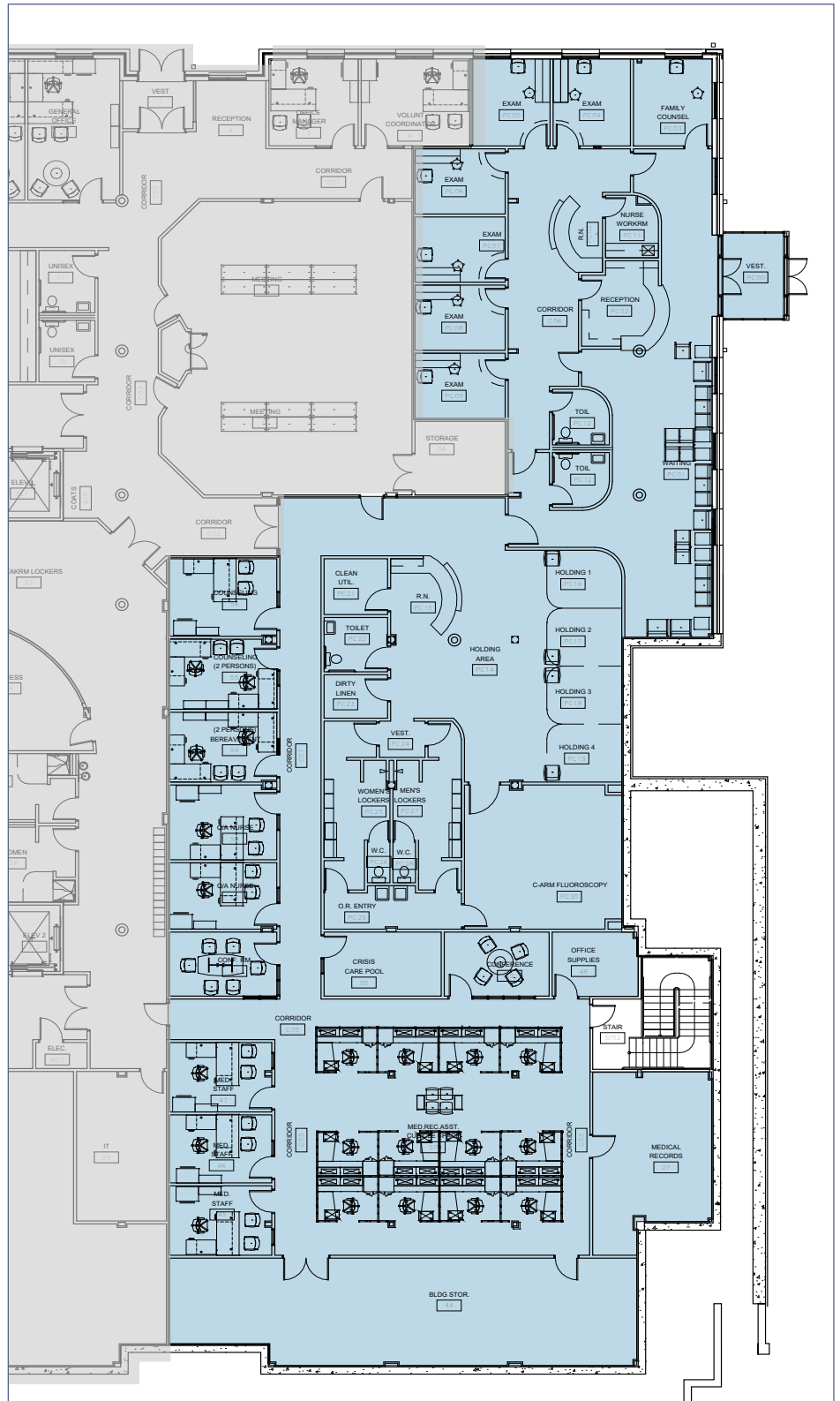
- 4,833 SF
- Dedicated entrance
- 7 exam rooms
- Pre-op and procedure room
- Dedicated restrooms and showers



Option B

Medical + clinic office configuration

- 9,917 SF
- Dedicated entrance
- 7 exam rooms
- Pre-op and procedure room
- 2 conference/huddle rooms
- 8 offices
- Open area for call center



Surrounding Amenities

● Restaurants, Cafes and Breweries

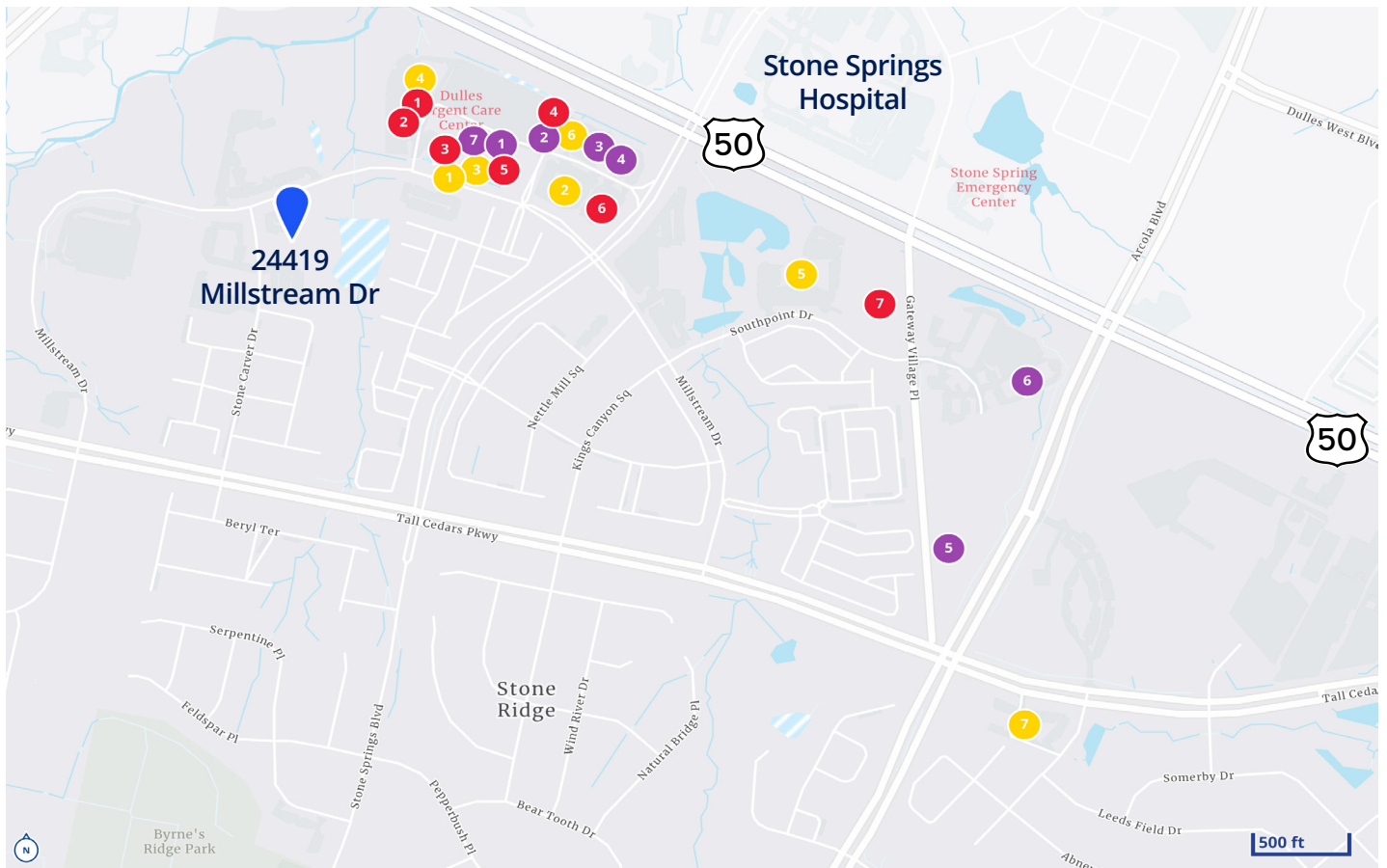
1. Glory Days Grills
2. Vocelli Pizza
3. Ciro Ristorante
4. Starbucks
5. Brew Birds
6. Wendy's
7. The Human Bean

● Shops & Businesses

1. Harris Teeter
2. PostNet
3. Bank of America
4. 7-Eleven
5. Splash In Car Wash
6. Lovely Pet Salon
7. Crystal Bite Dry Cleaners

● Fitness, Personal Services

1. Kong's Taekwando of Stone Ridge
2. Walgreens
3. HOTWORX
4. Luna Nails & Spa
5. Yoga Shala
6. Stone Ridge Barber Shop
7. Burn Boot Camp



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