

FOR SALE

ON-CAMPUS MEDICAL CONDO AT RESTON HOSPITAL CENTER

1830 TOWN CENTER DRIVE, SUITE 205

PRICE REDUCED



MID-ATLANTIC CAPITAL MARKETS GROUP

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 Transwestern

EXECUTIVE SUMMARY

Transwestern's Mid-Atlantic Capital Markets Group is pleased to present for sale, the fee simple condominium interest in Suite 205, a medical condominium, located at 1830 Town Center Drive in Reston, VA (the "Premises"). This 6,024 square foot condominium is located on the campus of Reston Hospital Center and encompasses half of the 2nd floor facing the hospital.

AT A GLANCE

PREMISES SIZE: 6,024 SF ¹

CURRENT USE: PEDIATRICS OFFICE

EXAM ROOMS: 18

OFFICES: 7

WAITING ROOMS: 2

REST ROOMS: 4

LAB: 1

PARKING : 573 LINED SPACES
(5.73/1000SF)

THE OFFERING

SALE PRICE: ~~\$2,100,000 (\$348 PSF)~~ \$1,900,000 (\$315 PSF)

CONDO FEES: \$66,657/yr (\$5,555/mo)

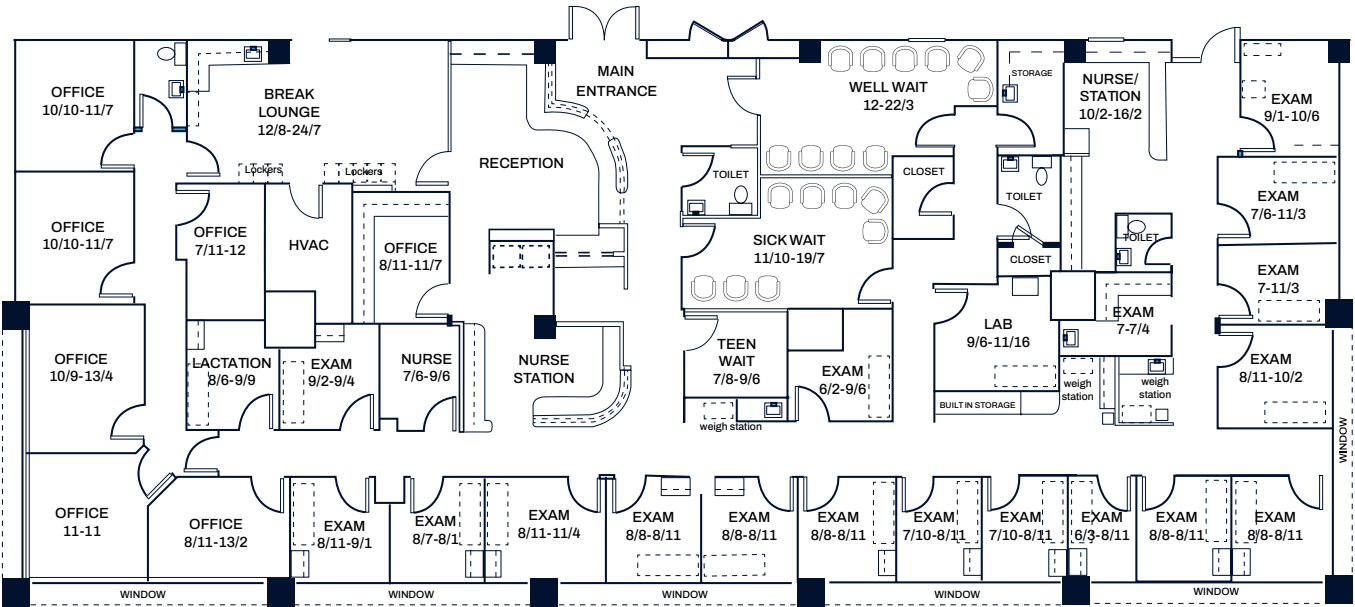
RE TAXES: \$22,822/yr (\$1,902/mo)

UTILITIES: Included in Condo Fees

FLEXIBLE CLOSING: In-place lease can be canceled or leased back on a short-term basis



SUITE 205 FLOORPLAN



BUILDING HIGHLIGHTS

	Complementary medical practices		Covered patient drop-off
	Favorable building hours: Mon – Sat all day, Sun – closed to the public		Excellent visibility with easy wayfinding for visitors
	Free On-Site Parking 573 Spaces (5.73/1000)		Immediate access to Reston Hospital



RECEPTION





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