

FOR SALE



ON-CAMPUS MEDICAL CONDO

AT RESTON HOSPITAL CENTER

1830 TOWN CENTER DRIVE, SUITE 205



MID-ATLANTIC CAPITAL MARKETS

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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)

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

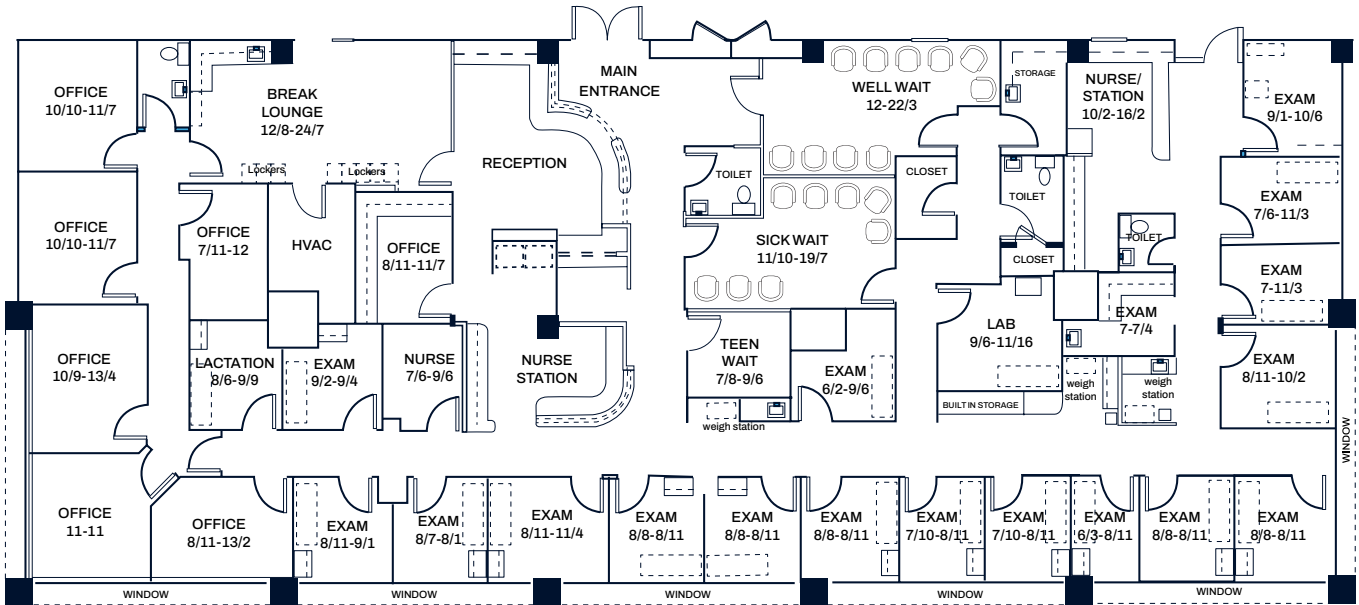
RE TAXES: \$22,822/yr (\$1,902/mo)

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



EXAM ROOM



HALLWAY



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