

**FOR LEASE**

# TURNKEY DENTAL OFFICE

4335 RIDGEWOOD CENTER DR WOODBRIDGE, VA 22192



## LEASE RATE

**\$5,000 PER MONTH**

## OFFERING SUMMARY

Lease Type:	MG
Available SF:	1,680 SF
Year Built:	1987
Zoning:	O(L)
Market:	Washington DC
Submarket:	Woodbridge/I-95 Corridor
Parcel ID:	8193-40-1738.01

## PROPERTY OVERVIEW

Turn-key orthodontic/dental office available for lease at Ridgewood Center. The suite is fully built out and designed for immediate occupancy, featuring five treatment chairs, a private chair workspace, multiple offices, staff and public restrooms, and a comfortable waiting area for patients and guests. The layout is well suited for orthodontic, dental, or other medical office users seeking a functional, patient-friendly space. The property offers convenient first-floor access with ample free surface parking. Existing equipment may be available subject to a purchase agreement with the previous tenant. Tenant pays electricity & internet/phone.

## LOCATION OVERVIEW

Located within Ridgewood Center just off Prince William Pkwy, the property offers convenient access in an established commercial and medical corridor. The center is accessible via both a signalized intersection at Ridgewood Center Dr. and a right-in/right-out entrance along Prince William Pkwy. Nearby bus service provides additional accessibility for employees & patients, while close proximity to I-95 offers convenient regional connectivity throughout Northern Virginia. Surrounded by residential communities, medical users, professional offices, and retail services, this location is ideal for orthodontic, dental, medical, or other professional office users.

## PRESENTED BY:

**CARMELA PATRICK**  
COMMERCIAL AGENT  
703.330.1224  
carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR LEASE

# TURNKEY DENTAL OFFICE

4335 RIDGEWOOD CENTER DR WOODBRIDGE, VA 22192

## ADDITIONAL PHOTOS



PRESENTED BY:

CARMELA PATRICK

COMMERCIAL AGENT

703.330.1224

carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)

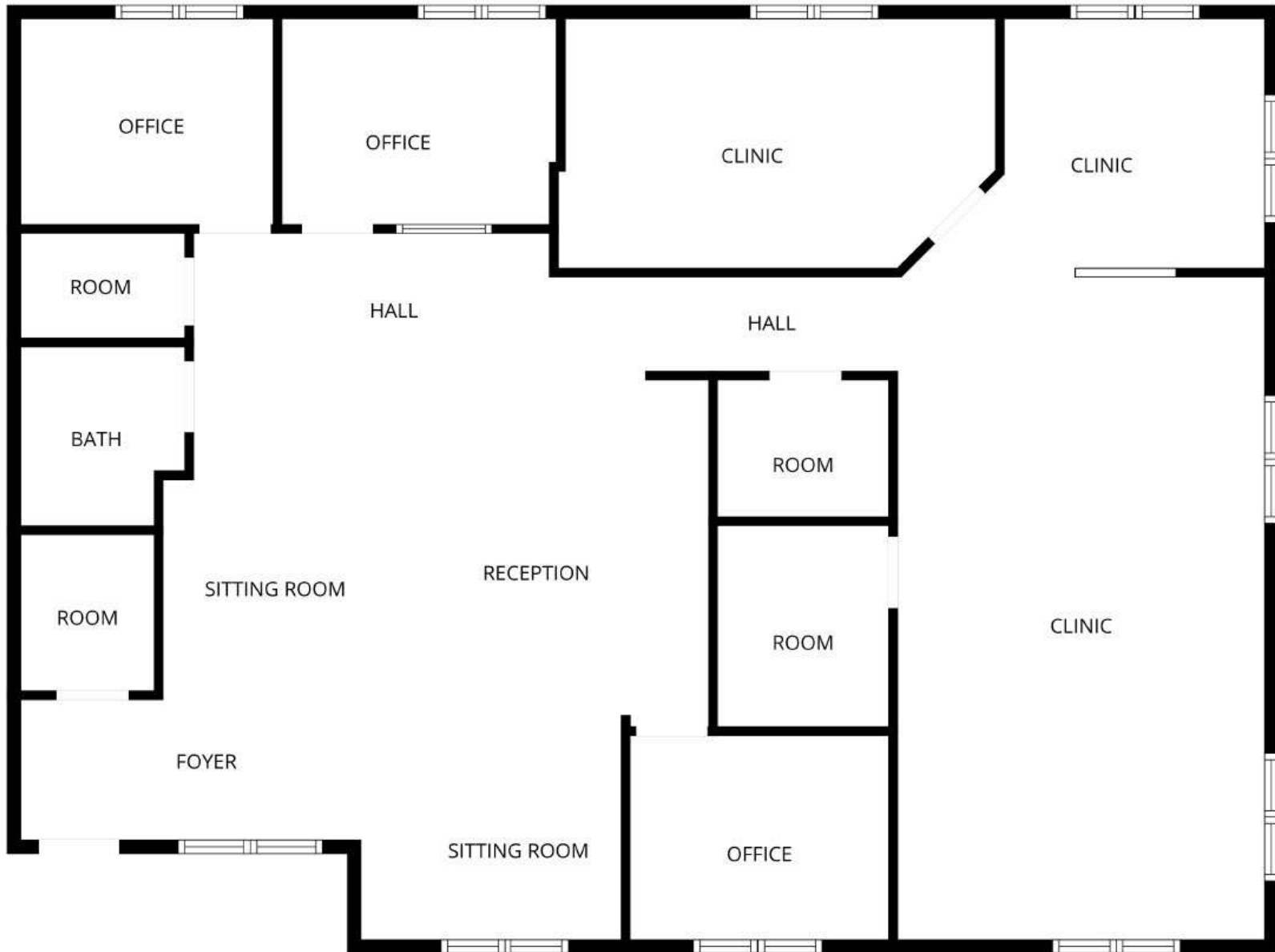
FOR LEASE

# TURNKEY DENTAL OFFICE

4335 RIDGEWOOD CENTER DR WOODBRIDGE, VA 22192

## FLOOR PLAN

(Not to Scale)



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

**PRESENTED BY:**

**CARMELA PATRICK**  
*COMMERCIAL AGENT*

703.330.1224

carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

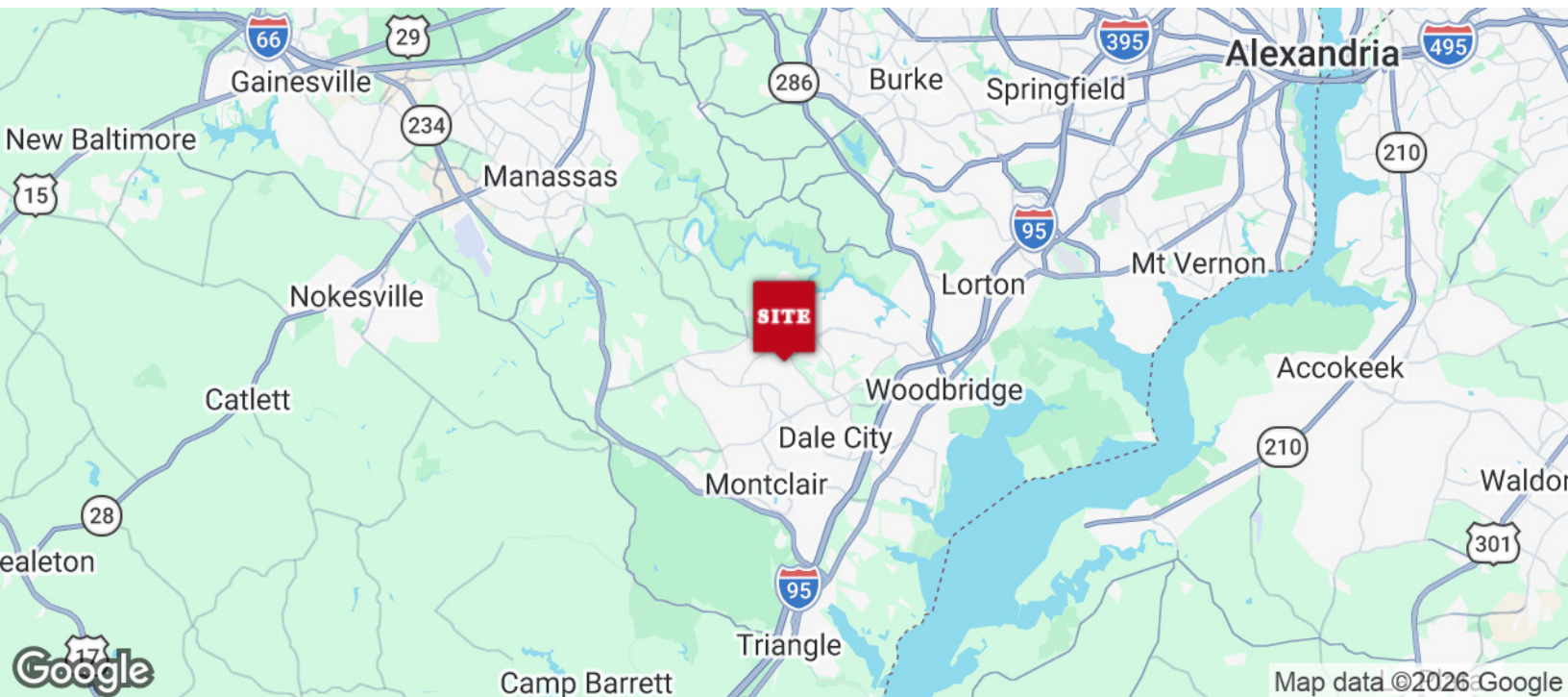
[www.Weber-Rector.com](http://www.Weber-Rector.com)

FOR LEASE

# TURNKEY DENTAL OFFICE

4335 RIDGEWOOD CENTER DR WOODBRIDGE, VA 22192

## LOCATION MAP



### PRESENTED BY:

**CARMELA PATRICK**

COMMERCIAL AGENT

703.330.1224

carmela@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

[www.Weber-Rector.com](http://www.Weber-Rector.com)