



## Property Summary

**Address:** 19465 Deerfield Ave Lansdowne, VA 20176

**Square Feet For Sale:** 2,210 SF

**Suite:** 311

**Price:** \$691,173.00 (\$313 PSF)

**Building Class:** A



## Property Highlights

- Beautifully built-out physical therapy space with reception, waiting area, office and open gym space
- Class A Medical Building
- Located in the Lansdowne Office Park
- Abundant surface parking lot.



## Location Details

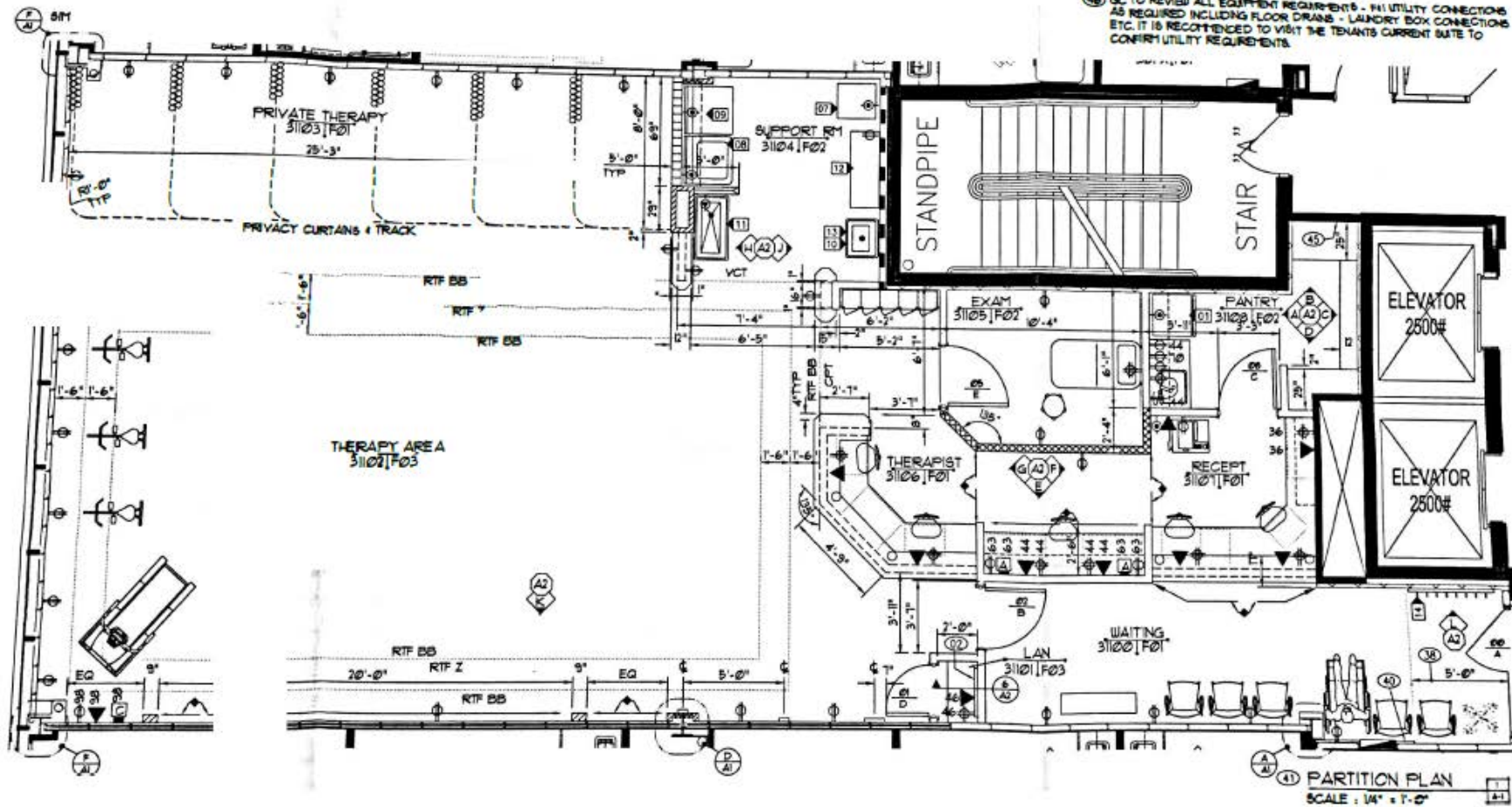
- Directly across from Inova Loudoun Hospital Campus
- 12 Miles from Washington Dulles International Airport

# FLOOR PLAN

3RD FLOOR - SUITE 311

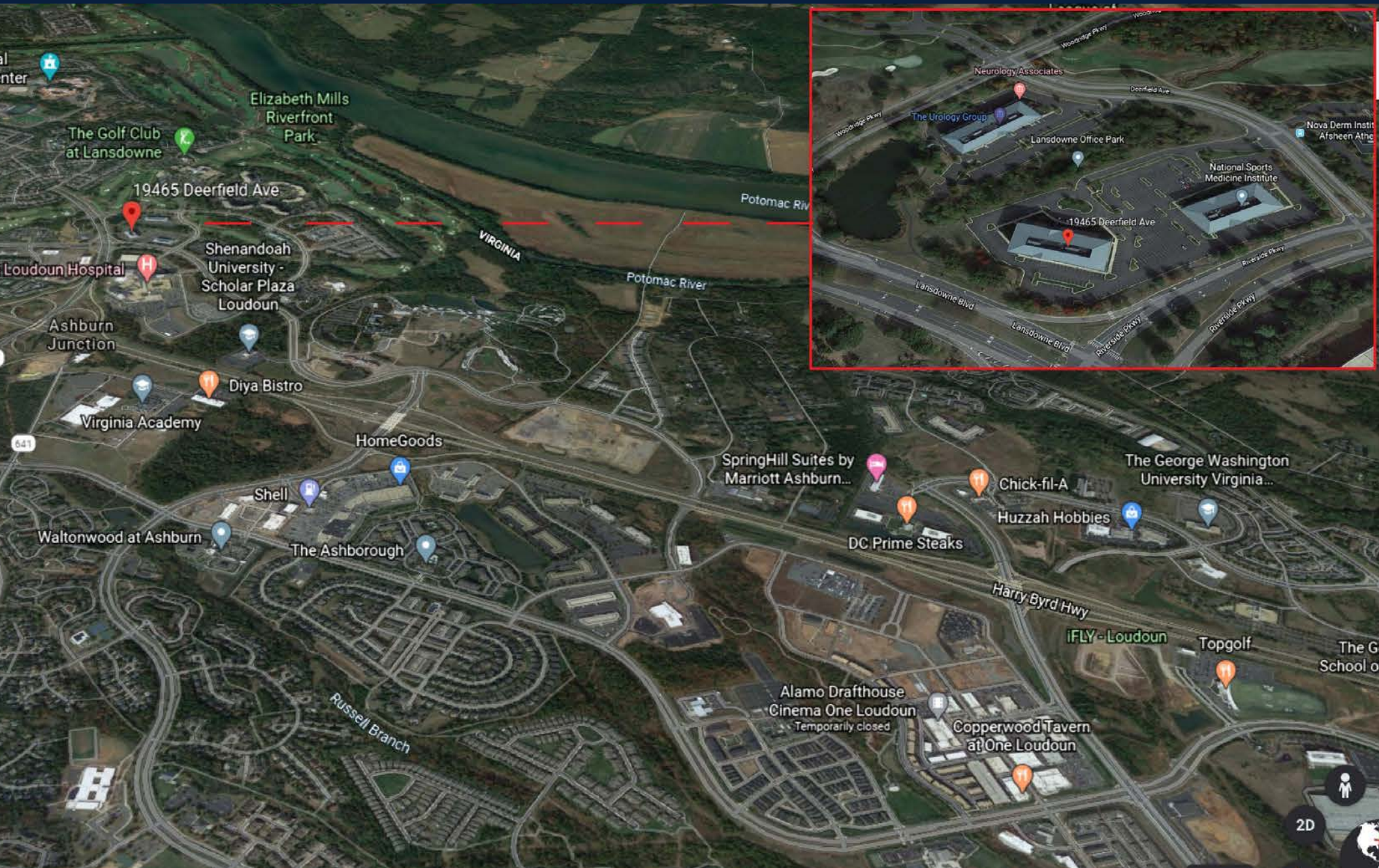
## GENERAL NOTES (CONT)

- 44 GC TO PROVIDE 5 ADDITIONAL DUPLEX RECEPTABLES LOCATION TO BE DETERMINED BY TENANT PRIOR TO FINAL WALL CLOSE-IN ... 4 RECEPTABLES EXTENDED FROM EXISTING CIRCUITS AND 1 DEDICATED CIRCUIT - IF NO ADDITIONAL RECEPTABLES ARE DEEMED NECESSARY, GC TO FURNISH CREDIT TO CLIENT FOR UNUSED FUNDS
- 45 FINISH BACK OF SHAFTWALL WITH 1 LAYER OF 1/2" GYPSUM ON REAR WALL OF SHELF ALCOVE
- 46 GC TO REVIEW ALL EQUIPMENT REQUIREMENTS - FIN UTILITY CONNECTIONS AS REQUIRED INCLUDING FLOOR DRAINS - LAUNDRY BOX CONNECTIONS ETC. IT IS RECOMMENDED TO VISIT THE TENANT'S CURRENT SUITE TO CONFIRM UTILITY REQUIREMENTS.



41 PARTITION PLAN  
SCALE: 1/4" = 1'-0"

# AERIAL MAP



[ulsakergroup.com](http://ulsakergroup.com)



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