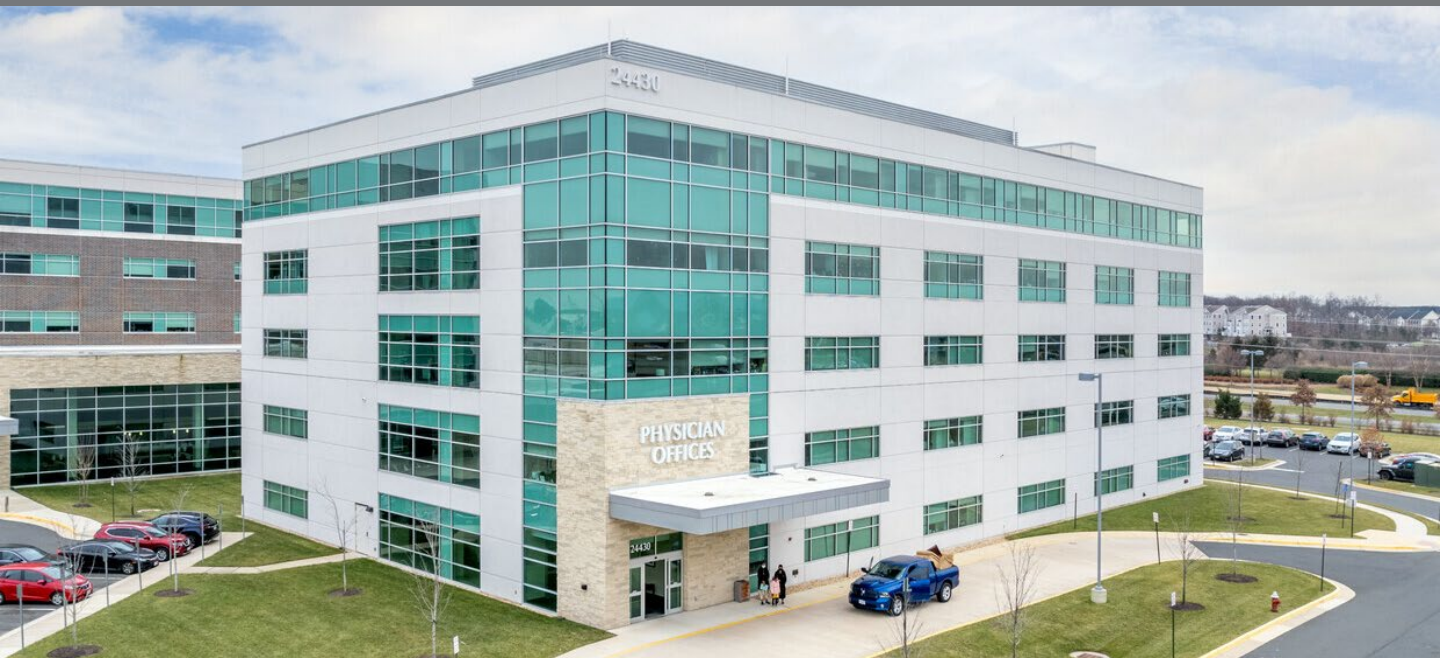




Summary

Available:	Suite 500 – 4,605 SF
Lease Rate:	\$34/SF + Utilities & Cleaning (includes condo fees & taxes)
Sale Price:	\$1,888,050 (\$410/SF)
Condo Fees:	\$3,336.67 monthly
2026 Taxes:	\$13,524.64

Property Highlights

- Suite 500 is a turnkey medical office, fully equipped and ready for immediate use.
- All furniture and equipment offered at no cost to tenant with a 5-year lease.
- Exceptional location in a premier medical office building conveniently connected to Stone Springs Hospital Center (HCA) on the rapidly growing Rt 50 corridor.
- Spacious waiting/reception area, 6 exam rooms with sinks, business office, nurse station, hot lab, nuclear lab, treadmill/stress test room, staff break room, conference room, sleep study room with attached restroom with shower, 3 private offices including physician's office with private restroom.

Demographics

2 Miles

5 Miles

10 Miles

Total Households:	12,114	40,759	174,711
Total Population:	40,026	135,627	519,389
Average HH Income:	\$200,558	\$208,089	\$174,660

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

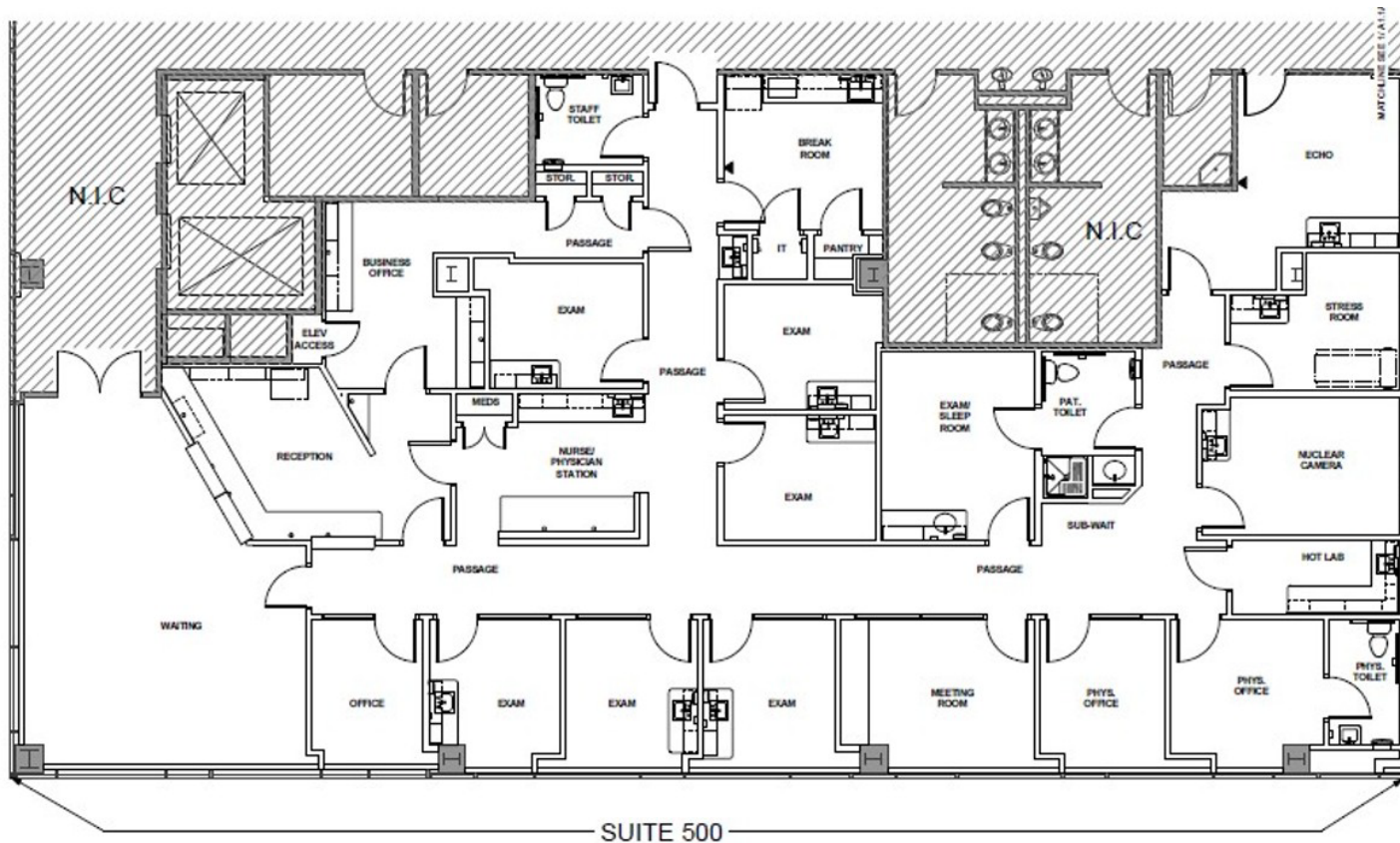
David Colvin

703.435.4007 x 115

dcolvin@veritycommercial.com

Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com

Floor Plan – Suite 500



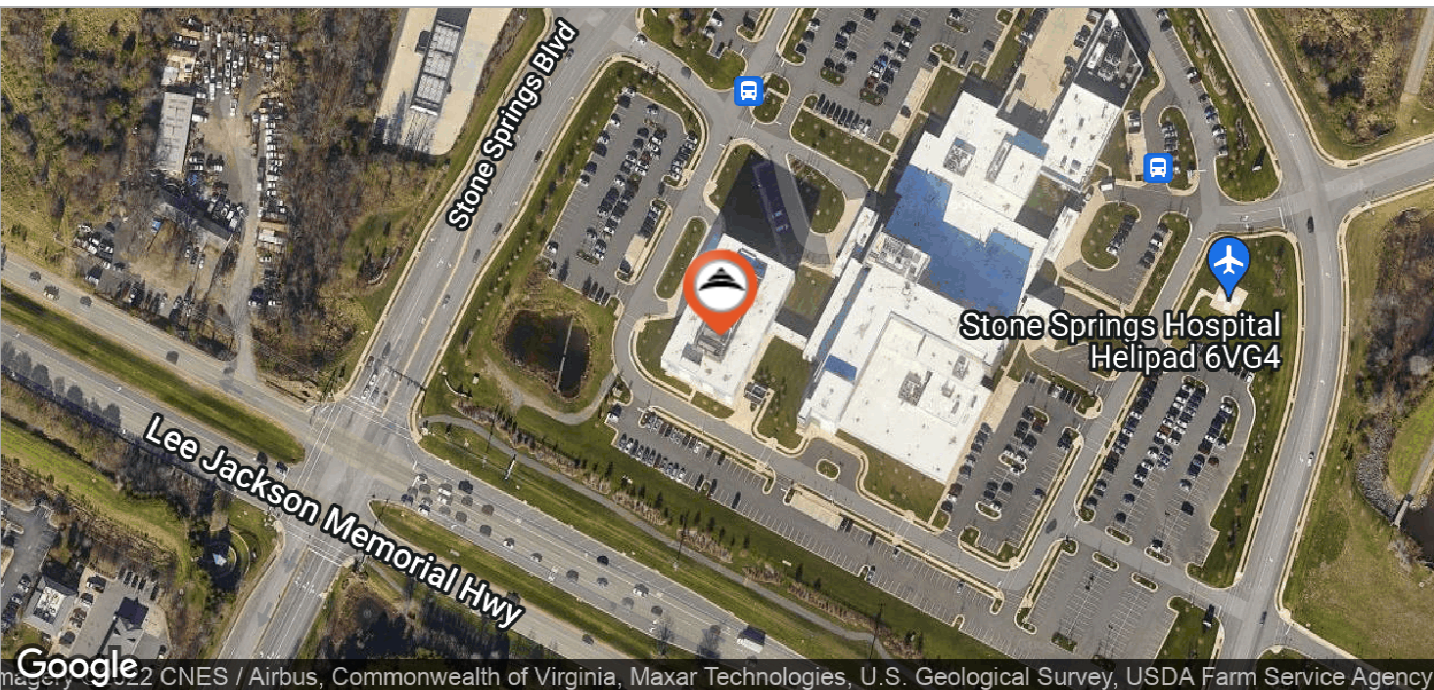
The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin
 703.435.4007 x 115
dcolvin@veritycommercial.com



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin
 703.435.4007 x 115
dcolvin@veritycommercial.com



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

David Colvin
 703.435.4007 x 115
dcolvin@veritycommercial.com