

# Multi-Tenant Medical/Office Investment Opportunity

41,063 SF office and medical space.  
Prime commercial real estate  
investment opportunity.

## PROPERTY HIGHLIGHTS



**25 Units**

Diverse tenant mix with office and medical uses.



**41,063 SF**

Total rentable square footage across the property.



**Burke, VA**

Prime Northern Virginia location with excellent accessibility. 15 minutes to GMU



**Investment**

Attractive income-producing commercial asset.

Landmark Commercial Real Estate is pleased to present this 25-unit office/medical portfolio in Burke, Virginia. This 41,063 SF offering represents a compelling investment opportunity in the thriving Northern Virginia market.

## Why Invest

**Strategic Location:** Burke, Virginia offers strong demographics and growth potential.

**Stable Income:** Established tenant base with office and medical uses. Built in 1985.

**Value-Add Potential:** Burke Professional Center's existing tenant base creates a compelling bridge to a condominium conversion strategy

## Contact Us Today

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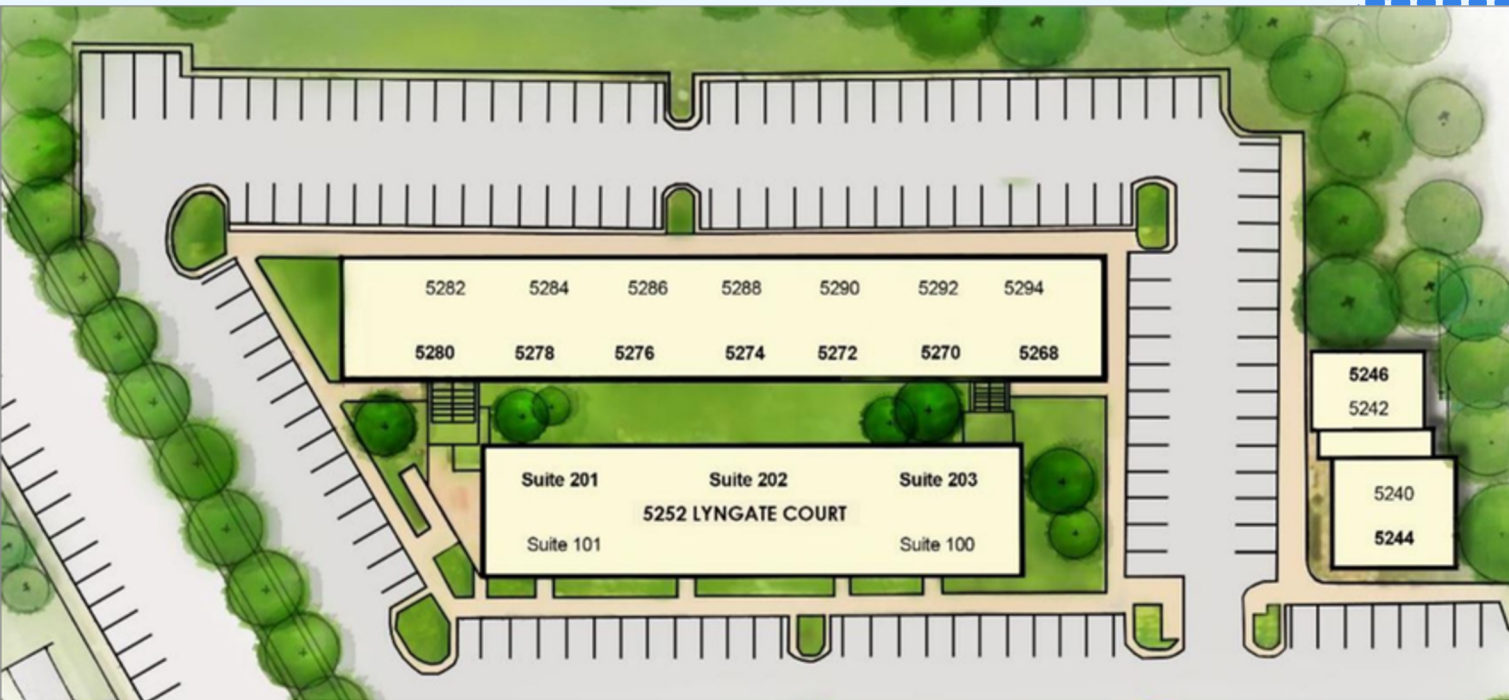
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## Unit Overview

### PROPERTY HIGHLIGHTS



**Value Add Potential**

Potential to convert to condominium



**Average Size Per Unit**

1,643 SF



**Gross Potential Rent**

Gross Potential Rent of \$855,747.32



**NOI \$428,646**

CY 2025 net operating income

The information contained in this offering memorandum has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

### Property Details

Burke Professional Center is a differentiated asset with a tenant mix extending well beyond traditional office, including a significant concentration of service-oriented and medical users such as dentists, chiropractors, and other local providers. These small format suites typically serve submarket-centric operators that are deeply embedded in the surrounding community, delivering consistently strong demand and limited available supply.

Gross Potential Rent of \$855,747 derived from in-place rents for occupied units and an assumed market rental rate of \$19.00 per square foot applied to vacant space.

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