

Sale

Medical & Aesthetic Center at Mclean VA for Sale

7601 Lewinsville Road Suite 306 McLean, VA 22102



SALE PRICE

\$1,790,000

Deniz Senyurt, CCIM

Commercial Real Estate Associate Broker

(571) 271-6604

deniz.senyurt@cbcncrt.com

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COLDWELL BANKER
COMMERCIAL
Realty

Sale

Medical & Aesthetic Center at McLean VA for Sale

7601 Lewinsville Road Suite 306 McLean, VA 22102



PROPERTY DESCRIPTION

Suite 306 at 7601 Lewinsville Road offers a 3,233-square-foot medical office condominium in McLean's Tysons market. Offered at \$1,790,000, the high-end medical day spa and beauty school buildout represents approximately \$1 million in interior construction, permitting, and improvements. The professionally designed suite features seven treatment rooms, two private offices, a meeting room, reception and waiting areas, a dedicated beauty school area with separate access, locker room, laundry, storage, restroom, and full bathroom with showers. Furniture may be included in the sales price. Built-in surround sound and in-wall speakers enhance the space. The flexible layout suits medical, wellness, cosmetic, aesthetic, and healthcare users. Elevator access and free surface parking provide convenience for patients, staff, and visitors.

OFFERING SUMMARY

Sale Price:	\$1,790,000
Building Size:	3,233 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	875	4,710
Total Population	534	2,200	11,342
Average HH Income	\$269,651	\$257,921	\$227,771

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LOCATION DESCRIPTION

7601 Lewinsville Road is strategically located in McLean's Tysons business district, with convenient access to I-495, Route 123, Route 7, and the Dulles Toll Road. The property is near McLean Metro Station and multiple bus routes, offering connectivity throughout Northern Virginia and Washington, DC. Tysons Corner Center, Tysons Galleria, restaurants, hotels, and major employers are minutes away. The surrounding 10-mile market provides a large, affluent population and strong daytime employment base, supporting professional and medical office users. The building also houses an Inova ambulatory surgery center.

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PROPERTY HIGHLIGHTS

- 3,233 SF medical office condominium in McLean's Tysons market
- High-end, existing medical day spa and beauty school buildout
- About \$1 million worth interior buildout, permitting, and construction
- Furniture can be included in the sales price
- Seven fully built treatment rooms, two private offices, meeting room, reception, and waiting areas
- Dedicated beauty school area with separate/private access
- Laundry, storage, restroom, full bathroom, and shower facilities
- Built-in surround sound system and in-wall speakers throughout the office
- Dedicated locker room
- Elevator access and free surface parking
- Professionally designed and fully built-out space suitable for medical, wellness, cosmetic, aesthetic, and healthcare practices
- Convenient access to I-495, Route 123, Route 7, and the Dulles Toll Road
- Near McLean Metro Station, Tysons Corner Center, and Tysons Galleria
- Surrounded by major employers, hotels, restaurants, and established healthcare providers



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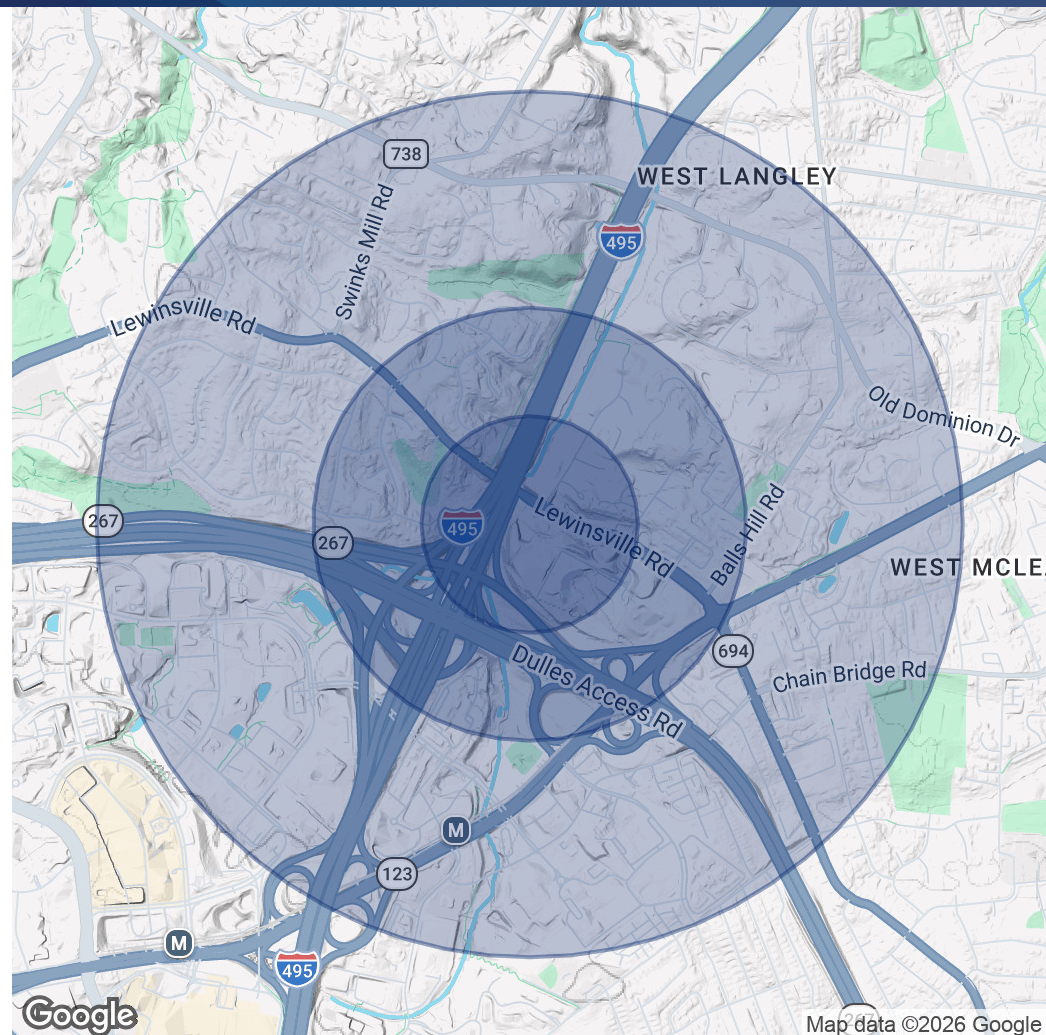
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	534	2,200	11,342
Average Age	37.9	37.8	39.5
Average Age (Male)	35.4	35.7	36.9
Average Age (Female)	40.2	39.8	41.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	212	875	4,710
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$269,651	\$257,921	\$227,771
Average House Value	\$1,160,909	\$1,179,468	\$1,149,581

2023 American Community Survey (ACS)



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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, and industrial property leasing and sales. Aside from serving as a member of NVAR Board of Directors, Deniz is Treasurer of CCIM Mid Atlantic Chapter. She is the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023, 2024 & 2025 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and 2022-2025 NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021 & CCIM JWL Leadership program in 2025. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM) .

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR, Past President of Mid Atlantic Real Estate Marketing Association, NVAR Member of Board of Directors

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