

FOR SALE

 Transwestern

ON-CAMPUS MEDICAL CONDO

AT RESTON HOSPITAL CENTER

1830 TOWN CENTER DRIVE, SUITE 205



MID-ATLANTIC CAPITAL MARKETS

Jim Cardellicchio
202.775.7094
jim.cardellicchio
@transwestern.com

EXECUTIVE SUMMARY

Transwestern's Mid-Atlantic Capital Markets Group is pleased to present for sale, the fee simple condominium interest in Suite 205, a medical condominium, located at 1830 Town Center Drive in Reston, VA (the "Premises"). This 6,024 square foot condominium is located on the campus of Reston Hospital Center and encompasses half of the 2nd floor facing the hospital.

AT A GLANCE

PREMISES SIZE: 6,024 SF ¹

CURRENT USE: PEDIATRICS OFFICE

EXAM ROOMS: 18

OFFICES: 7

WAITING ROOMS: 2

REST ROOMS: 4

LAB: 1

PARKING : 573 LINED SPACES
(5.73/1000SF)

THE OFFERING

SALE PRICE: \$2,100,000 (\$348 PSF)

CONDO FEES: \$66,657/yr (\$5,555/mo)

RE TAXES: \$22,822/yr (\$1,902/mo)

UTILITIES: Included in Condo Fees

FLEXIBLE CLOSING: In-place lease can be canceled or leased back on a short-term basis



Second Floor Plan:

- Offices:** OFFICE 10/10-11/7, OFFICE 10/10-11/7, OFFICE 10/9-13/4, OFFICE 11-11, OFFICE 7/11-12, OFFICE 8/11-11/7, OFFICE 8/11-13/2.
- Common Areas:** BREAK LOUNGE 12/8-24/7, RECEPTION, MAIN ENTRANCE.
- Waiting Areas:** WELL WAIT 12-22/3, SICK WAIT 11/10-19/7, TEEN WAIT 7/8-9/6.
- Exam Rooms:** EXAM 9/1-10/6, EXAM 7/6-11/3, EXAM 7-11/3, EXAM 8/11-10/2, EXAM 8/11-9/1, EXAM 8/7-8/1, EXAM 8/11-11/4, EXAM 8/8-8/11, EXAM 8/8-8/11, EXAM 8/8-8/11, EXAM 7/10-8/11, EXAM 7/10-8/11, EXAM 6/3-8/11, EXAM 8/8-8/11, EXAM 8/8-8/11.
- Functional Rooms:** LACTATION 8/6-9/9, EXAM 9/2-9/4, NURSE 7/6-9/6, NURSE STATION, LAB 9/6-11/16, TOILET, CLOSET, STORAGE, BUILT IN STORAGE, weigh station.

- Complementary medical practices
- Covered patient drop-off
- Favorable building hours:
Mon – Sat all day,
Sun – closed to the public
- Excellent visibility with easy wayfinding for visitors
- Free On-Site Parking
573 Spaces (5.73/1000)
- Immediate access to Reston Hospital



RECEPTION





MID-ATLANTIC CAPITAL MARKETS GROUP

Gerry Trainor

202.775.7091

gerry.trainor@transwestern.com

Jim Cardellicchio

202.775.7094

jim.cardellicchio@transwestern.com

Rowan Miller

202.775.7029

rowan.miller@transwestern.com

2000 K Street, NW
Suite 1000
Washington, DC 20006
T. 202.775.7000

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