

FOR SALE

MEDICAL OFFICE CONDO

6134 REDWOOD SQUARE CTR SUITE 201/202 CENTREVILLE, VA 20121



SALE PRICE **\$765,000**

OFFERING SUMMARY

Total Unit Size: 3,280 SF
Condo Fees: \$1,224/month
Zoning: C-2
Market: Washington DC
Submarket: Route 28 Corridor South
Price / SF: \$233.23
Parcel ID: 0652-19-0201 & 0652-19-0202

PROPERTY OVERVIEW

Medical office condos available for sale totaling approximately 3,280 SF. The offering consists of 2 combined condo units currently built out as one cohesive medical office suite. Formerly occupied by a dental practice, the space features 7 operatories, reception and waiting areas, private offices, restrooms, breakroom space, and plumbing/infrastructure suitable for a variety of medical, dental, and healthcare-related uses. The property also offers exterior signage opportunities and ample surface parking within an established professional office environment.

LOCATION OVERVIEW

Conveniently located in Centreville with immediate access to I-66, Rt. 28, and Rt. 29, Redwood Square Centre provides excellent regional connectivity throughout Fairfax County and Northern Virginia. The property is positioned within a dense residential and commercial corridor near retail amenities, medical users, and major commuter routes, making it well-suited for medical, dental, and professional office practices serving the surrounding community.

PRESENTED BY:

RYAN ARCHIBALD
INVESTMENT SALES & LEASING
703.420.8267
ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

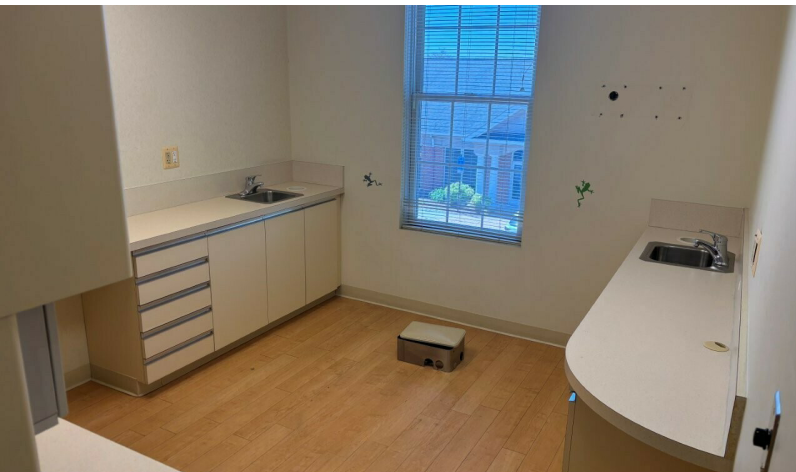
www.Weber-Rector.com

FOR SALE

MEDICAL OFFICE CONDO

6134 REDWOOD SQUARE CTR SUITE 201/202 CENTREVILLE, VA 20121

ADDITIONAL PHOTOS



PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com

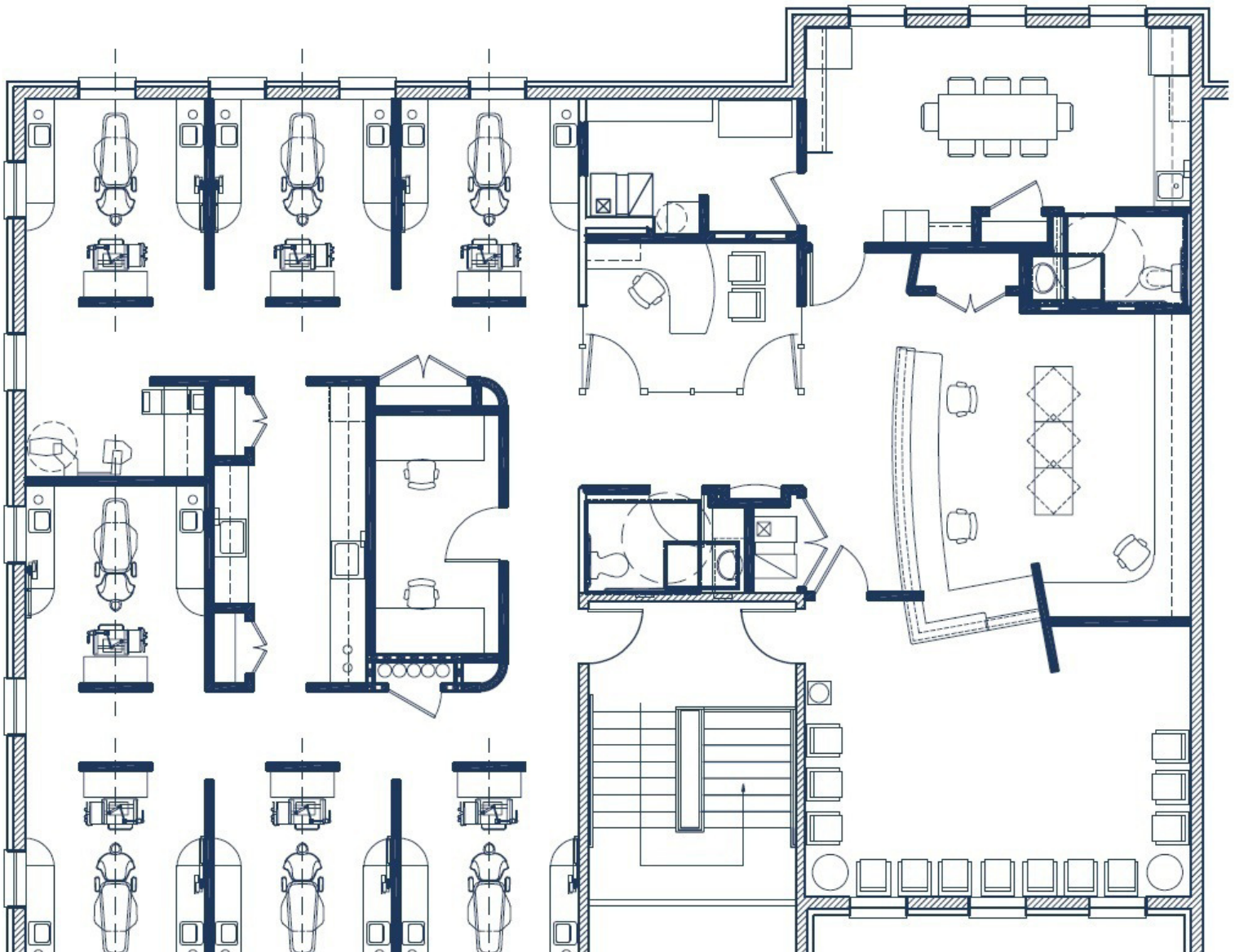
FOR SALE

MEDICAL OFFICE CONDO

6134 REDWOOD SQUARE CTR SUITE 201/202 CENTREVILLE, VA 20121

FLOOR PLAN

(Not to Scale)



PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

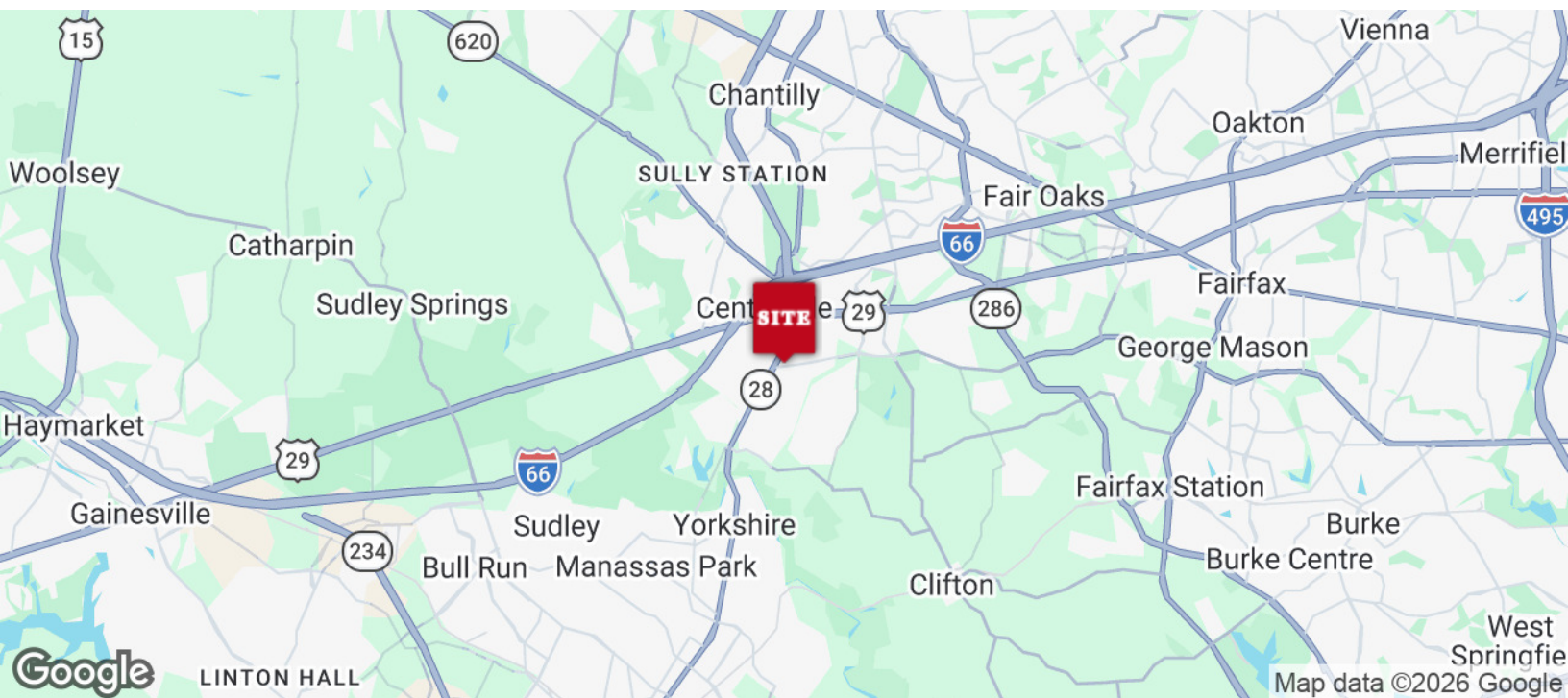
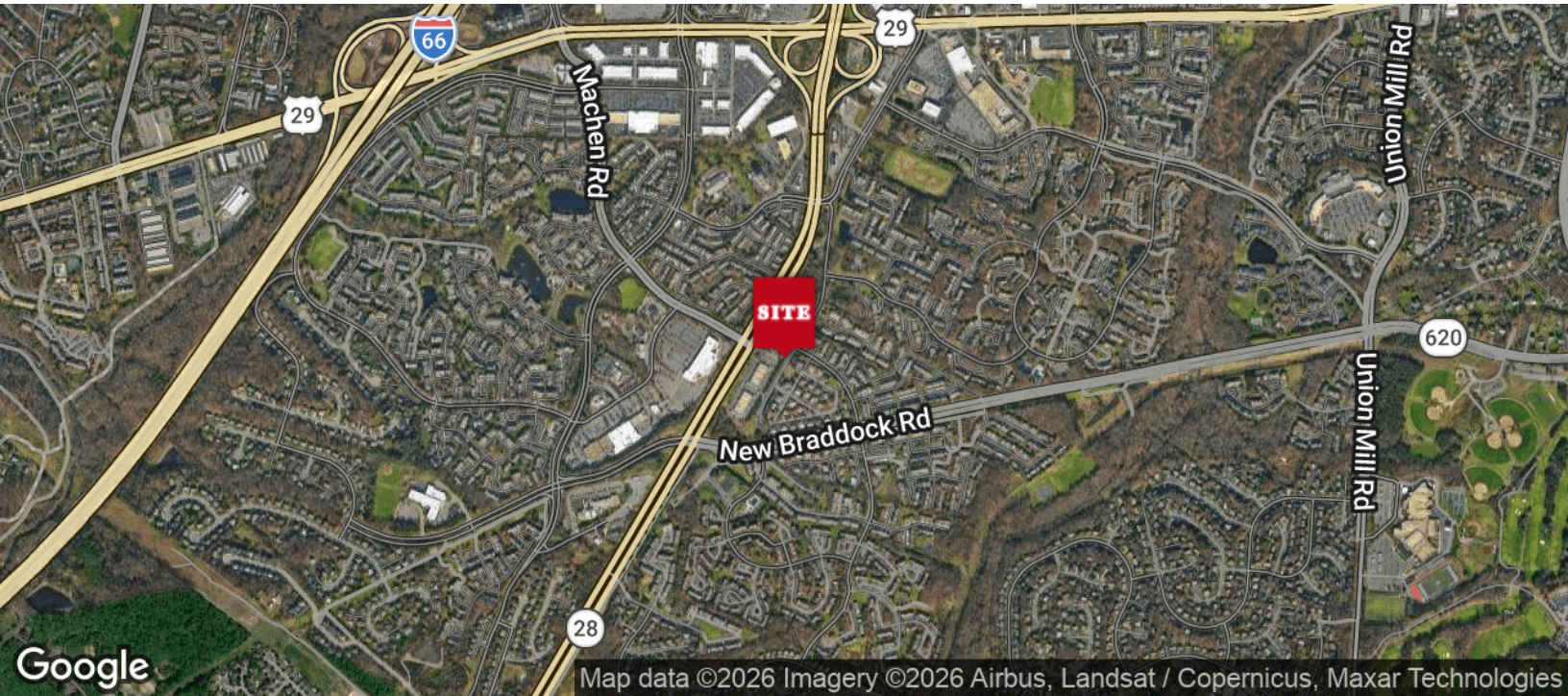
www.Weber-Rector.com

FOR SALE

MEDICAL OFFICE CONDO

6134 REDWOOD SQUARE CTR SUITE 201/202 CENTREVILLE, VA 20121

LOCATION MAP



PRESENTED BY:

RYAN ARCHIBALD

INVESTMENT SALES & LEASING

703.420.8267

ryan@weber-rector.com

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

9401 Battle Street Manassas, VA 20110

www.Weber-Rector.com