

FOR SALE

MEDICAL/PROFESSIONAL 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

Approximately 3,280 SF of professional office space available for sale, consisting of two combined condominium units currently configured as one cohesive office suite. Formerly occupied by a dental practice, the space features 7 operatories/exam rooms, reception and waiting areas, private offices, restrooms, breakroom space, and existing plumbing infrastructure that can support a variety of medical, dental, healthcare, or professional office users. The flexible layout offers the opportunity for continued medical use or adaptation for general office, consulting, wellness, or other professional service occupancies. The property also provides 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

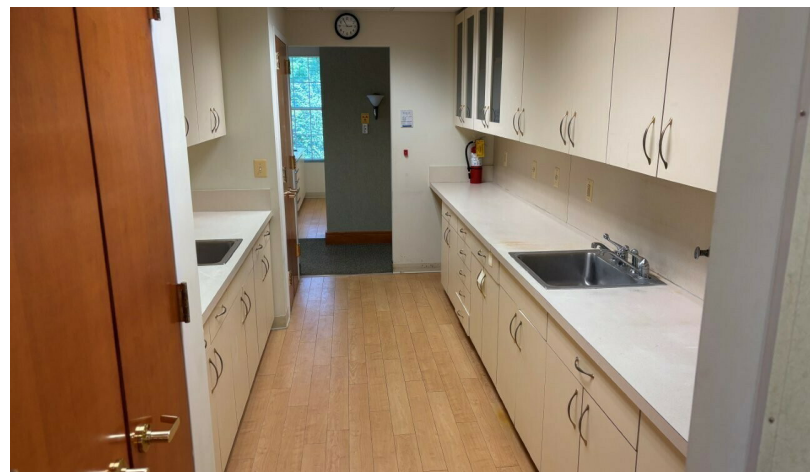
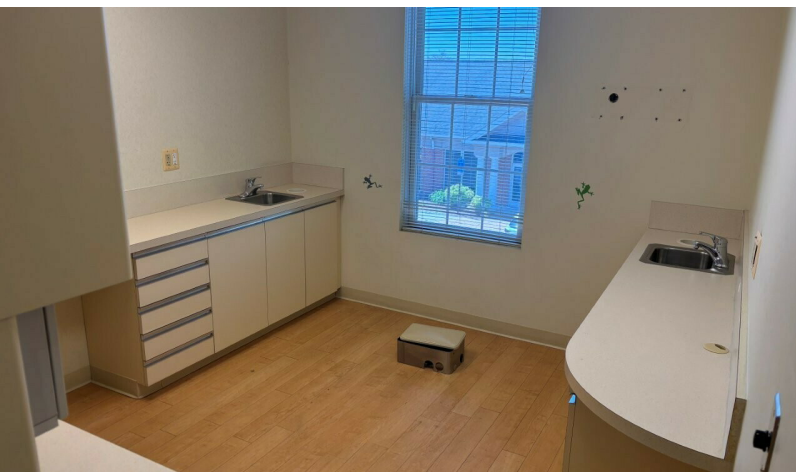
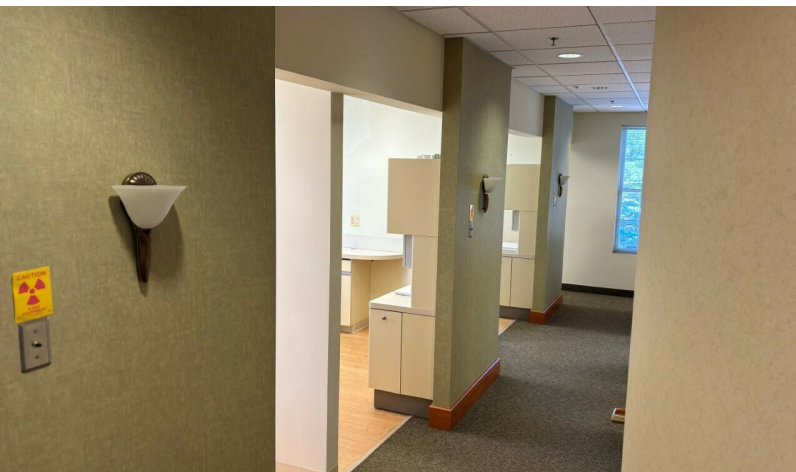
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ADDITIONAL PHOTOS



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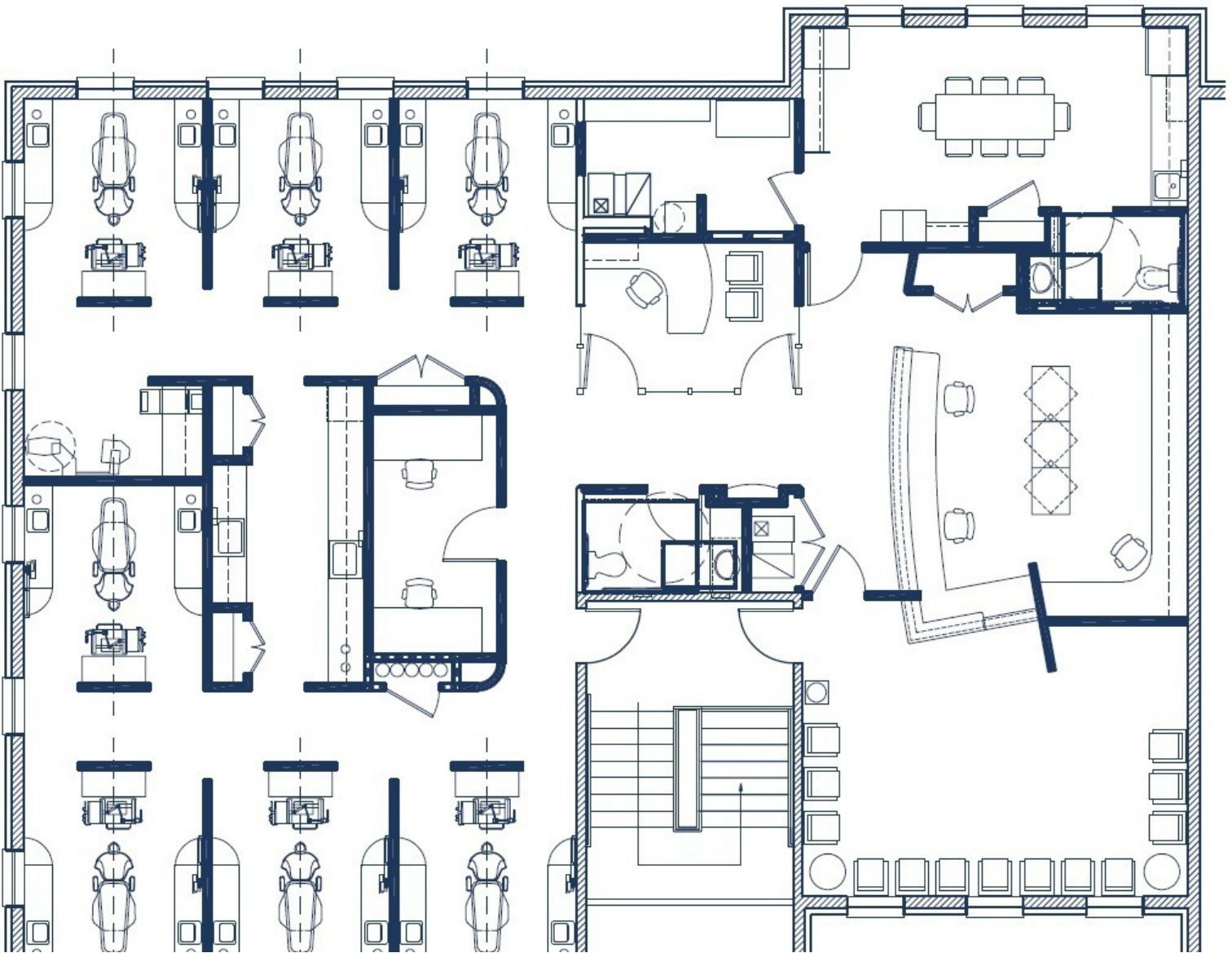
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FLOOR PLAN

(Not to Scale)



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