



Accelerating success.



24419 Millstream Dr. Aldie, VA

FOR LEASE

# Medical Office Built for Patient Care

Clinical environment designed for providers who need something more.

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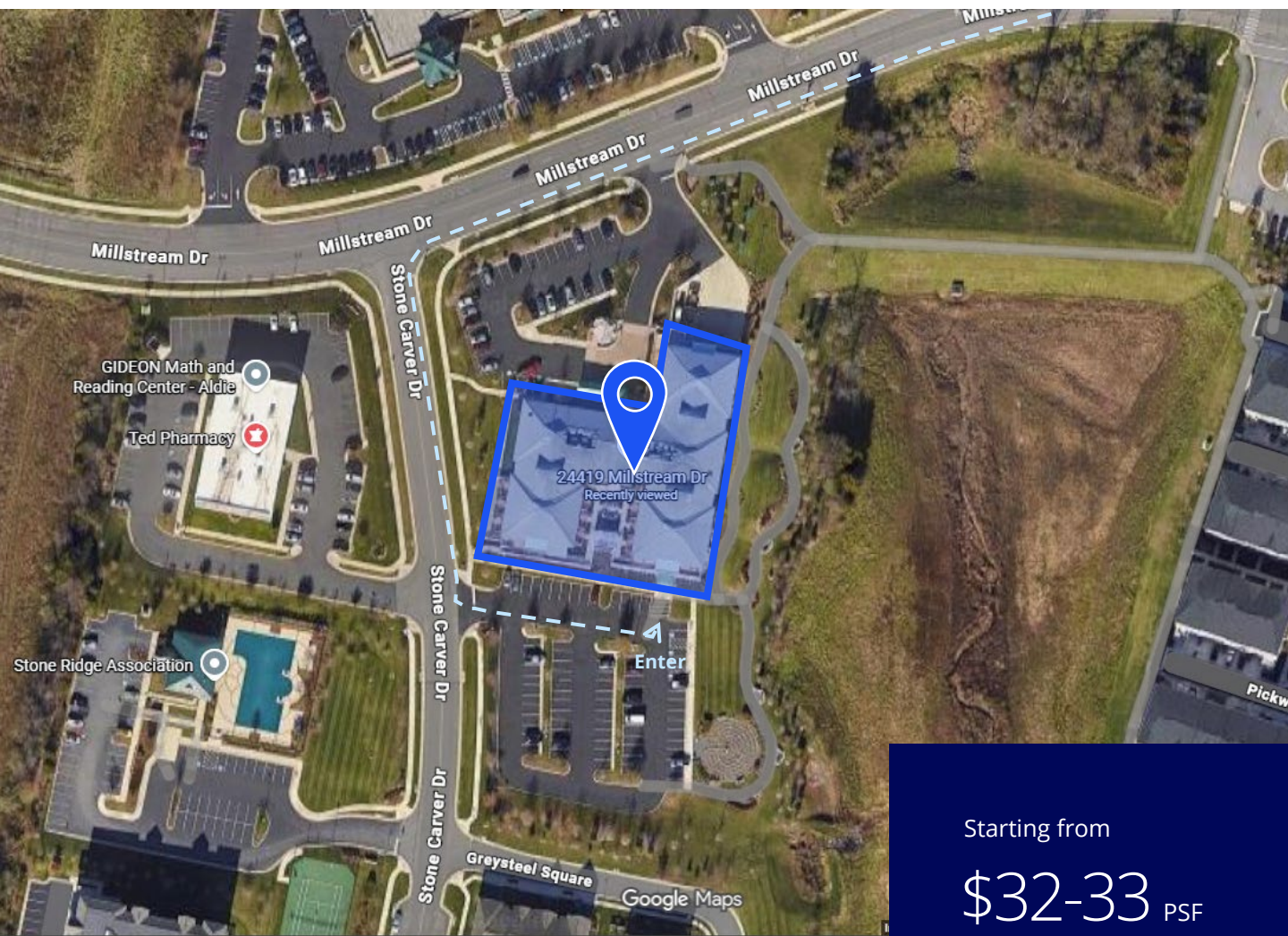
**\$32-33** PSF

Net of Cleaning

Available:  
Immediately

Size:  
Option A: 4,835 SF  
Option B: 9,917 SF

**Colliers International**  
1919 Pennsylvania Ave NW  
Suite 200  
Washington, DC, 20006  
+1 202 534 3000



Starting from

**\$32-33** PSF

Net of Cleaning

Available:  
Immediately

Size:  
Option A: 4,835 SF  
Option B: 9,917 SF

24419 Millstream Drive is located within Loudoun County, one of the most affluent and fastest-growing counties in the region. Positioned just off US Route 50, the area provides direct access east toward Chantilly and Washington, DC, and west toward Middleburg. This location offers a unique balance of providing a campus-like atmosphere but being just minutes from area amenities.

The surrounding area is anchored by a range of amenities, particularly nearby South Riding, Stone Ridge and Ashburn. This includes retail centers, dining options, daily services as well as access to parks, trails and outdoor recreation. The property is also within easy access to Washington Dulles International Airport.

- Located minutes from HCA Stone Springs Hospital at Route 50 and Stone Springs Boulevard
- Dedicated entrance
- In close proximity to various community and retail centers

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# Option A

Medical office space offers functional layout designed to support both clinical offerings and patient experience.

- 4,835 SF
- Dedicated entrance
- Up to 6 exam rooms
- Pre-op and procedure room
- Bathroom and showers



# Option B

Medical office space offers functional layout designed to support both clinical and patient experience.

- 9,917 SF
- Dedicated entrance
- 6-8 exam rooms
- 10 offices
- Open area for call center
- Pre-op and procedure room
- Dedicated bathroom and showers



**● Restaurants, Cafés and Breweries**

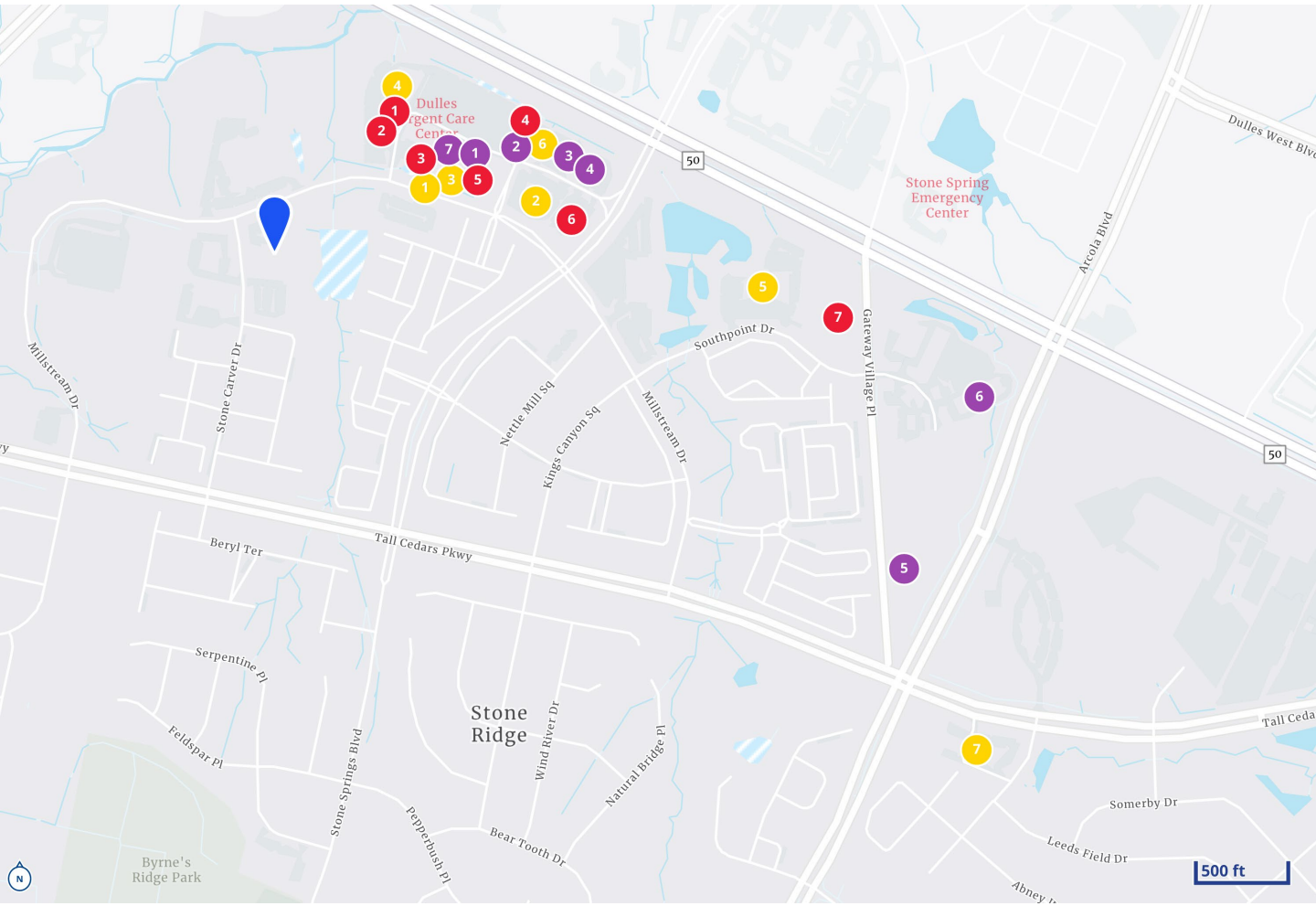
1. Glory Days Grill
2. Vocelli Pizza
3. Ciro Ristorante
4. Starbucks Coffee Company
5. Brew Birds
6. Wendy's
7. The Human Bean

**● Shops & Businesses**

1. Harris Teeter
2. PostNet
3. Bank of America
4. 7-Eleven
5. Splash In Car Wash
6. Lovely Pet Salon
7. Crystal Brite Dry Cleaners

**● Fitness, Personal Services**

1. Kong's Taekwondo of Stone Ridge
2. Walgreens
3. HOTWORX
4. Luna Nails & Spa
5. Yoga Shala
6. Stone Ridge Barber Shop
7. Burn Boot Camp



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