



Cary Professional Center

8136 Old Keene Mill Rd, Springfield, VA 22152

Megan Truman

Cheshil Consultants Inc (CCI)

8135 Old Kenne Mill Rd, Suite B-201, Springfield, VA 22152

Mtruman@ccione.com



Cary Professional Center

\$36.00 /SF/YR

Move-In Ready 2-Office Suite – Perfect for Therapists, Attorneys, or Medical Providers. Located at the Cary Professional Center in Springfield, Virginia, this 380 SF suite offers an efficient and cost-effective solution for small businesses, professional service providers, or medical practitioners. The layout includes two private offices and a reception area, with hardwood floors, natural lighting, and elevator-served access within a well-maintained three-story building. Secure keypad entry after business hours ensures a safe and professional environment for occupants and clients.

- Established Medical & Professional Building
- Quick access to I-395, I-495, and Fairfax County Parkway
- Free On-Site Parking
- Secure, Professional Environment
- Utilities Included
- Elevator Access

For more information visit:

<https://www.loopnet.com/Listing/8136-Old-Keene-Mill-Rd-Springfield-VA/36870566/>



Rental Rate: \$36.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 47,273 SF

Year Built: 1974

Walk Score ®: 60 (Moderately friendly)

Transit Score ®: 30 (Somewhat friendly)

Rental Rate Mo: \$3.00 /SF/MO

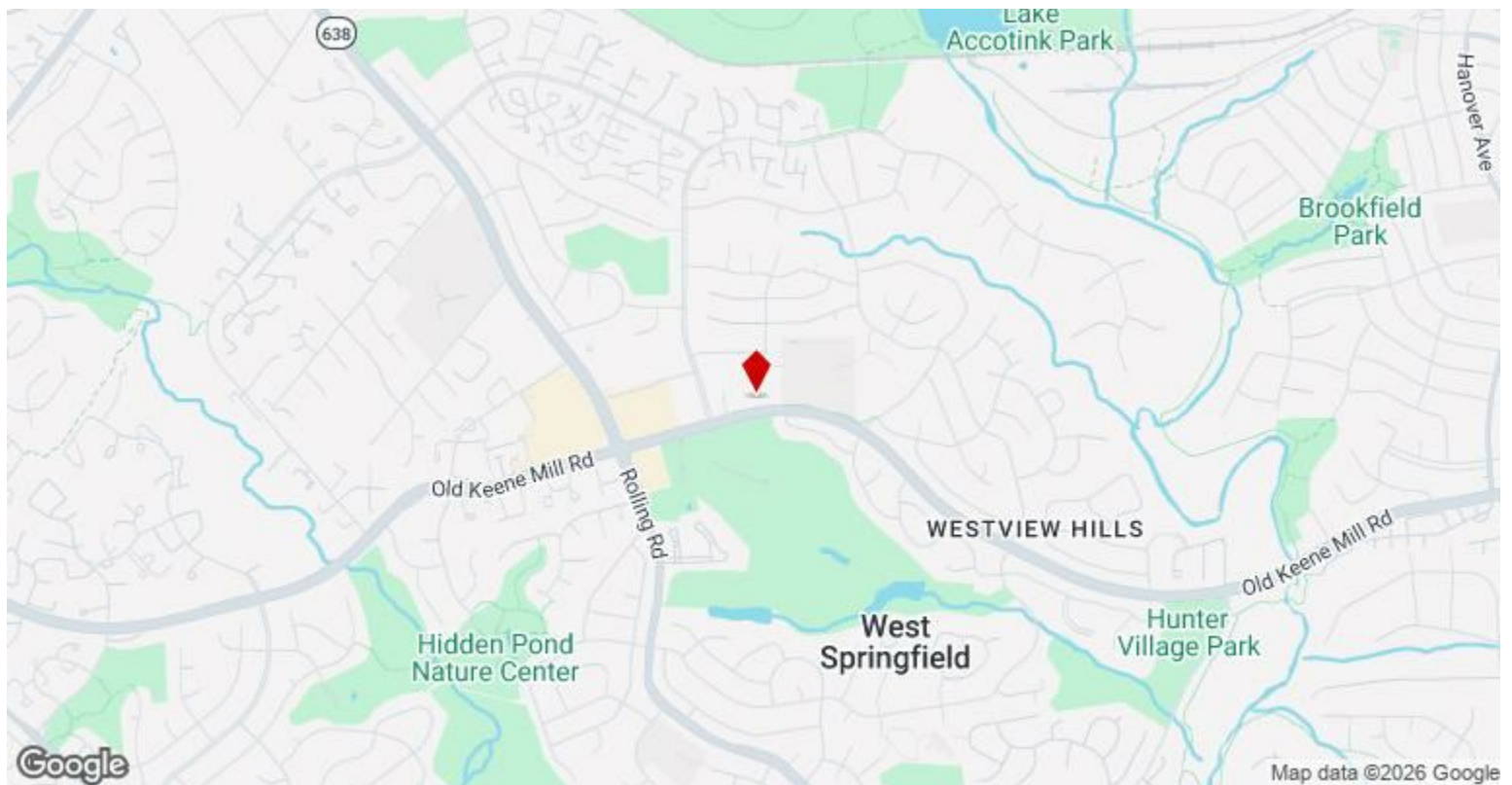
2nd Floor Ste B202

Space Available	380 SF
Rental Rate	\$36.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 - 3 Years

Available Now – Ideal for a small business, therapist, attorney, medical or remote team. Suite Details (Approx. 380 sq ft): Office 1: 8' x 12' – Great for 1 desk or private calls Office 2: 10' x 11' – Fits 1-2 desks Lobby/Reception Area: 8' x 19' – Perfect for waiting area or open workspace Features: -Hardwood floors throughout -Elevator + stair access -Secure entry after hours -Free on-site parking (ample space) -Utilities included (water, electric, trash) - Easy access to I-395, I-495, and Fairfax County Pkwy Located in a well-maintained professional building near Springfield Town Center. Move-in ready! Flexible lease terms available.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Allergy Partners	-	
Cheshil Consultants Inc	-	
Chiropractic Care & Rehab of Northern Virginia	-	
Considerate Care	-	
Craytek Inc	-	
Eye Consultants of Northern Virginia	-	
Fairfax County Health Department	-	October 2018
Home Health Care	-	June 2024
Vision Therapy and Low Vision Services	-	February 2025
Visiting Angels Living Assistance	-	April 2024



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Property Photos



Property Photos



Lobby