



OFFERING SUMMARY

Sales Price:	Interior: \$330,000 End: \$365,000 Discount for both: \$680,000
Lease Price:	Negotiable
Zoning:	Commercial Office
Market:	Washington, DC
Submarket:	Herndon
Price / SF:	\$273.31

PROPERTY OVERVIEW

First floor end unit office condominium, move in ready for medical or other professionals. Ample surface parking is available on the nicely maintained grounds. Ideal location just off the Fairfax County Parkway, near Reston Town Center and the Reston Hospital Center, and co-located with several medical diagnostic offices.

PROPERTY HIGHLIGHTS

- Two contiguous ~1,244 SF office condominiums for doctors or other professionals
- Exam rooms, reception areas, offices, kitchenette
- Units can be combined
- Close to Reston Town Center and Reston Hospital Center



Google

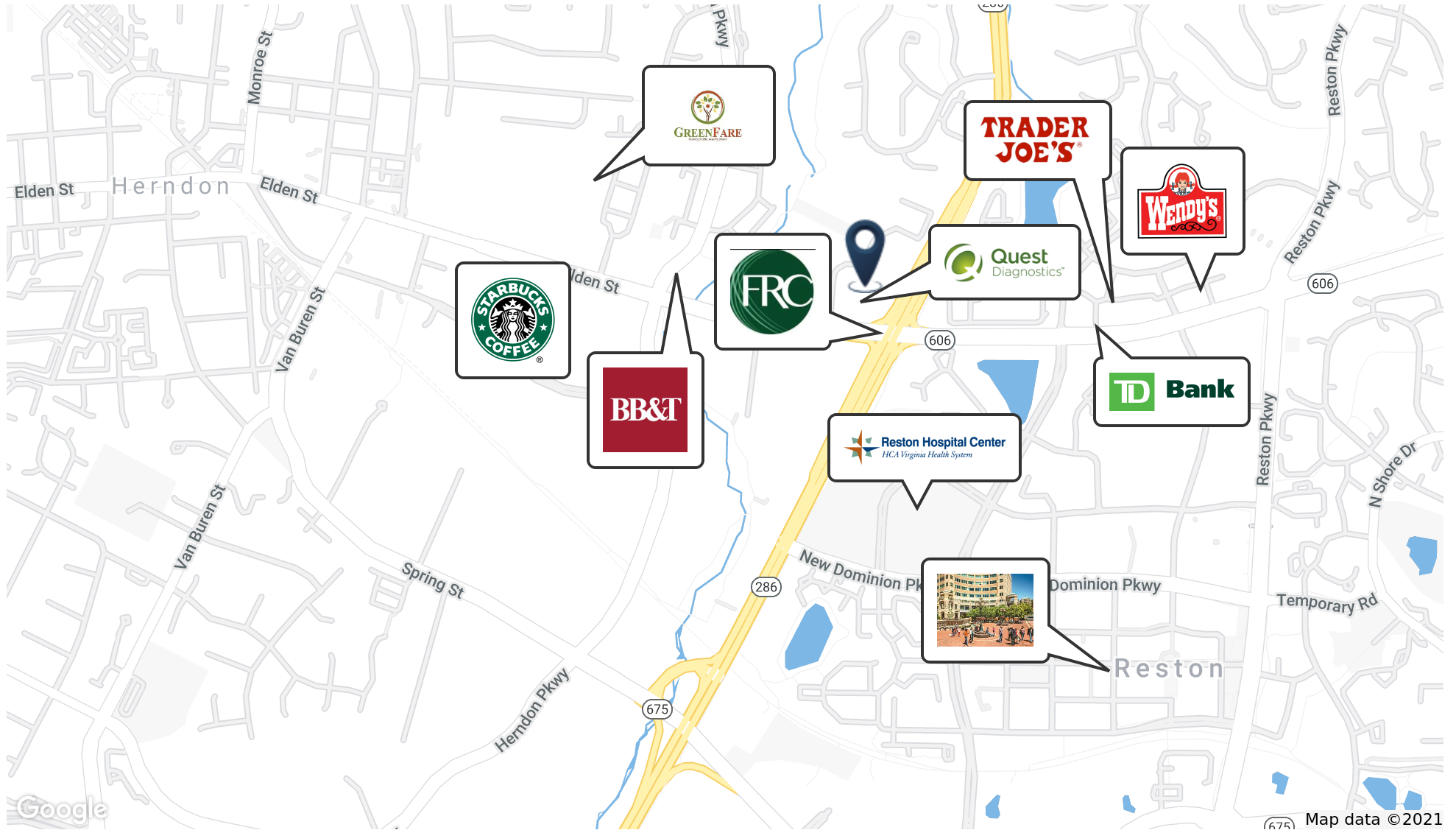
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	14,397	119,642	240,691
Average age	38.5	36.9	36.7
Average age (Male)	38.7	36.4	36.2
Average age (Female)	38.5	37.5	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	6,310	47,498	89,068
# of persons per HH	2.3	2.5	2.7
Average HH income	\$131,997	\$122,836	\$132,624
Average house value	\$448,111	\$523,843	\$575,530

* Demographic data derived from 2010 US Census

