



Property Summary

Address: 19465 Deerfield Ave Lansdowne, VA 20176

Square Feet For Sale: 2,210 SF

Suite: 311

Price: \$700,570.00 (\$317 PSF)

Building Class: A



Property Highlights

- Beautifully built-out physical therapy space with reception, waiting area, office and open gym space
- Class A Medical Building
- Located in the Lansdowne Office Park
- Abundant surface parking lot.

Location Details

- Directly across from Inova Loudoun Hospital Campus
- 12 Miles from Washington Dulles International Airport



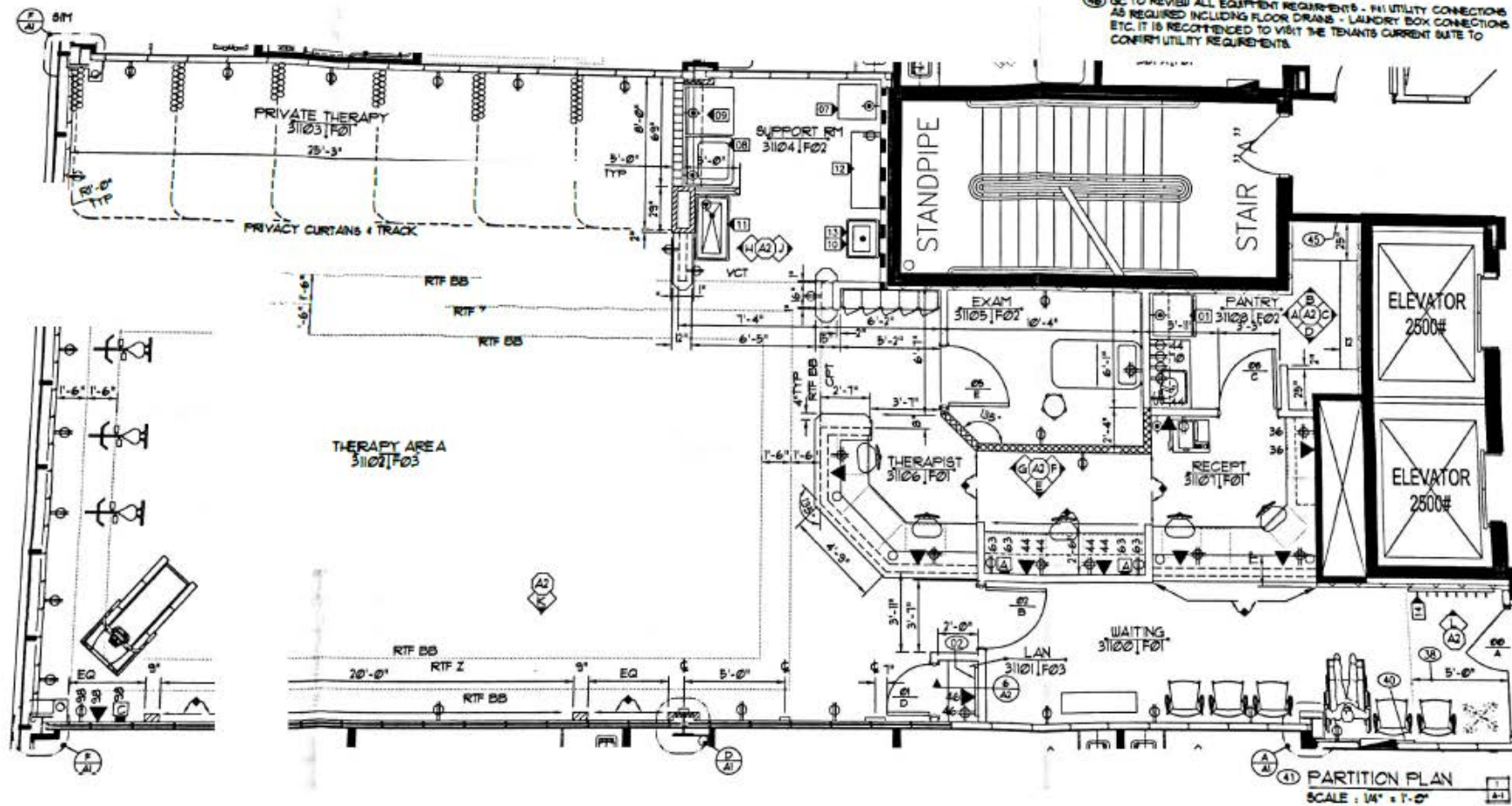
FLOOR PLAN

3RD FLOOR - SUITE 311

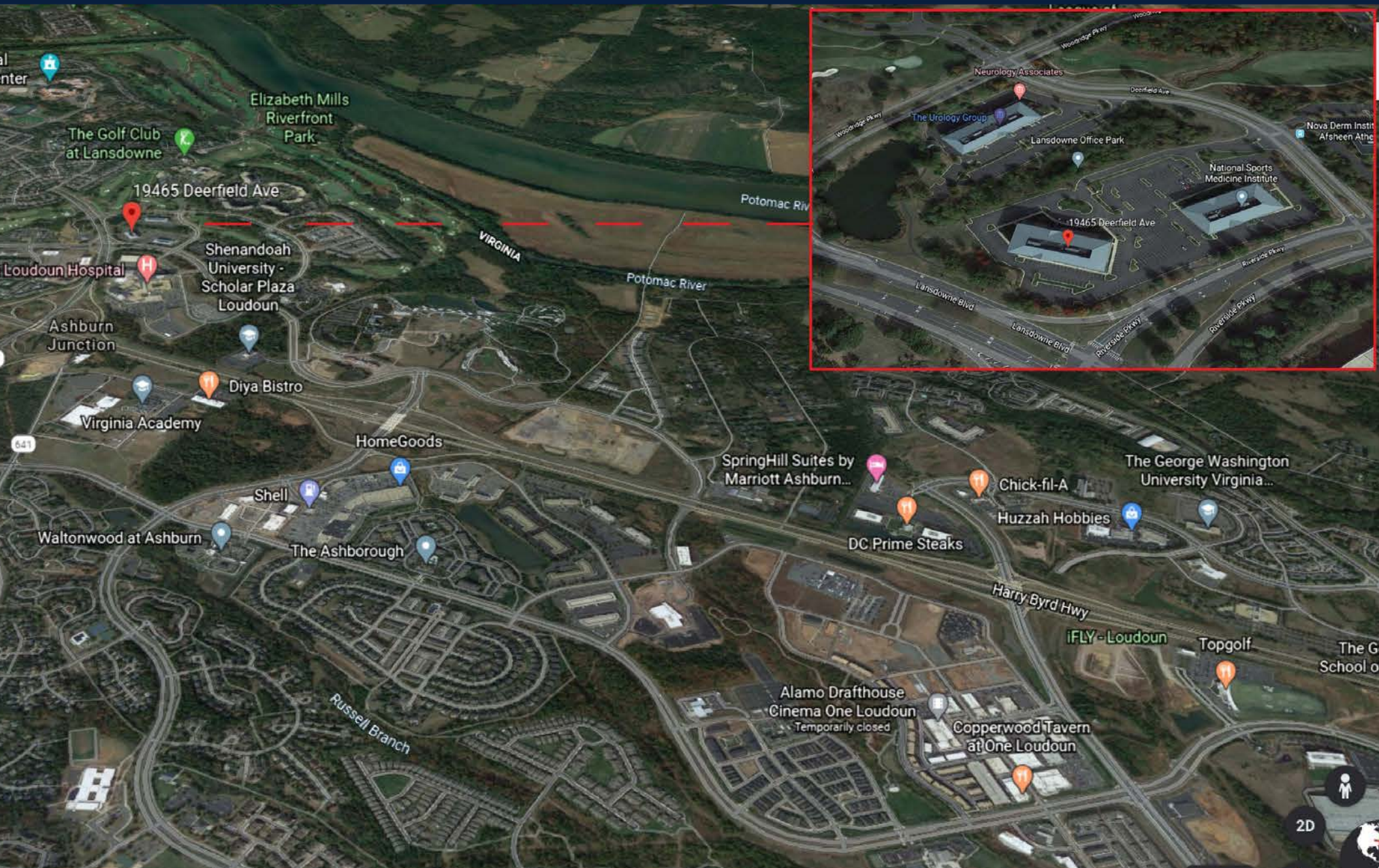
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GENERAL NOTES (CONT)

- 44 GC TO PROVIDE 5 ADDITIONAL DUPLEX RECEPTABLES LOCATION TO BE DETERMINED BY TENANT PRIOR TO FINAL WALL CLOSE-IN ... 4 RECEPTABLES EXTENDED FROM EXISTING CIRCUITS AND 1 DEDICATED CIRCUIT - IF NO ADDITIONAL RECEPTABLES ARE DEEMED NECESSARY, GC TO FURNISH CREDIT TO CLIENT FOR UNUSED FUNDS
- 45 FINISH BACK OF SHAFTWALL WITH 1 LAYER OF 1/2" GYPSUM ON REAR WALL OF SHELF ALCOVE
- 46 GC TO REVIEW ALL EQUIPMENT REQUIREMENTS - FIN UTILITY CONNECTIONS AS REQUIRED INCLUDING FLOOR DRAINS - LAUNDRY BOX CONNECTIONS ETC. IT IS RECOMMENDED TO VISIT THE TENANT'S CURRENT SUITE TO CONFIRM UTILITY REQUIREMENTS



AERIAL MAP



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Connect With Us

Erik Ulsaker
Director
703.861.0373
eu@lnf.com

Matthew Garcia
Director
703.873.5760
mgarcia@lnf.com

Shadi Ayyoubi
Senior Associate
703.946.6003
shadi@lnf.com

Christina Cha
Marketing Coordinator
410.303.5520
ccha@lnf.com