

MEDICAL CONDO UNIT FOR SALE/LEASE

OWNER/USER OPPORTUNITY

611 S Carlin Springs Rd, Arlington, Virginia 22204
Prime medical office space in a medical building

SELLER FINANCING AVAILABLE

OPPORTUNITY

• Suite 504	1,519 SF
• Suite 506	1,013 SF
Total	2,532 SF



HIGHLIGHTS

- Medical office condominium building in the Glencarlyn neighborhood
- Built in 1980, with a total building size of 80,964 sq ft over 5 stories
- Modern amenities include elevator access, natural light, partitioned offices, and renovated common areas
- On-site services: Quest Diagnostics lab and pharmacy
- Garage and surface parking available (140 spaces total)
- Ideal for medical, dental, or physical therapy practices
- Easy access to I-66, I-395, and public transit options
- The space features two egresses
- Turnkey medical suite

SALES PRICE

- \$645,660 (\$255/SF)
- Lease Rate: \$30.00/SF

SQUARE FOOTAGE

- 1,013 SF – 2,532 SF



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal
☎ | 703.677.0101
✉ | jlegat@legatcre.com

AUDREY WALLACE
Senior Vice President
☎ | 847.562.6736
✉ | awallace@legatcre.com

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A detailed map of the Washington, D.C. metropolitan area. The map shows the Potomac River flowing along the eastern edge, with the Tidal Basin and Ronald Reagan Washington National Airport located near the river. Major highways are depicted with their respective route numbers. The map is divided into several labeled regions: Washington (top right), Arlington (top center), Falls Church (top left), Bailey's Crossroads (center), Alexandria (bottom right), and Springfield (bottom left). A blue pin with a white icon is placed in the Bailey's Crossroads area, indicating the location of the project. The map also shows various water bodies, including Lake Barcroft and Cameron Run.

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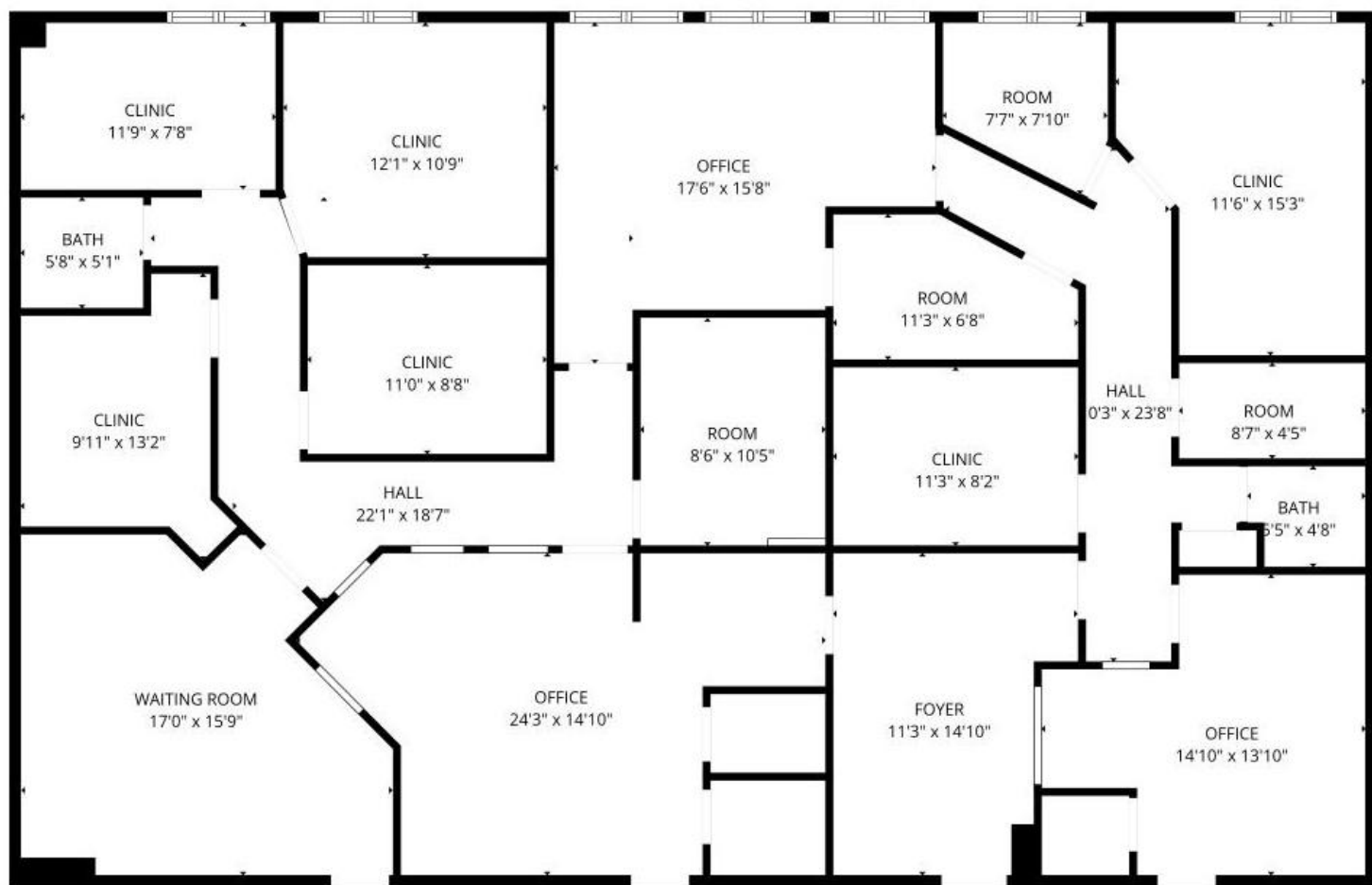
Suite 504:

1,519 SF

Suite 506:

1,013 SF

FLOOR PLAN AVAILABLE: 2,532 SF



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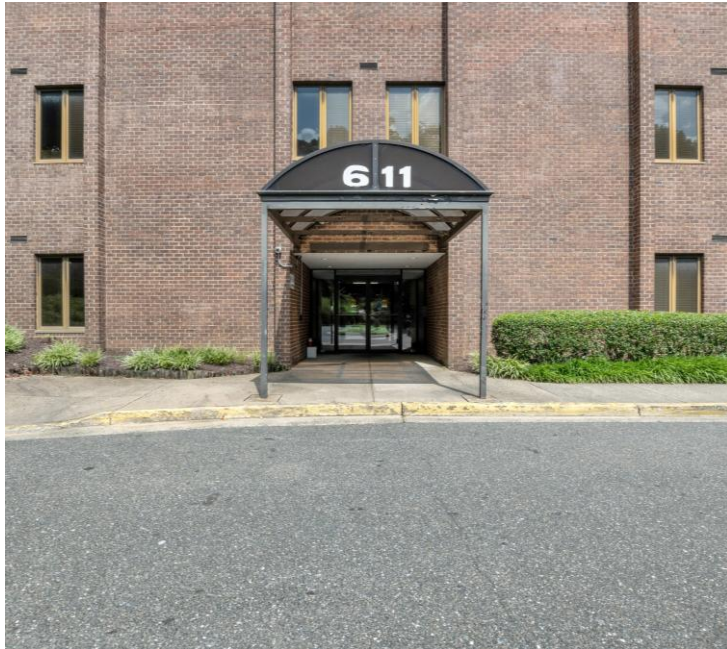
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ENTRANCE AND LOBBY PHOTOS



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INTERIOR PHOTOS



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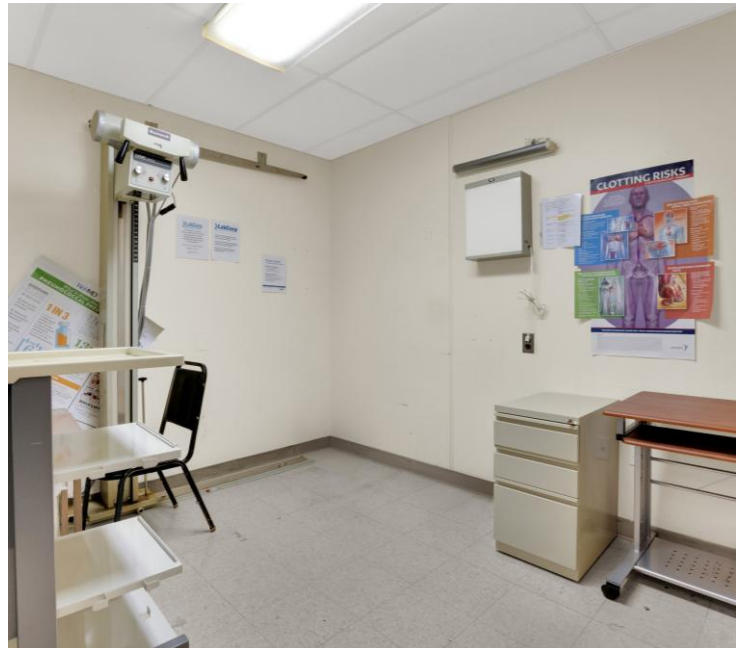
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