



LANSDOWNE
Real Estate Company

VALLEY MEDICAL CENTER
FOR LEASE 2,620 SQ.FT. TO 10,073 SQ.FT.



205 EAST HIRST ROAD, PURCELLVILLE, VA 20132

A beautiful Medical and Professional Office Building in the heart of Western Loudoun's historic & cultural areas! The Valley Medical Center is home of Loudoun's premier medical practices serving all of Loudoun County, the Hunt Country, Winchester & northern Shenandoah Valley. The building has exceptional finishes in the lobby & common areas and the building is served by full handicap access, elevators, advanced HVAC and common restrooms on each level. The landlord works with tenants to deliver customized space plans and finishes to meet special practice requirements; experience with HIPAA and medical buildouts helps make a smooth transition into this superior facility. Spaces are available from 2,620 sq.ft. to 10,073 sq.ft.

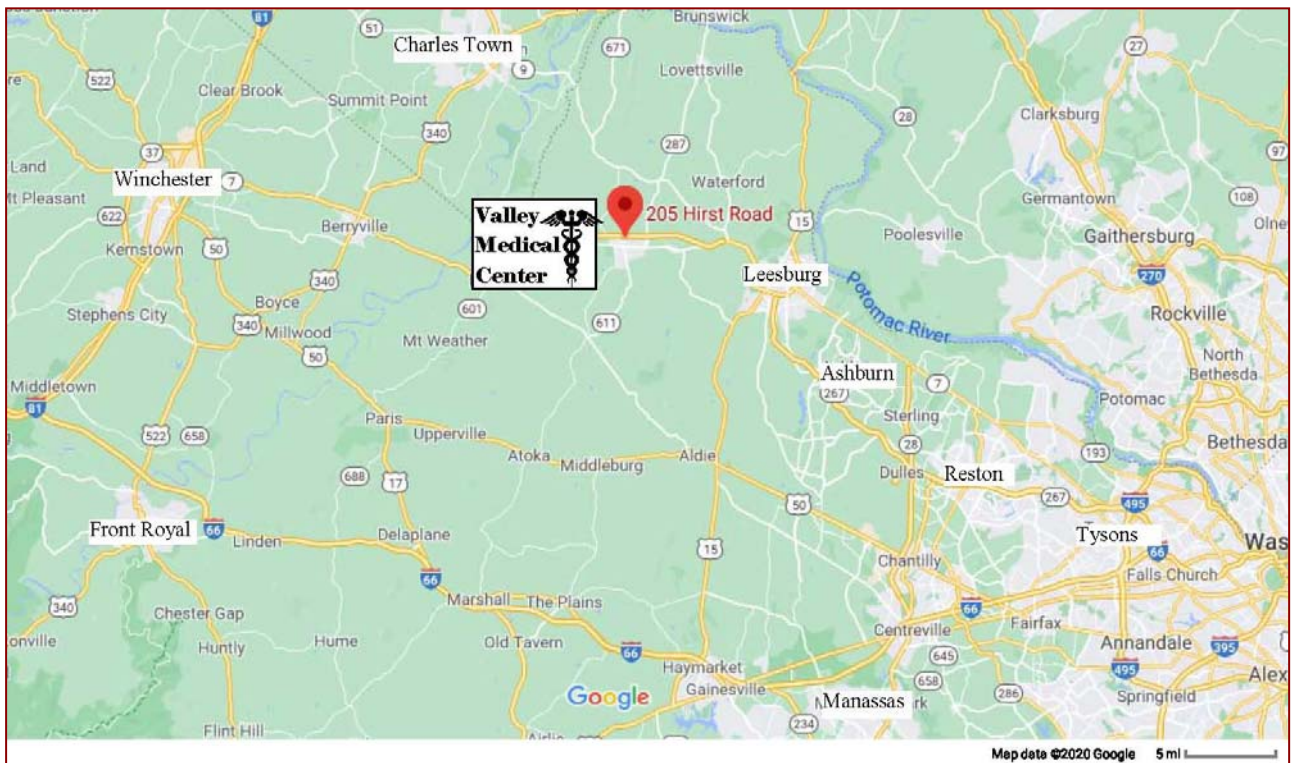
- Lease Rate: ⚙️ \$25.00 - \$28.00/sq.ft. plus \$5.50/sq.ft. CAM.
- Zoning: ⚙️ Zoned C-1, Office-Commercial District.
- ⚙️ By-right uses include: Medical & Urgent Care Clinic, Office, Retail, Daycare, Fitness Center, School (dance, music, tutoring, etc.), Personal Services and many more uses!
- Area: ⚙️ An affluent population of 100,000 people within a 10 mile radius!
- ⚙️ Less than 1 mile to Route 7 & Route 287 Interchange.
- ⚙️ Valley Medical Center is home of Western Loudoun's premier medical practices.
- ⚙️ Build-to-suit opportunity for a free-standing building on an adjoining 12 acre site!

Owner

Representative: **Phil Canada, Broker – cell: (703) 431-3128**
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Valley Medical Center, Purcellville, VA 20132



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