

**McENEARNEY**  
COMMERCIAL

**FOR SALE**  
2296 OPITZ BLVD  
WOODBRIDGE, VA 22191

**POTOMAC CENTER CONDOS**

**CONVENIENT TO 95**

**SUITE 510**





## PROPERTY DETAILS

Listing Type: Sale- Medical Condominium  
Price: \$850,000  
Available Space: 3,012 sf  
Built: 1988

Fully equipped Medical Office Condominium located next to the Sentara Hospital campus with amenities from top to bottom. Reception/intake/administration area, waiting room with well and sick area.

Seven examination rooms, two doctors offices, nursing area, lab area, two interior restrooms. Computer/staff office, kitchen, utility room all in an elevator building. Convenient to shopping, dining, entertainment and plenty of free open surface parking.



### Medical Office with:

- ▶ Reception/Intake/Administration Area
- ▶ Waiting Room Well/Sick
- ▶ Patient Restroom
- ▶ Staff Restroom
- ▶ Seven Examine Rooms\Two Doctors Offices
- ▶ Nurses Station
- ▶ Lab Area
- ▶ Computer Office
- ▶ Kitchen
- ▶ Utility Room







LAB



NURSES STATION



KITCHEN



DOCTOR OFFICE



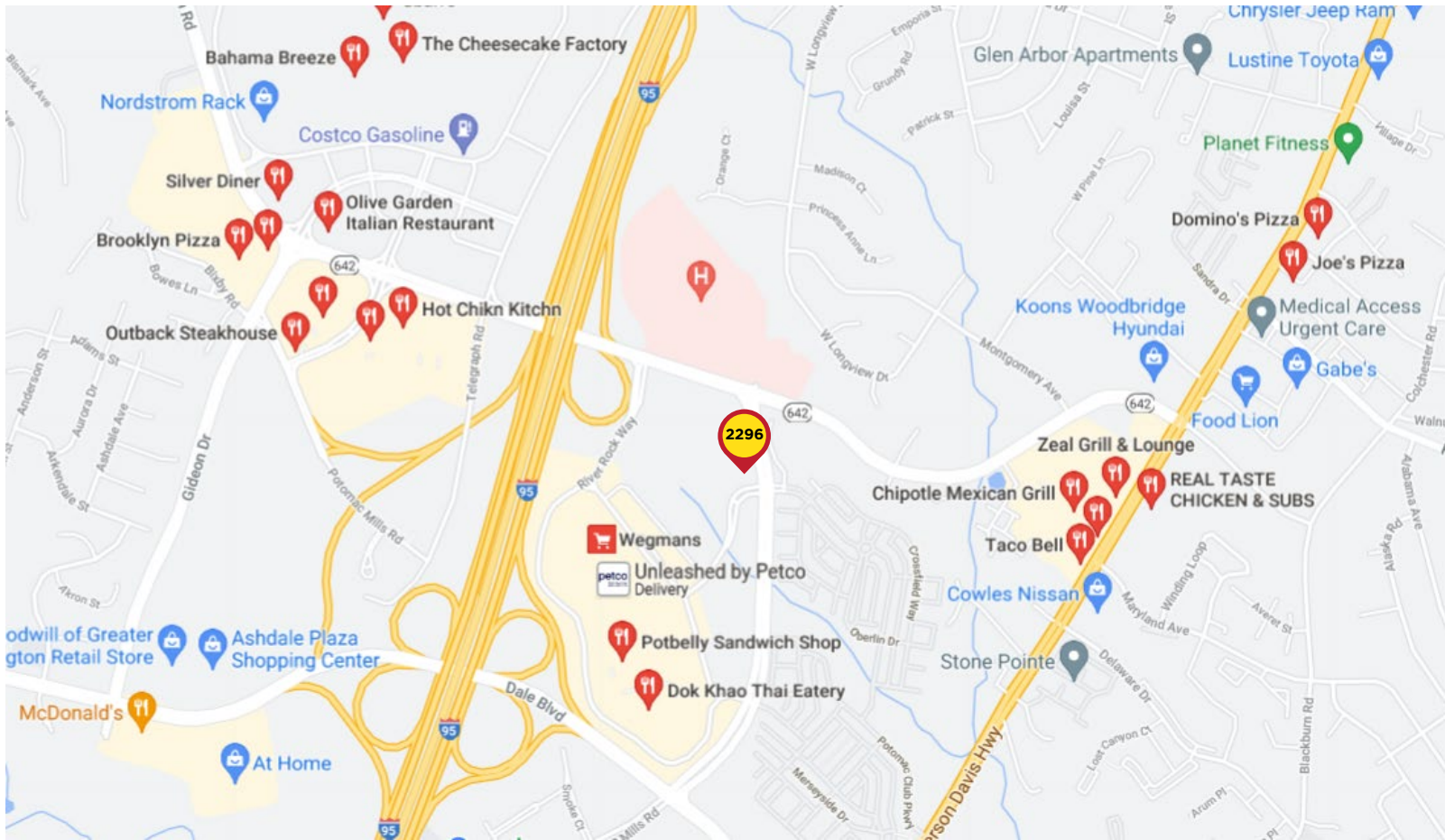
PATIENT BATHROOM





## EXAMINATION ROOMS





## TRANSPORTATION



### COMMUTER RAIL

WOODBIDGE COMMUTER RAIL (FREDERICKSBURG LINE)



8 MIN DRIVE

3.2 MI

RIPPON COMMUTER RAIL (FREDERICKSBURG LINE)



10 MIN DRIVE

3.5 MI



### AIRPORT

RONALD REAGAN WASHINGTON NATIONAL AIRPORT

36 MIN DRIVE

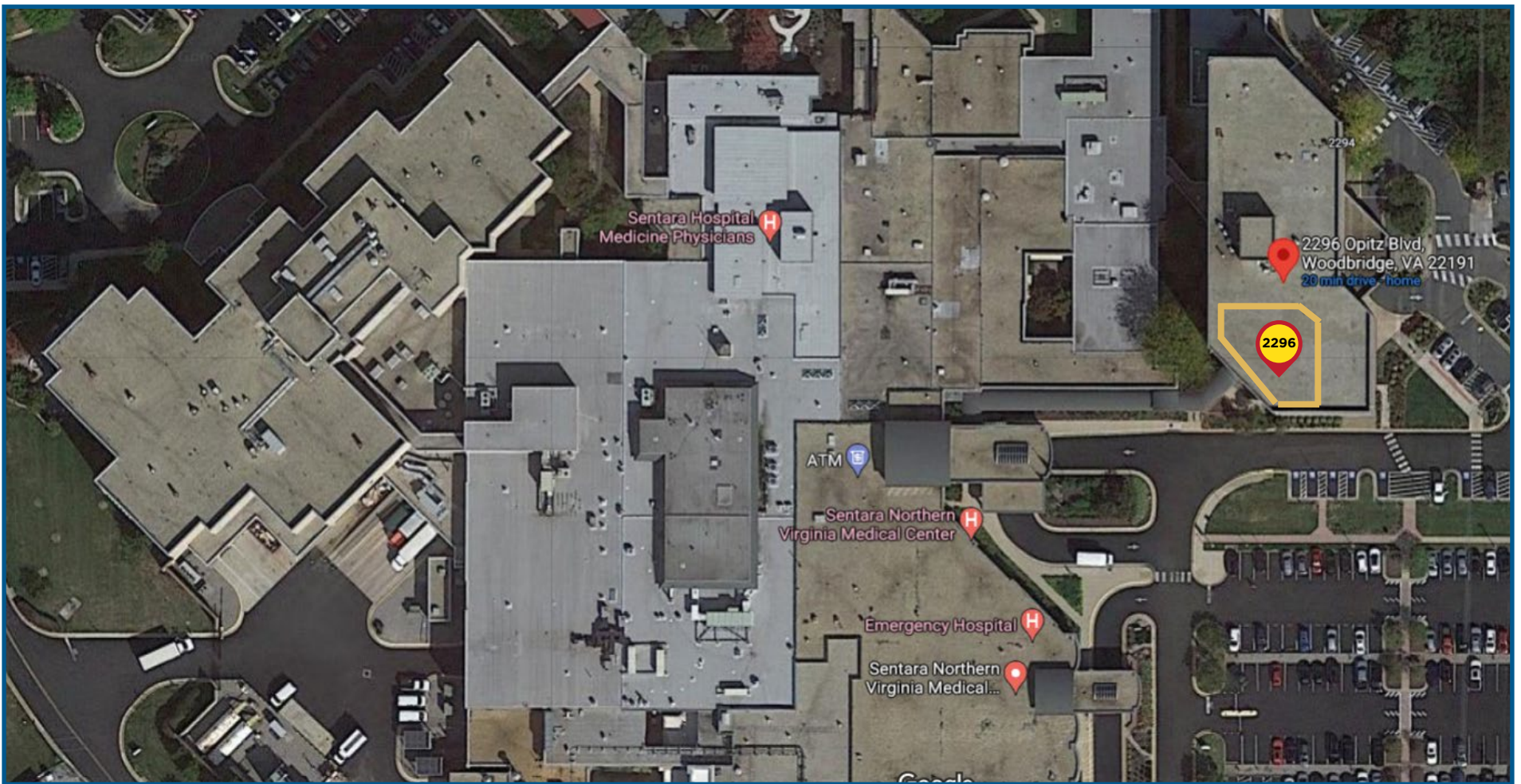
23.3 MI

WASHINGTON DULLES INTERNATIONAL AIRPORT

58 MIN DRIVE

32.6 MI





All information is deemed accurate, but as it is provided by third parties, it is not guaranteed.

## **McENEARNEY** COMMERCIAL

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