

MEDICAL OFFICE SPACE FOR LEASE



WHAT MATTERS TO YOU >

LOCATION

EASY ACCESS TO US-28, DULLES
GREENWAY, LOUDOUN GATEWAY METRO
STATION, AND MINUTES FROM DULLES
INTERNATIONAL AIRPORT

SIZE

4,520 RSF

BRODERICK ONE AT LOUDOUN GATEWAY

22365 BRODERICK DR, SUITE 330
STERLING, VA 20166

ADDITIONAL FEATURES

- High-end concierge medical build-out in modern professional building in Loudoun Gateway
- 5,000 RSF rooftop terrace for tenant use with on-site restaurant
- 4/1,000 parking ratio
- Abundant natural light
- Reception area, Two (2) en-suite restrooms, Break room, Five (5) private physician offices (12' x 14' each), Five (5) exam rooms (12' x 8'3" each), Dedicated infusion room, Private psychiatric consult room, Physical therapy suite, Nutrition counseling room, Lab, Spacious nurses'/education station
- Ideal for: Internal medicine, Oncology, Behavioral health, Primary care, Multi-disciplinary or specialty practices



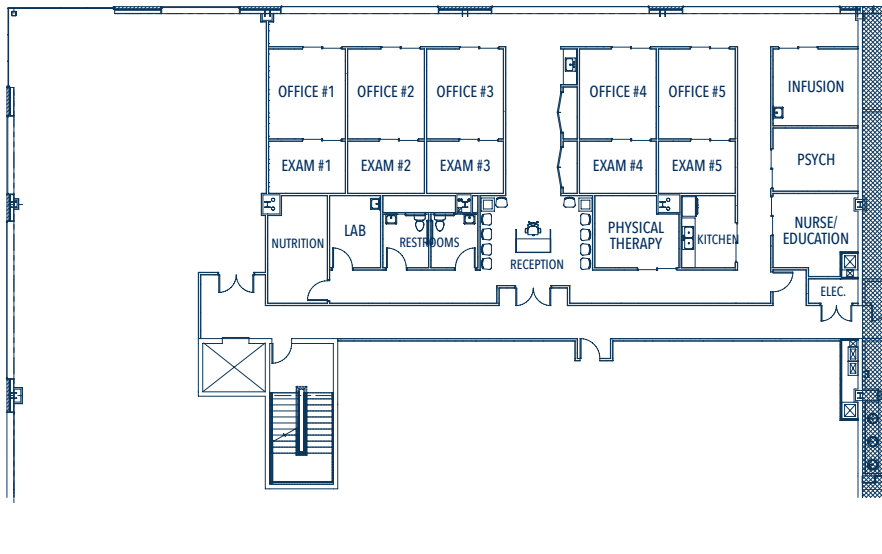
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CONTACT US TODAY

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