Medical Office on VHC Campus

A rare-to-market opportunity to locate or expand your medical practice

FOR LEASE
1715 N. George Mason Dr., #408
Arlington, VA 22205



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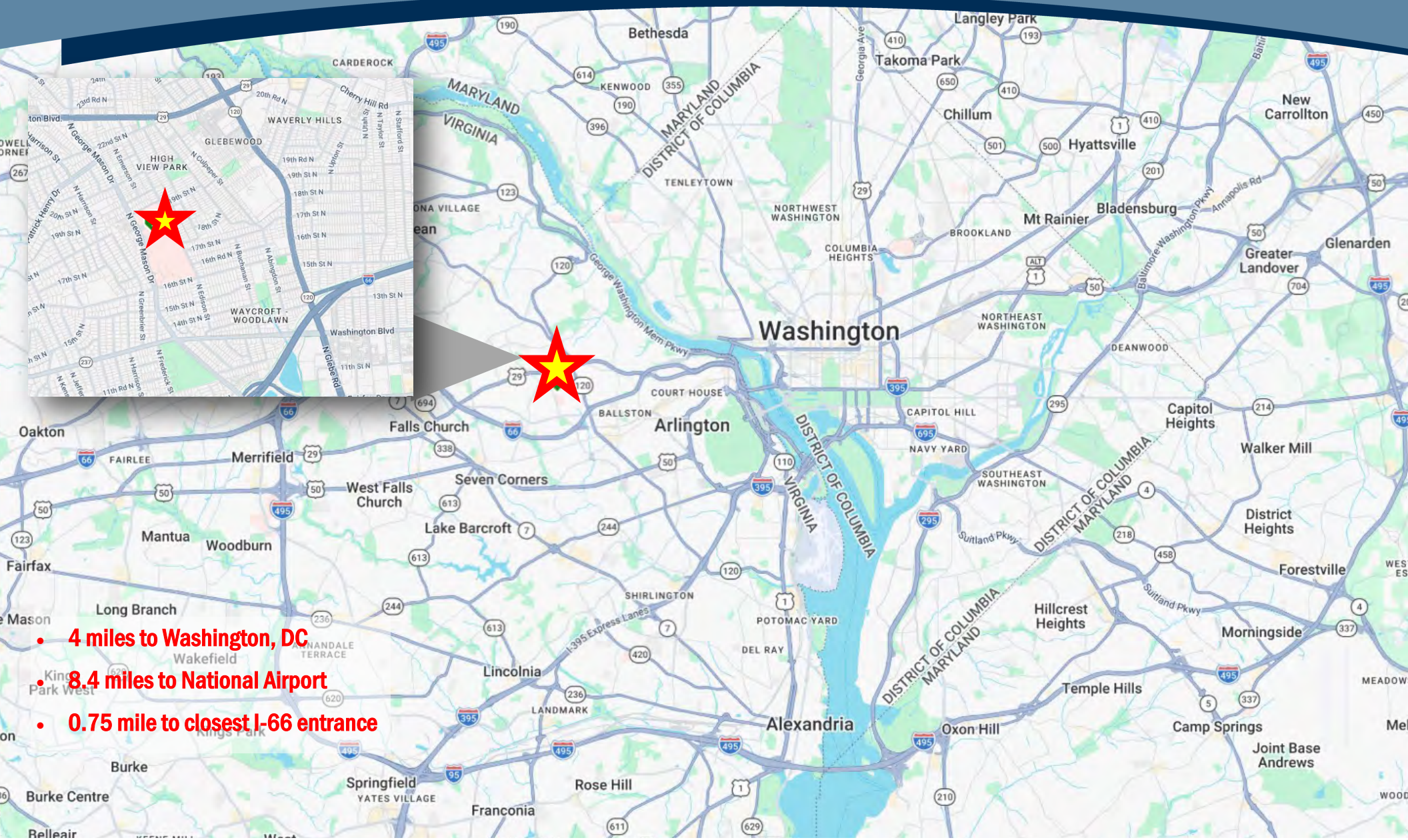
Geoffrey G. Lindsay, President/Principal Broker
2032 Virginia Ave., McLean, VA 22101
Cell: 571-259-4032. Email: geoff@caprealtyadv.com

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Regional and Local Map

Convenient to DC, I-66, Ballston, Alexandria, Falls Church, Tysons Corner and McLean

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- **4 miles to Washington, DC**
- **8.4 miles to National Airport**
- **0.75 mile to closest I-66 entrance**

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An Unbeatable Location

Perfect for your practice—and your patients and staff

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Short Overview of Your New Office!

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Key Property Data

Lease Rate ..... Call Agent
Lease Term .....5-10 Years
Lease Type..... Modified Gross*
Gross Unit Area (tax records)..... 1,428 SF
Floor 4th
Year Built 1983
Ceiling Height .....8'
Parking..... MD's Free. Staff $50/mth.

Office Layout

- 3 exam rooms
- 1 reception hall and staff admission area
- 1 patient waiting room
- 1 back hallway staff room
- 1 Doctor's office
- 1 Doctor or manager's office
- 1 kitchenette
- 1 full bathroom w/shower
- 2 half bathrooms
- 5 closets

** Tenant pays electric, phone, internet and condo fee in addition to base rent.*



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First Time Available for Lease in 20 Years

Available for private tours upon request. Plan now for occupancy in the new year.

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- ❑ Perfect for Medical
- ❑ Other Uses Allowed
- ❑ Strong Demographics: $142K Median Income
- ❑ Move-in Ready
- ❑ Available January 1, 2027

A unique leasing opportunity

Enjoy the benefit of having your medical office directly on the campus of VHC Health (formerly Virginia Hospital Center) at this stellar location, rare to market and only available due to owner retirement after a long and successful career here.

This efficiently designed 1,428 SF unit is move-in ready (depending on your practice's needs) and offers three exam rooms, two doctors offices, three bathrooms (one with shower) a kitchenette and storage and closet space in addition to reception and waiting room.

Here you'll be part of the campus itself, with ready access to all the benefits the #3-ranked hospital in the Washington, D.C. metro area offers. And taking over an existing medical office eliminates expensive build-out costs, while saving you the headache and time.

There are significant advantages—both clinically and from a business perspective—of leasing here. One of the most important is direct access to hospital services. Having your office at a major hospital campus can make it easier to coordinate imaging, labs, surgery, inpatient admissions, emergency care, and other services for your patients.

Large and growing patient base

Arlington County has approximately 244,300 residents in 2026, up from 238,643 in the 2020 Census. The county projects its population could reach about 308,600 by 2050, providing a favorable long-term demographic base for healthcare services. The county is also extremely dense—about 9,396 people per square mile—which can make a practice's potential patient draw area quite large.



New VHC Health Outpatient Pavilion—Adjacent to 1715 .

Higher potential for other services

Approximately 77% of Arlington adults have a bachelor's degree or higher, making it one of the more highly educated communities in the region. For a medical practice, this can translate into a patient population that is potentially receptive to preventive care, digital/telehealth services, chronic disease management, wellness programs, genetic testing and personalized medicine, and membership/concierge models.

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Aerial View

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Floor Plan

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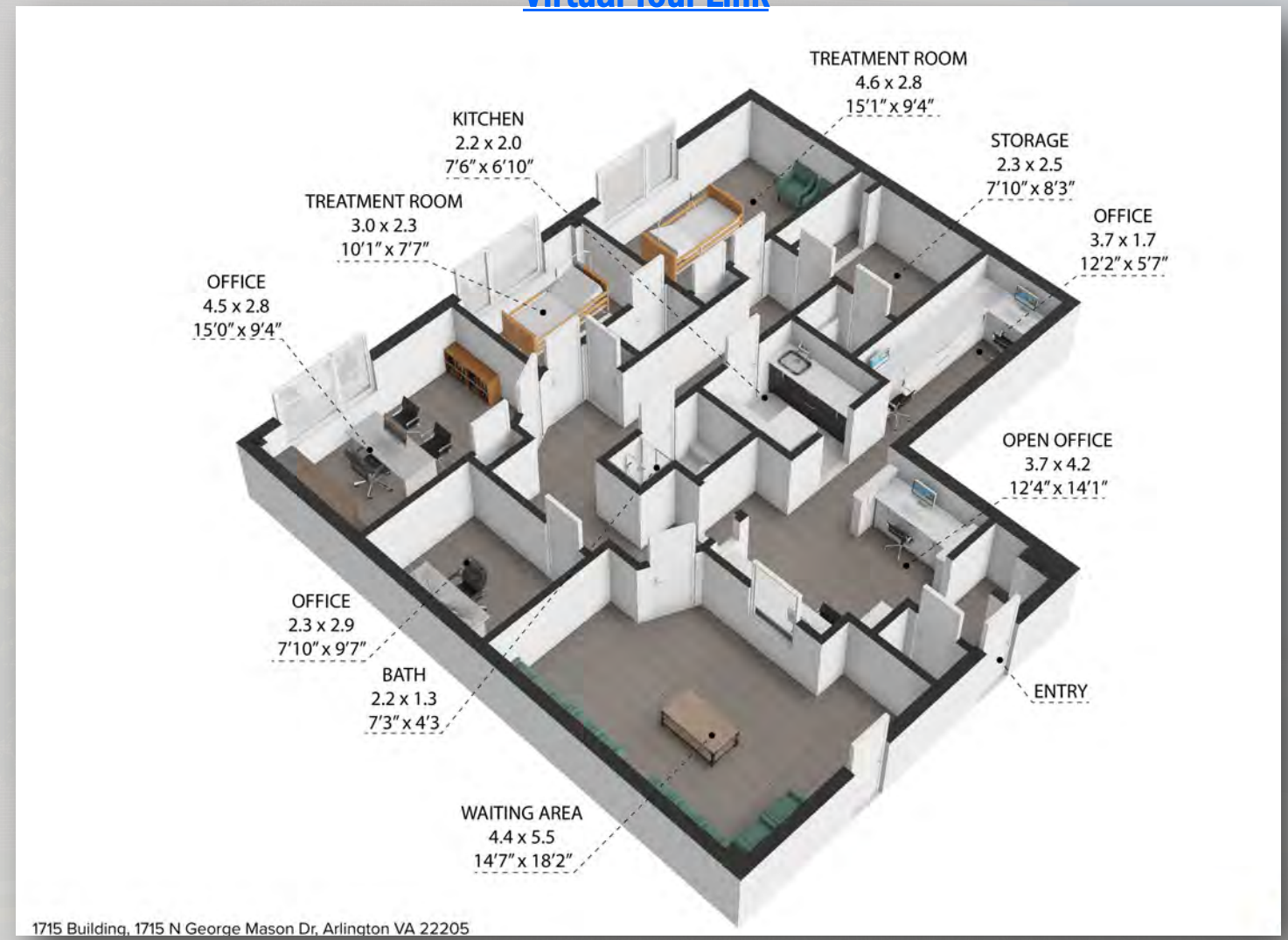
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3D Floor Plan of Suite 408

And take a virtual tour at below link

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[Virtual Tour Link]



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Doll House View

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Reception and Waiting Area

Same room, different perspectives

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Interior Rooms

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Business office


Doctor's office


Exam room 1


Full bath with shower

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Interior Rooms

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Exam room 2


Kitchenette


Storage and file room


Bathroom 2

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Interior Rooms

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Bathroom 3


Corner work stations


Reception desk and office area


Auxiliary desk/work station

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Broker Profile: Capital Realty Advisors

Geoffrey G. Lindsay is the president and principal broker of Capital Realty Advisors, LLC, specialists in commercial and investment properties. He has had listings from under $1 million to $70 million, and is licensed in DC, MD and VA.

Lindsay previously served as an advisor with a national commercial real estate firm, where he was its first salesperson hired in Northern Virginia as the company pursued its expansion strategy. Prior to that, he was in on the ground floor of the creation of the commercial division of a residential brokerage, then the largest privately held real estate company in the U.S.

In addition to his real estate background, Lindsay has over 20 years prior experience as a business owner, including a national publishing operation, East-West Communications, as well as eBusiness World Expo, which was the largest local trade show in the Washington, DC area on business use of the Internet. He also served as president of Lindsay & Co., a business mergers and acquisitions company.

His background as a business owner gives him a special insight into the business side of investment and commercial real estate.



This experience has enabled him to advise corporations and individuals on ways to maximize value as they pursue exit strategies, especially in situations where a business owner is ready to sell both the business and business real estate.

If you're ready to lease, sell or buy investment or commercial real estate, Capital Realty Advisors is ready to help. Whatever the property, our objective is the same: to get you the best possible price in the shortest amount of time.

For your next transaction, contact Capital Realty Advisors. A Capital Idea!

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