



REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE/MEDICAL SUITE FOR SUB-LEASE 13875 HEDGEWOOD DR. SUITE 200 WOODBRIDGE, VA 22193



PROPERTY OVERVIEW

This 2nd floor office suite sits within a first class office building on the corner of Prince William Pkwy. and Minnieville Road. A sub-lease opportunity with Pinnacle Dermatology offering flexible terms and conditions. Suite 200 offers two separate entrances/exits with a partial open floor plan, large workstation with counters, kitchen and multiple private offices. The building and lobby have been updated throughout.

- 2,000 SF
- \$24.00 Full Service
- Ample parking
- Elevator access near suite
- Lobby and common area bathrooms
- Building signage available

AREA HIGHLIGHTS

High visibility at the busy intersection of Prince William Parkway and Minnieville Road in the heart of Woodbridge (49,000 VPD).

Centrally located within Prince William County, there is easy access to I-95, Route 1 and Route 234, all less than 2 miles away.

Near an abundance of national retailers, restaurants, amenities and hotels. Potomac Mills Mall, Costco, IKEA, Target, Walmart and Sentara Hospital are just a mile away.

A future mixed-use development is to be built directly across the street. The "Quartz District" will encompass a variety of residential and 300,000+ SF of commercial space with a mix of retail, office and restaurants on approximately 145+ acres.

FOR MORE INFORMATION

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This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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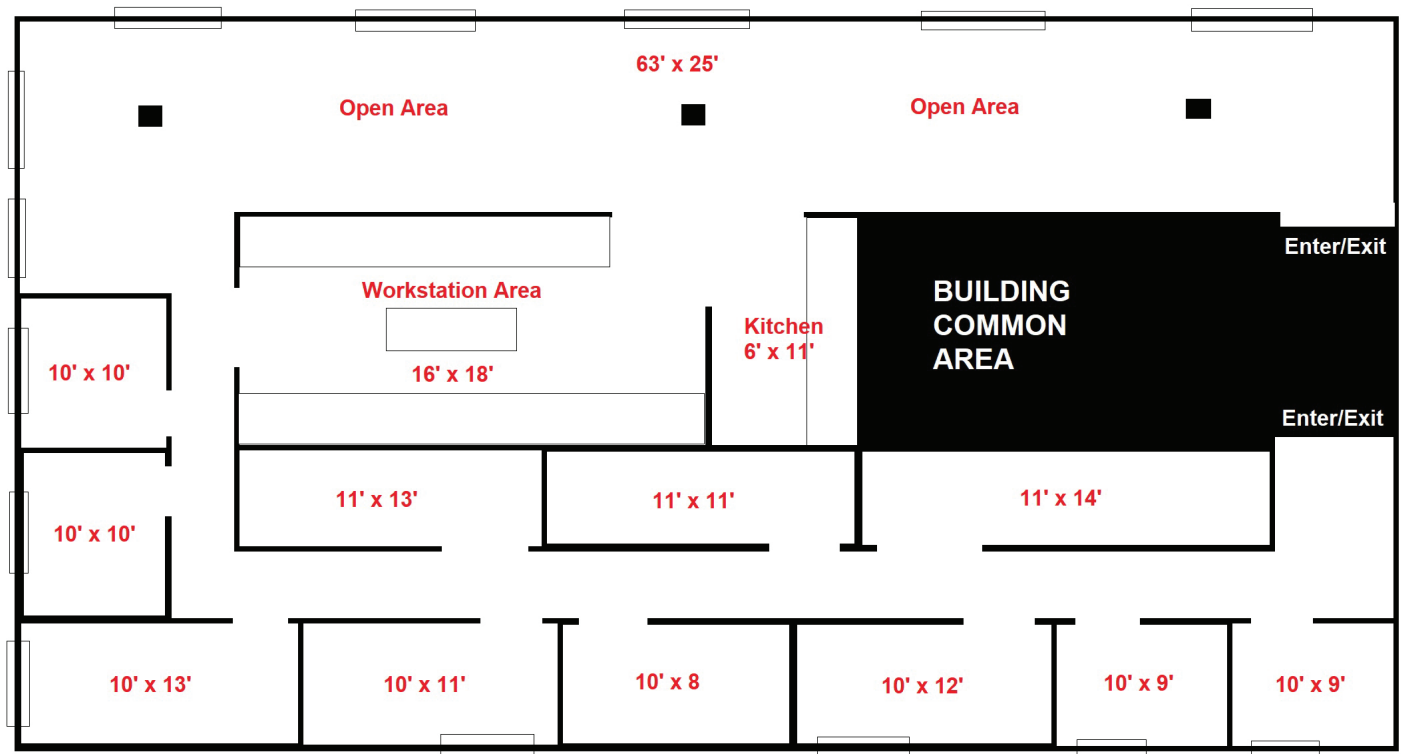
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13875 Hedgewood Drive - Suite 200

2,000 SF*

**Floor plan is for layout reference only and is not to scale. Measurements are approximate.*

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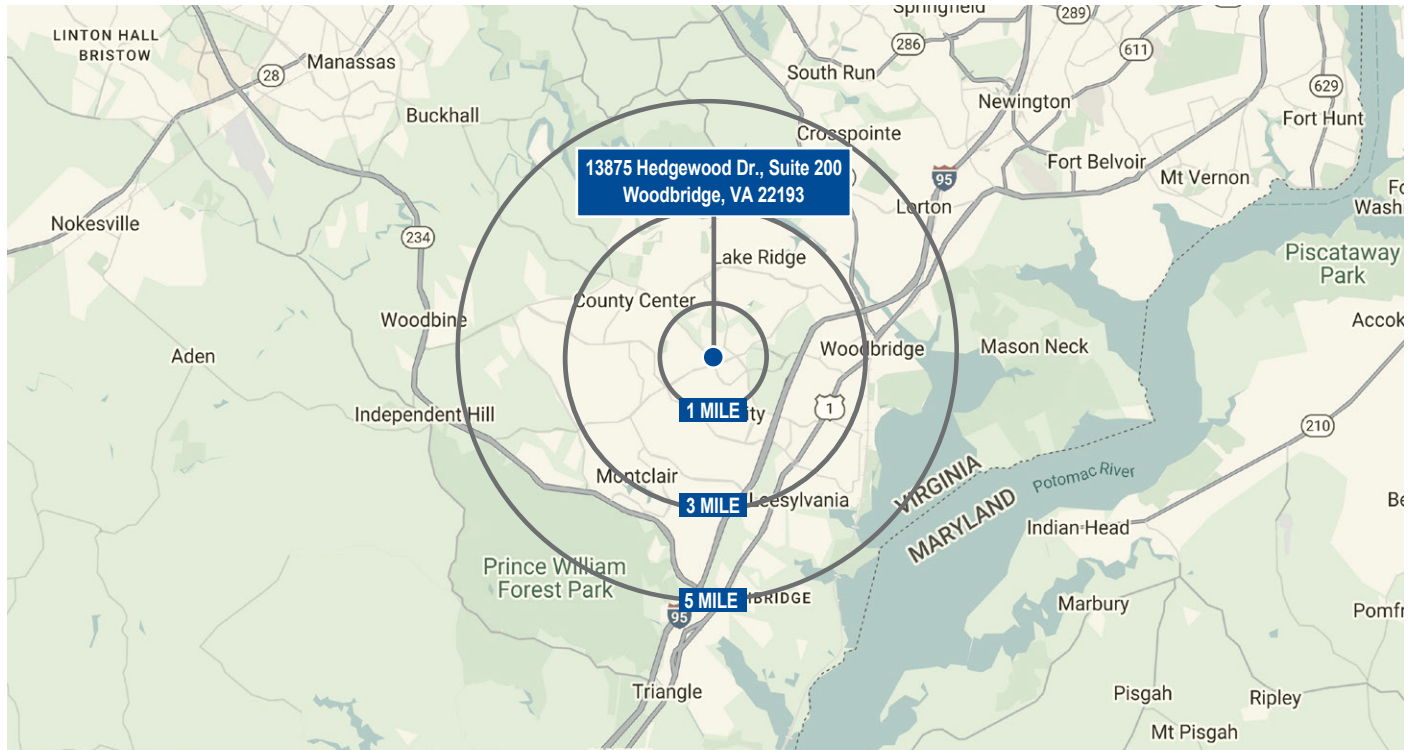
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DEMOGRAPHICS



2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	13,270	126,857	247,619
Households	4,138	39,780	79,813
Avg. HH Income	\$125,705	\$131,154	\$135,694
Median HH Income	\$98,691	\$110,730	\$114,520
Median Home Value	\$376,825	\$385,797	\$418,630

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