

# LEASE

## READY MOVE IN DENTAL OFFICE FOR LEASE

14631 Lee Hwy Centreville, VA 20121

LEASE RATE

\$28.00 SF/yr



CLICK TO VIEW VIDEO



**COLDWELL BANKER  
COMMERCIAL**  
REALTY

**Deniz Senyurt**  
571 271 6604

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### PROPERTY DESCRIPTION

Located at 14631 Lee Hwy Suite 117, Centreville, VA, this ground-level office space is designed for a dental practice, featuring 5 exam rooms, large waiting and reception area, and a kitchen. Offers easy access and parking. Suitable for Dentists seeking a ready-to-use space.

### OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (Full Service)
Number of Units:	1
Available SF:	1,514 SF
Zoning:	550
APN:	0543-03-0007B

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### LOCATION DESCRIPTION

Located at 14631 Lee Hwy Suite 117 in Centreville, VA, this property sits on the bustling Route 29, enjoying high visibility with 26,000 vehicles passing daily. It's just minutes from the strategic intersection of Route 29 and I-66, offering superb access and connectivity. Proximity to Centreville Square Shopping Center places a wealth of amenities at your doorstep, from a variety of restaurants and coffee shops to grocery stores, catering to both client and employee needs. This location combines high traffic exposure with the convenience of nearby commercial hubs, making it a prime spot for businesses seeking visibility and accessibility.

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### PROPERTY HIGHLIGHTS

- Ground-floor accessibility
- Near major highways
- 5 exam rooms
- Built as dental office
- High referral potential

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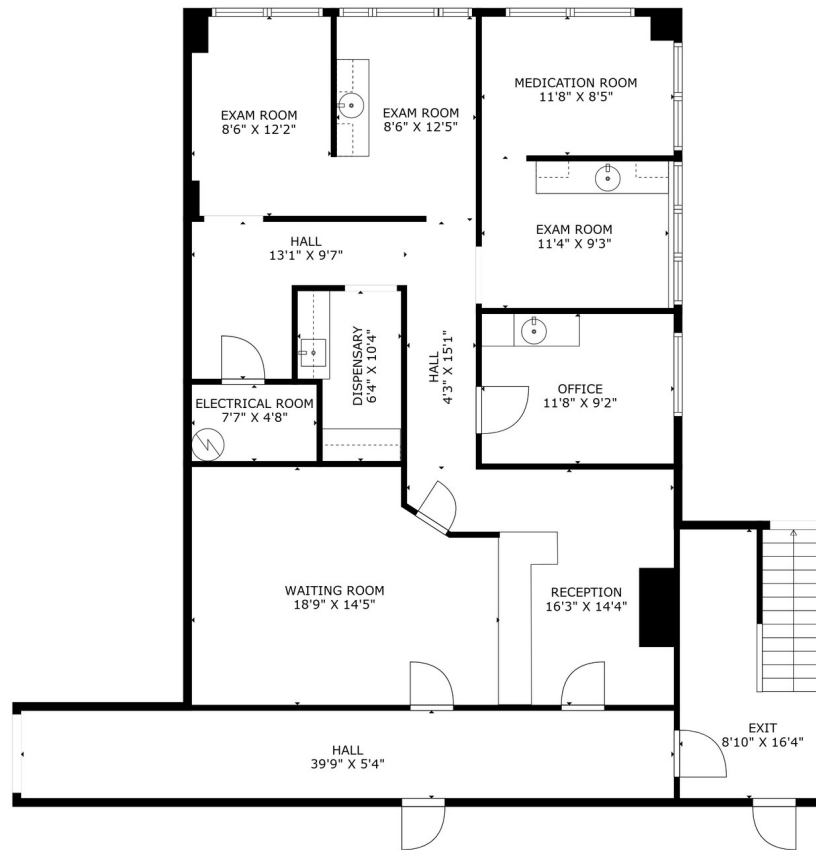
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Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

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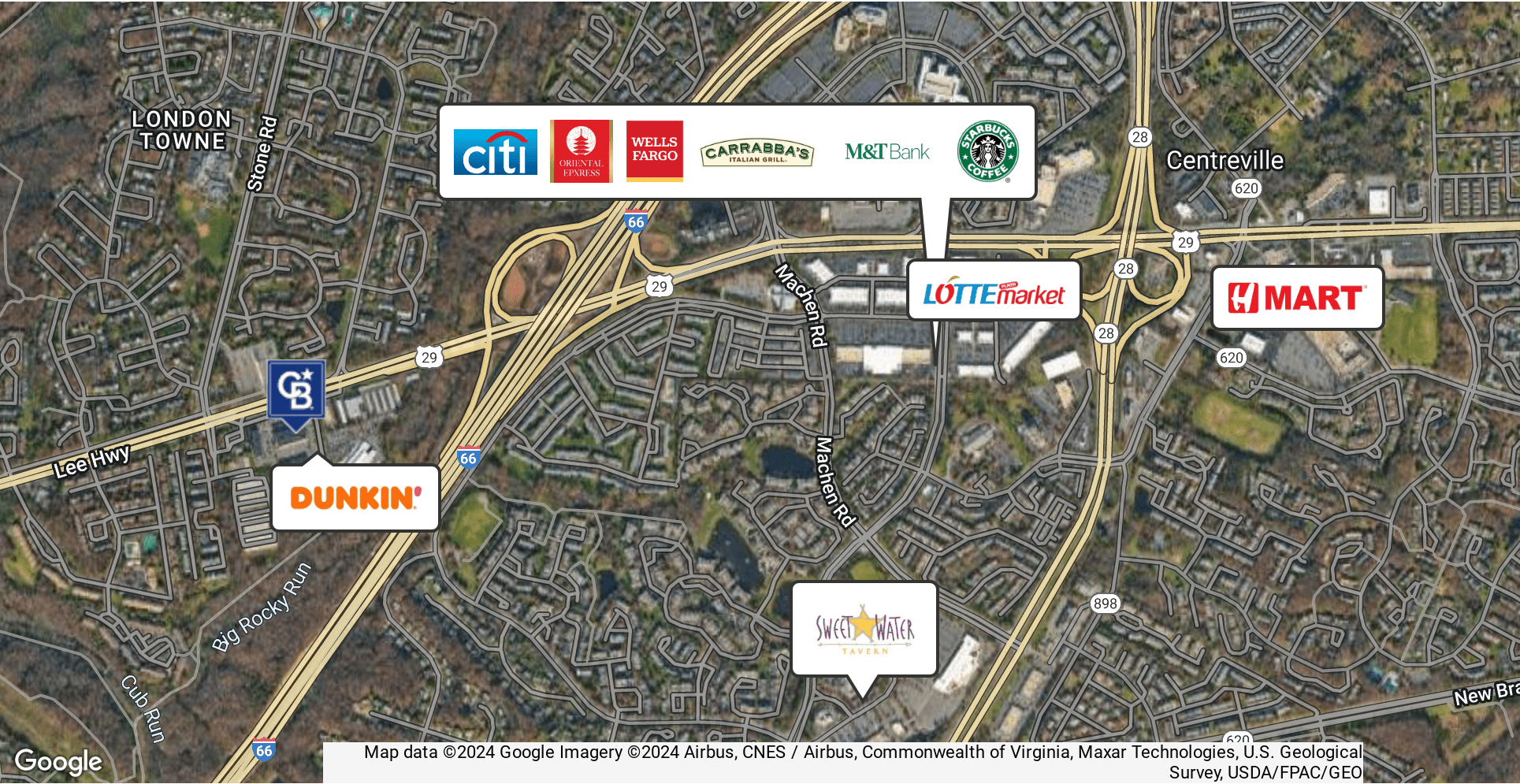
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### LEASE COMPS

ADDRESS	LEASE RATE	DATE EXECUTED
5875 Trinity Pky #160 Centreville VA	\$35/SF FS	May 10, 2023
14631 lee Hwy Centreville #203 VA	\$27/SF NNN	February 2024
14631 Lee Hwy Centreville #116 VA	\$25/SFNNN	January 2024
TABLE TOTALS	TABLE TOTALS	TABLE TOTALS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,986	87,599	206,867
Average Age	33.9	37.4	36.9
Average Age (Male)	30.2	36.2	36.1
Average Age (Female)	37.2	38.2	37.2

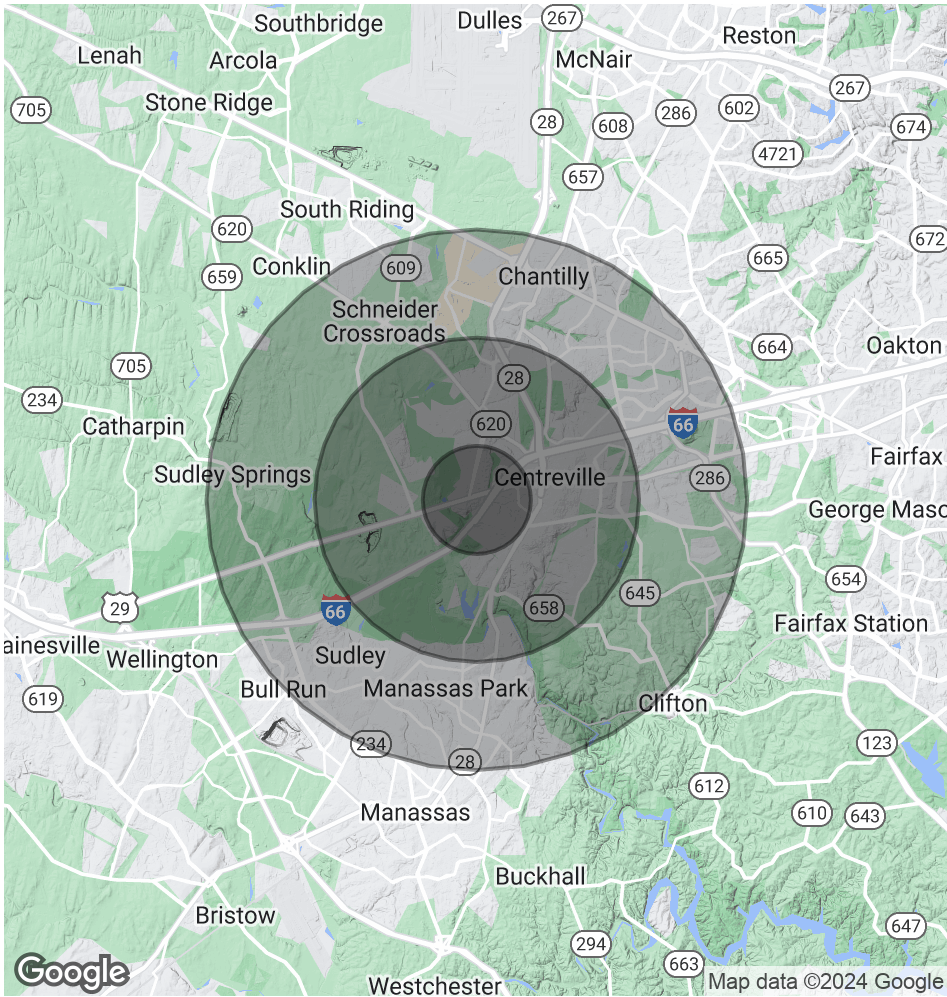
  

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,176	28,686	67,222
# of Persons per HH	2.9	3.1	3.1
Average HH Income	\$109,097	\$141,325	\$133,374
Average House Value	\$358,355	\$448,109	\$427,270

\* Demographic data derived from 2020 ACS - US Census

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**DENIZ SENYURT, CCIM**  
**Commercial Real Estate**  
**Associate Broker**  
[deniz.senyurt@cbcnrt.com](mailto:deniz.senyurt@cbcnrt.com)  
**Direct: 571.271.6604**

## PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being Chair of the Commercial Council of NVAR, Deniz serves as Northern Virginia Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum and NVAR Platinum Top Producer Award Winner.

## EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS) and Certified Commercial Investment Member (CCIM).

## MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association



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