

**8348 Traford Lane**  
**Springfield, VA 22152**  
**Four Story Building For Sale**  
**\$5,500,000**



*Proudly Marketed By:*  
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## **Property Highlights**

The building is comprised of 10 individual condo ownership units all being sold together.

Each floor has about 7,700 square feet of space.

The entire fourth and second floors are vacant as well as part of the third, perfect for owner occupied.

The first floor is partially leased by INOVA and there are over 8 years left on the lease.

The fourth floor is set up as one office space with multiple interior offices and meeting rooms.

The 2nd floor has multiple office space and also two direct parking lot access doors.

Located in the Springfield Professional Park.

Just off of Rolling road in the West Springfield area.

## Why Lease When You Can Own?

This building is perfect for a owner occupant.

We can provide you with a lease vs. buy analysis if you desire and help you obtain financing.

Now is the time to take advantage of the currently low interest rates.

About 60% of the building is unoccupied.

The empty space was previously leased to Fairfax County mental health but is suited to a wide variety of medical and professional uses.

The condo fee is \$7,500/month.

The water bill is about \$600/quarter.

Each unit is individually metered for electric.