

MEDICAL/OFFICE SPACE FOR LEASE

OPPORTUNITY

COUNTRYSIDE CENTER

2 Pidgeon Hill Drive, Sterling, VA 20165

Prime medical office space in mixed-use center

- Suite 210 1,080 SF
- Suite 350 3,186 SF
- Suite 460 1,567 SF
- Suite 570 1,713 SF



HIGHLIGHTS

- Fantastic location right off of Rt. 7, less than a mile
- Fantastic access to retail amenities including hotels, banking, restaurants, entertainment options and Starbucks
- Many options for built out and first generation medical/office suites
- Several building signage opportunities
- Ample free parking
- Turn-key build out
- Major building upgrades and renovations recently completed
- On site property management

RENTAL RATE

- \$24.00-\$27.00 Full Service

TERM

- 3-10 years



LEGAT

COMMERCIAL REAL ESTATE, LLC

JAMES LEGAT

Principal

📞 | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

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✉ | awallace@legatcre.com

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AMENITY MAP



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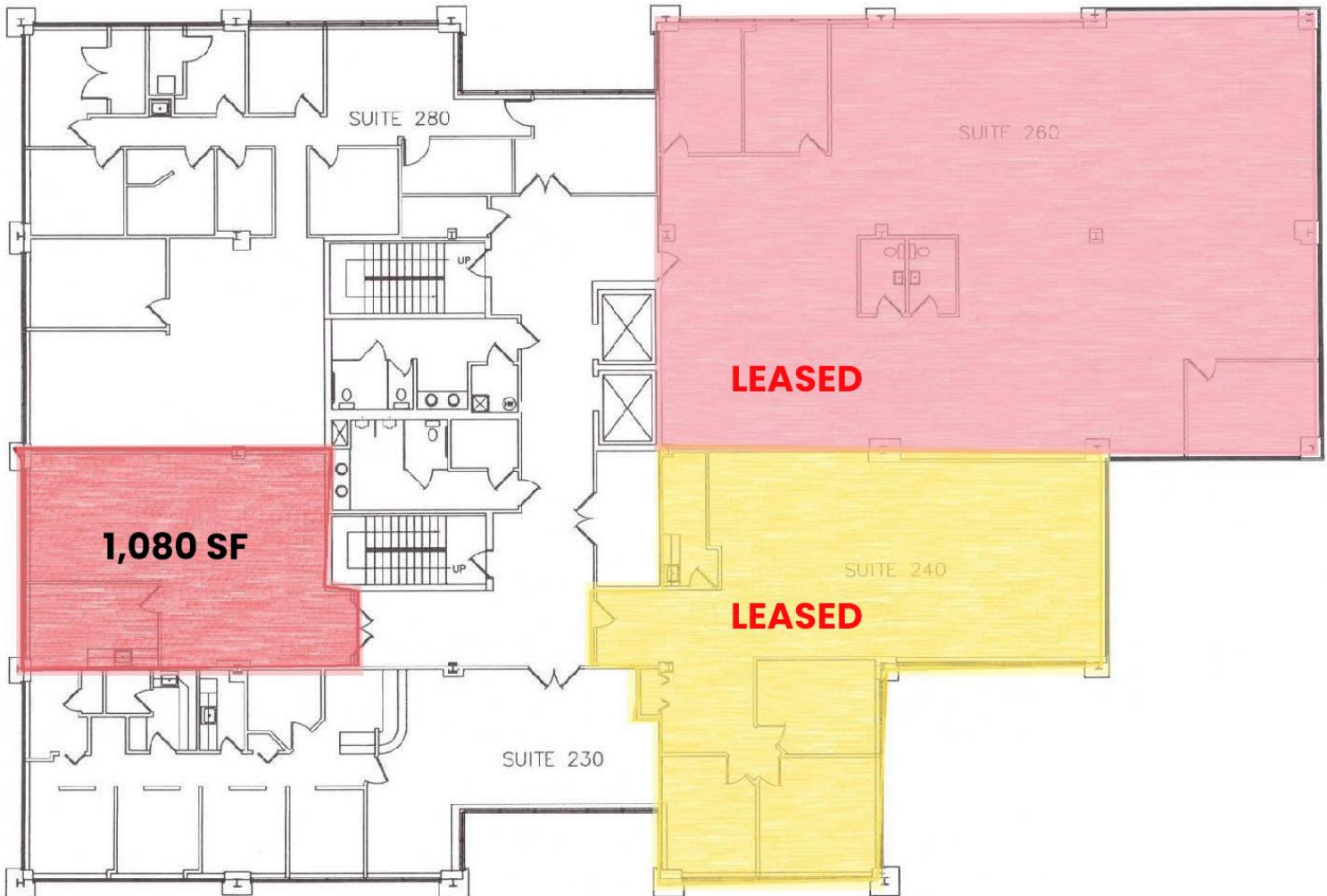
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MEDICAL/OFFICE SPACE FOR LEASE

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Suite 210: 1,080 SF

COUNTRYSIDE CENTER - SECOND FLOOR



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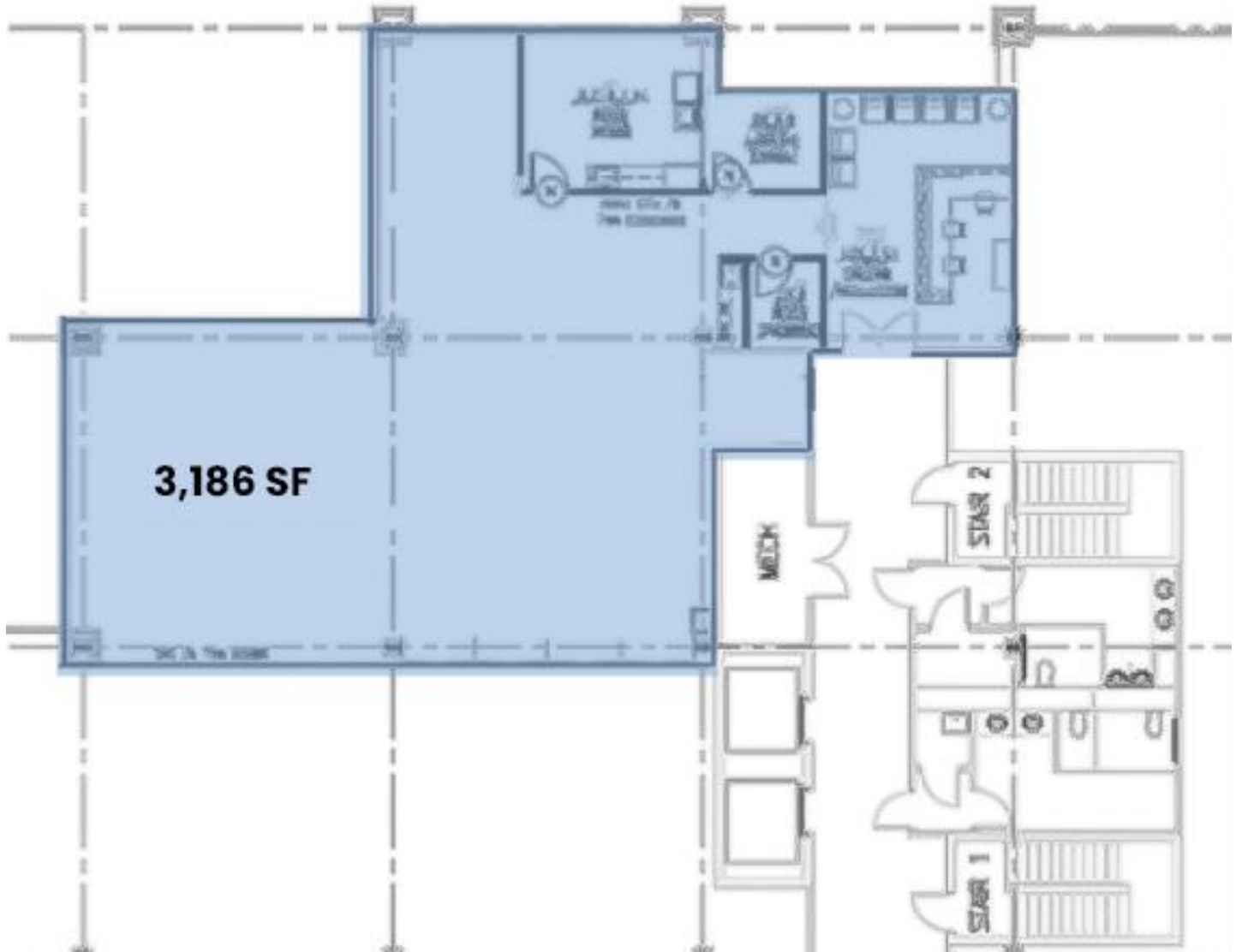
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MEDICAL/OFFICE SPACE FOR LEASE

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Suite 350: 3,186 SF

SUITE 350



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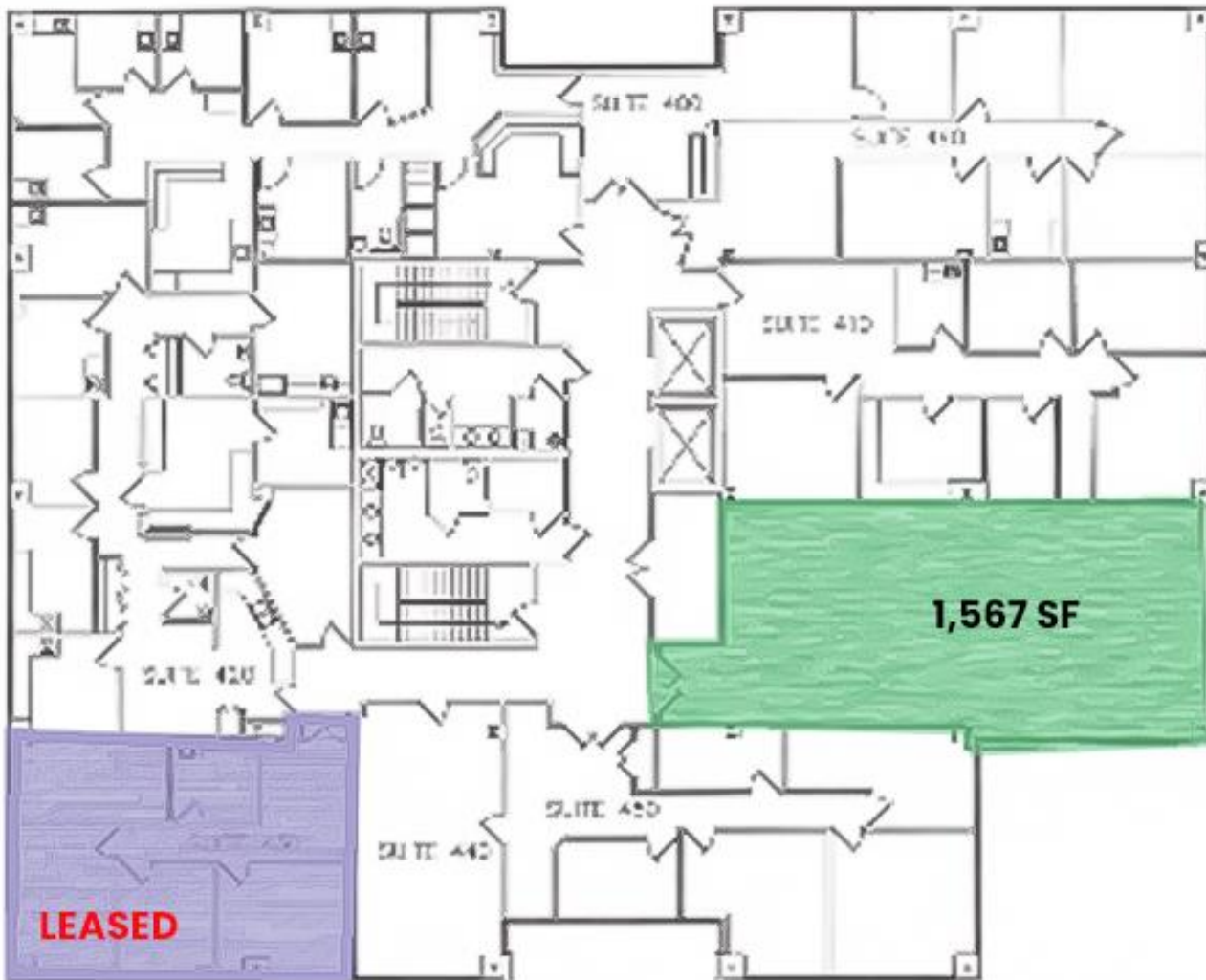
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Suite 460:

1,567 SF

Plumbed for medical use with two sinks and one drain for interior restroom.

COUNTRYSIDE CENTER - FOURTH FLOOR



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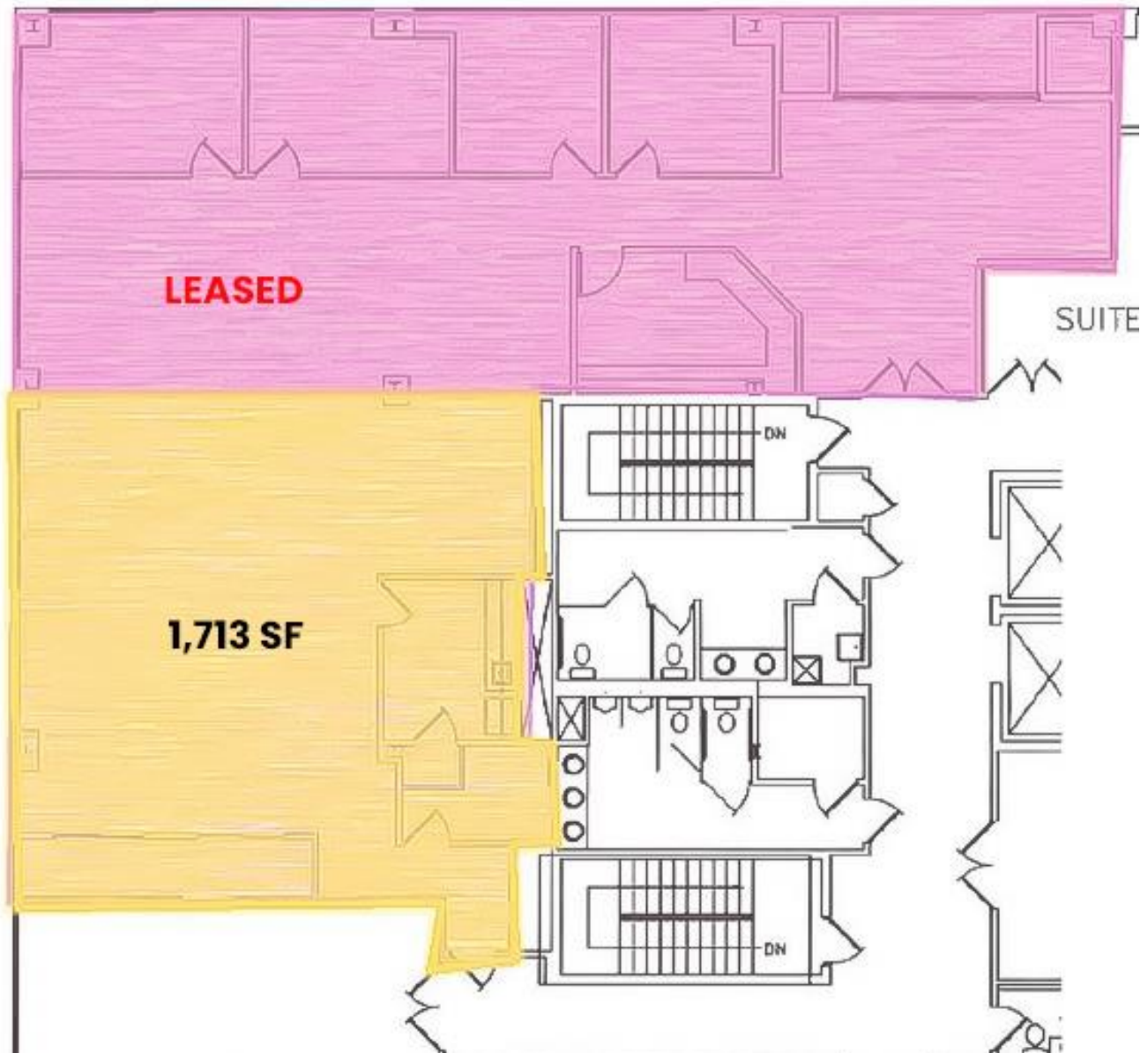
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MEDICAL/OFFICE SPACE FOR LEASE

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Suite 570: 1,713 SF

SUITE 570



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PHOTOS OF RECENT BUILDING UPGRADES



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EXTERIOR PHOTOS



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