



Summary

Suite 320:	3,688 SF
Sale Price:	\$1,290,800 (\$350/SF)
Condo Fee:	\$2.71/SF
Taxes:	\$2.41/SF
Lease Rate:	\$30/SF + Electric & Cleaning

Property Highlights

- Upscale high tech office condo suite built out and ready to lease or purchase
- Ideal for high end office or medical users
- High exposed ceilings and glass throughout
- Top floor end unit with 3 walls of windows
- Elevator building with both medical & office uses
- Efficient building with low 9% core
- Great demographics in Lansdowne area right off Rt 7 next to Inova Loudoun Hospital

Demographics

2 Mile

5 Miles

10 Miles

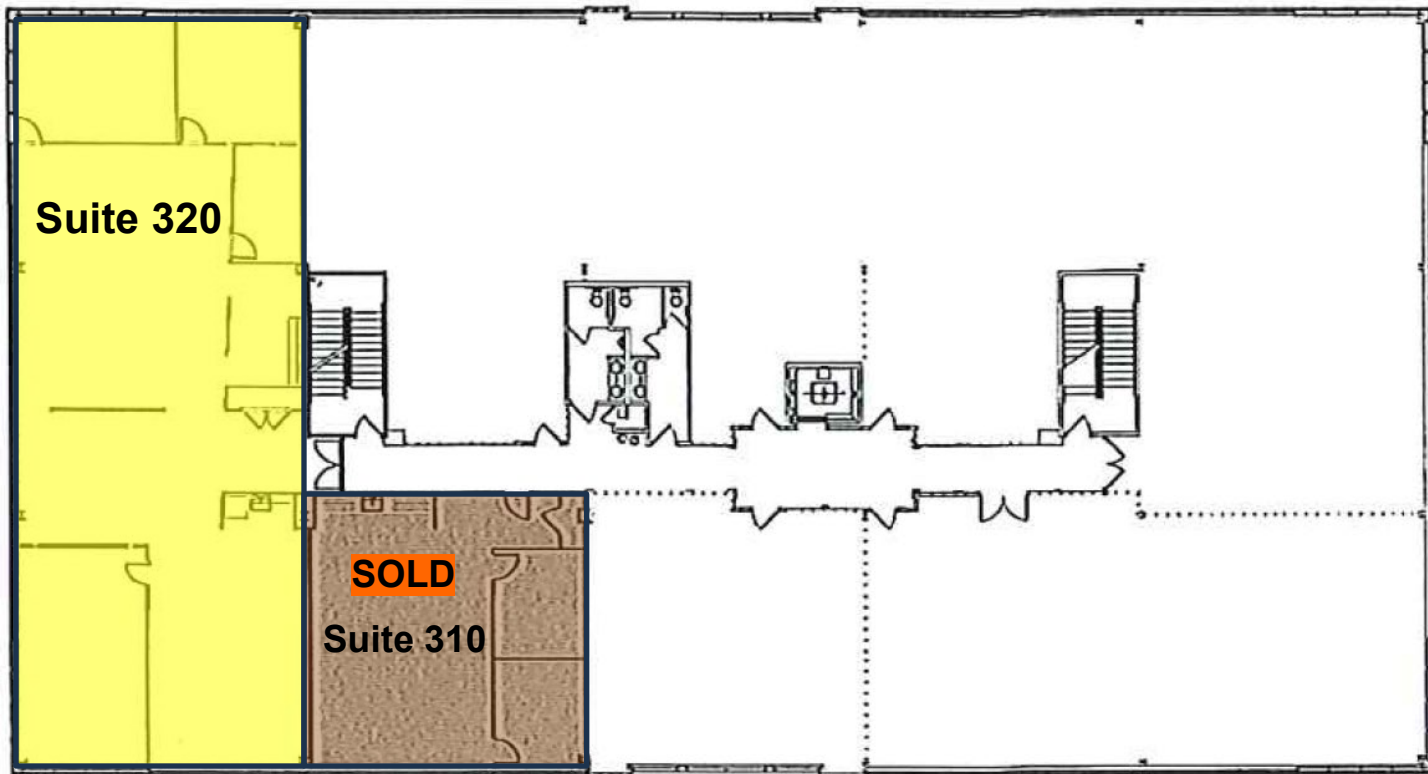
Total Households:	11,693	54,889	107,567
Total Population:	32,528	156,512	390,022
Average HH Income:	\$174,665	\$157,633	\$161,874

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Floor Plan – Third Floor



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Suite Photos



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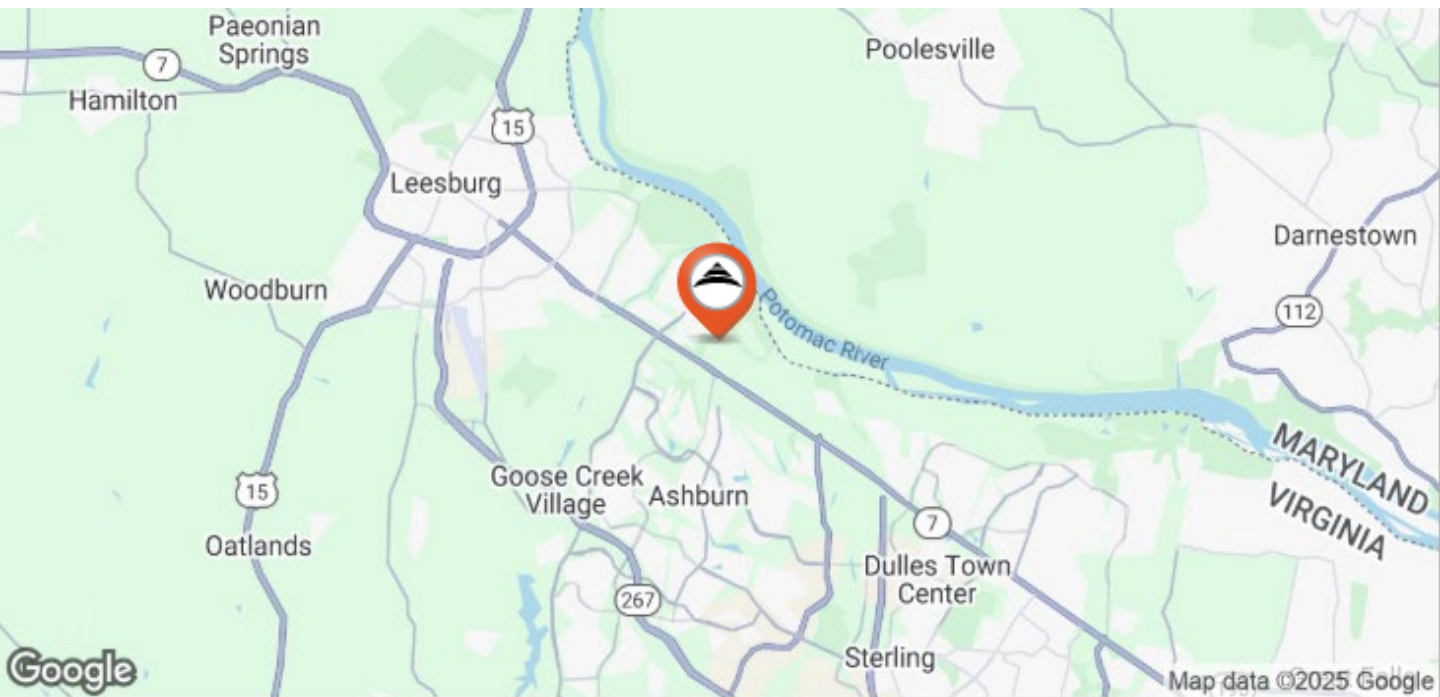
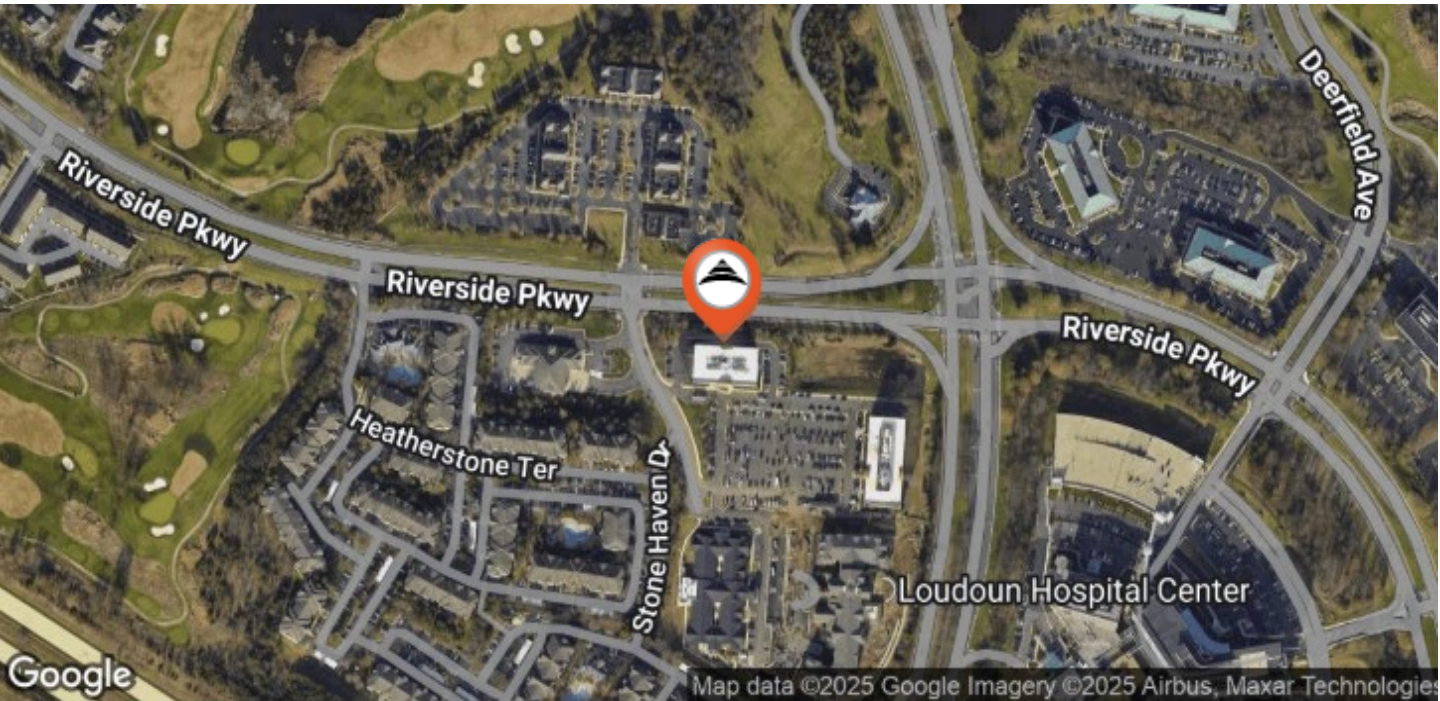


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Maps



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