

MEDICAL OFFICE SPACE FOR LEASE

OPPORTUNITY

*Countryside Center
4 Pidgeon Hill Drive
Sterling, VA 20165
Surgical Center Space*

Second Floor

2000-7383 RSF

Third Floor:

2000-7383. RSF



HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants on Rt. 7 and within Countryside
- Former surgical center with medical infrastructure in place.
- Local professional management
- 24-hour security camera monitoring system with key-card after hour access
- 3.5/1000 Parking Ratio, Generous Parking
- Stellar water views with Rt. 7 signage exposure
- Top Class Turn-key improvements available
- Lit building signage available for larger tenants

RENTAL RATE

- \$22.00 – 27.00 PSF
- Full Service

TERM

- 3-10 years



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

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AUDREY WALLACE
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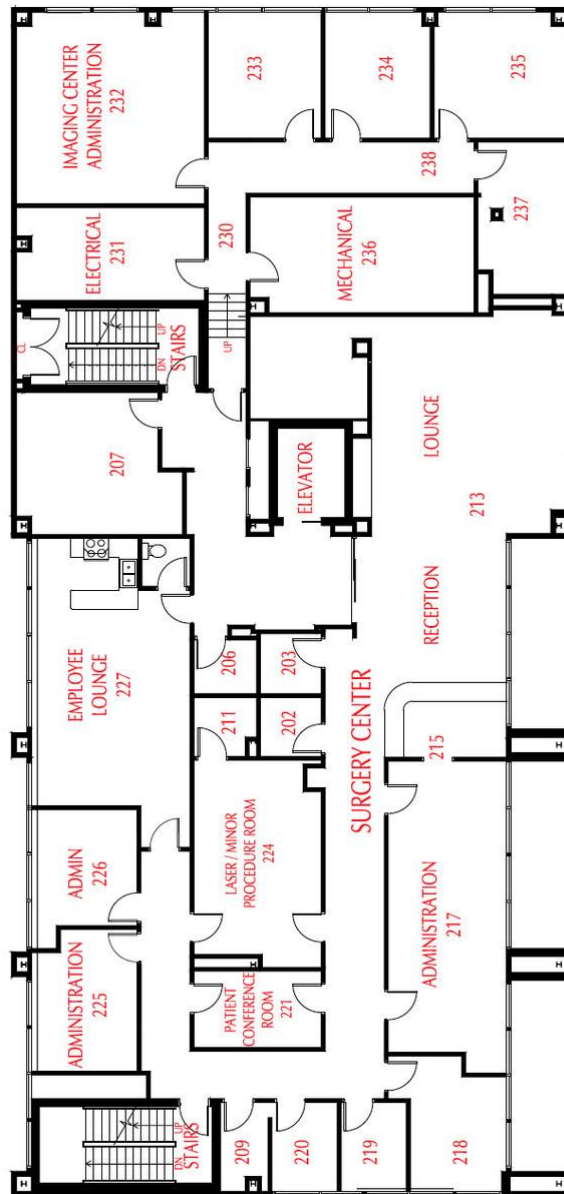
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Former Surgical Center, Potential for full floor availability

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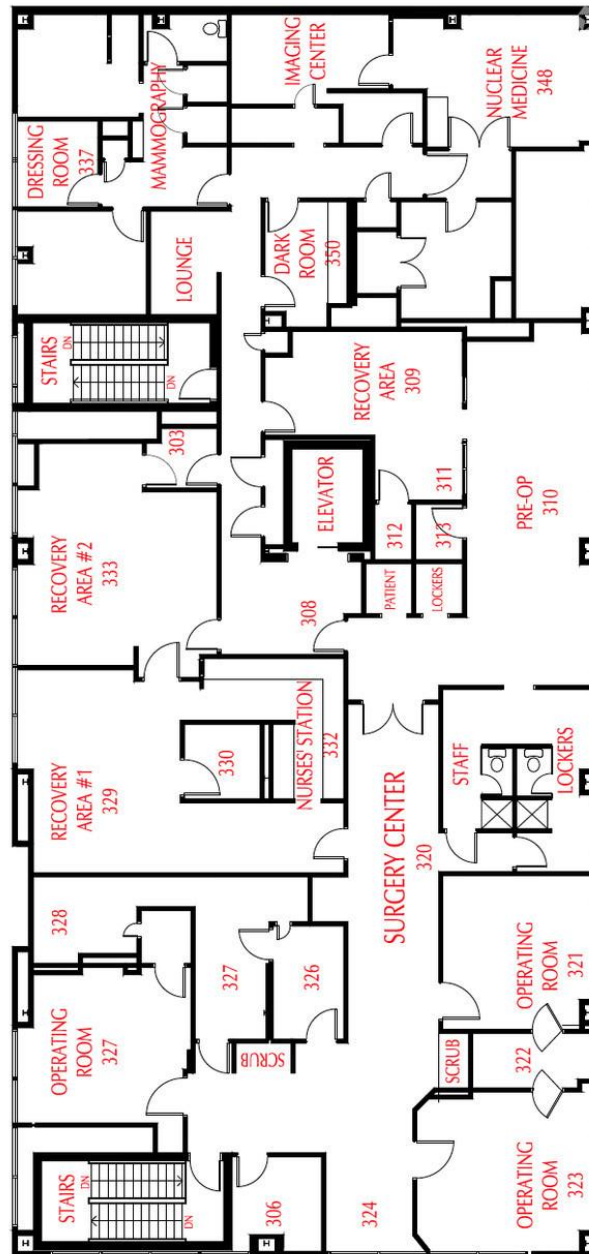
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Amenity Map



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