



Summary

| | |
|-------------|-------------------------------|
| Suite 310: | 1,291 SF |
| Sale Price: | \$451,850 (\$350/SF) |
| 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 |

*Can be sold or leased separate or combined for a total of 4,979 SF

Property Highlights

- Upscale High tech Office Condo Suites Built Out and Ready to Lease or Purchase
- Ideal for High end Office or Medical Users
- High Exposed Ceilings and Glass throughout both suites
- 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

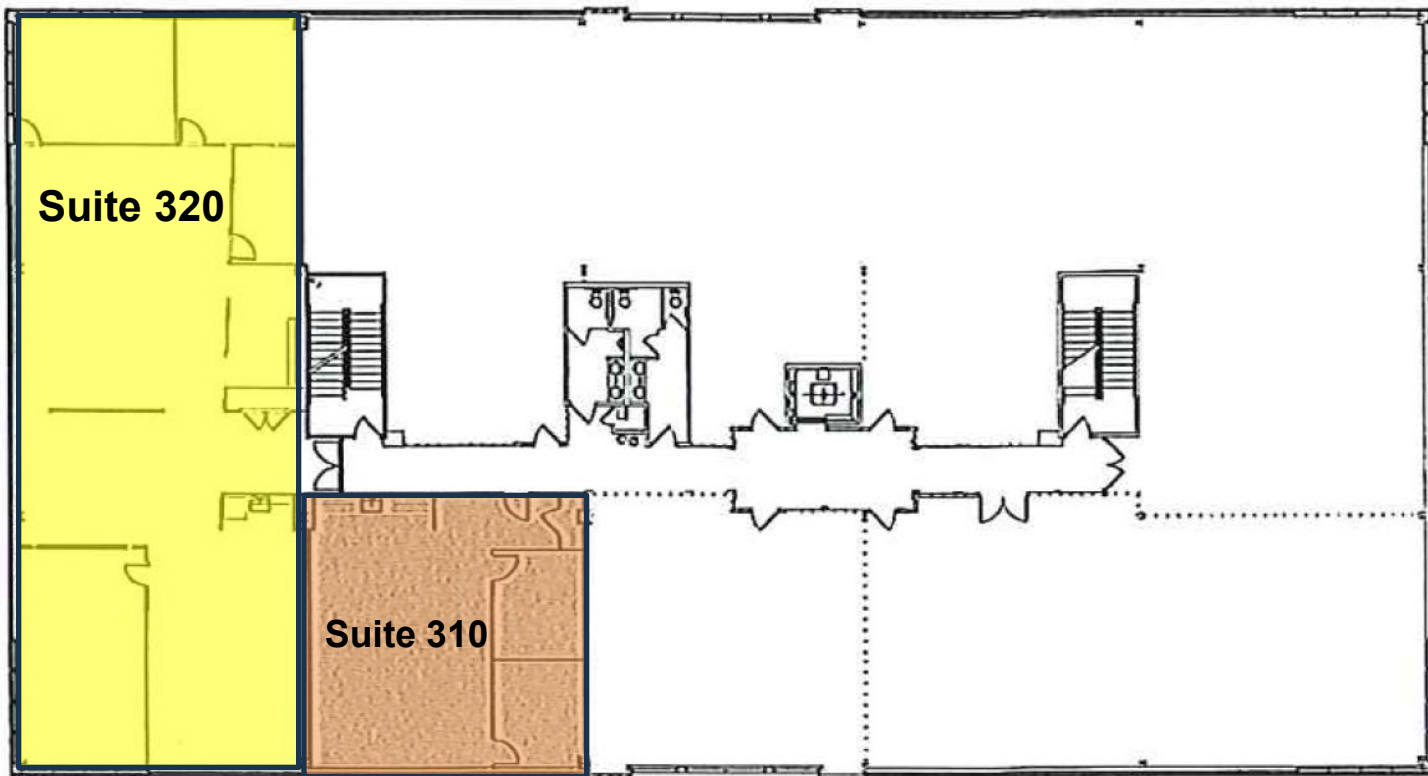
| Demographics | 2 Mile | 5 Miles | 10 Miles |
|--------------------|-----------|-----------|-----------|
| Total Households: | 11,693 | 54,889 | 107,567 |
| Total Population: | 32,528 | 156,512 | 390,022 |
| Average HH Income: | \$174,665 | \$157,633 | \$161,874 |

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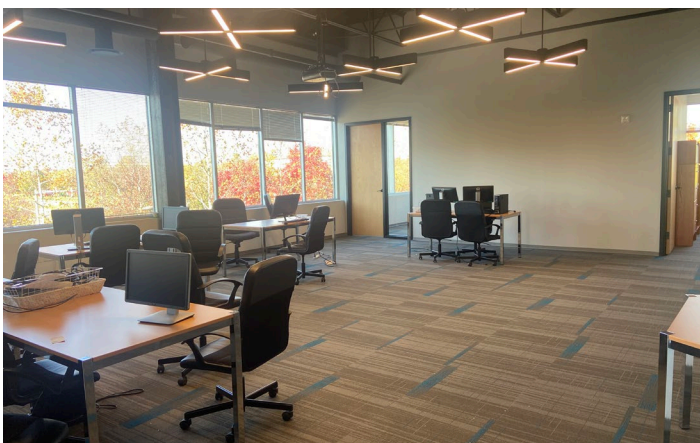
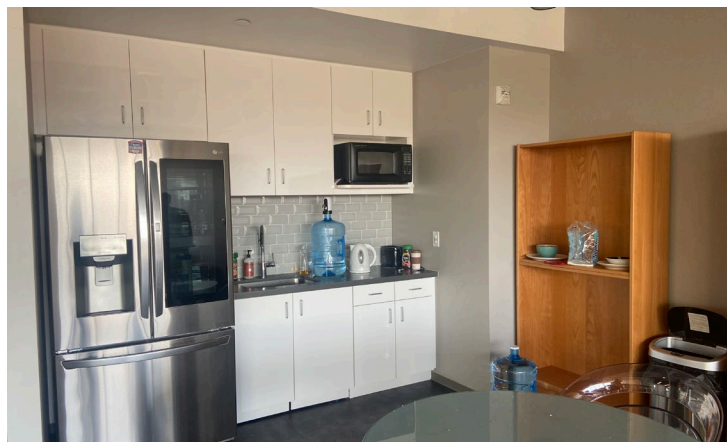
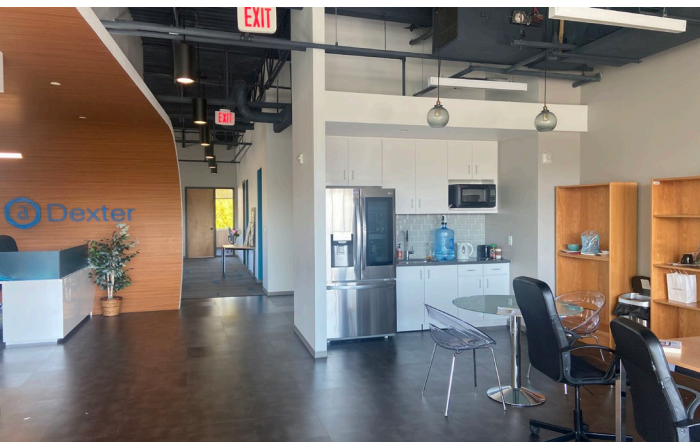
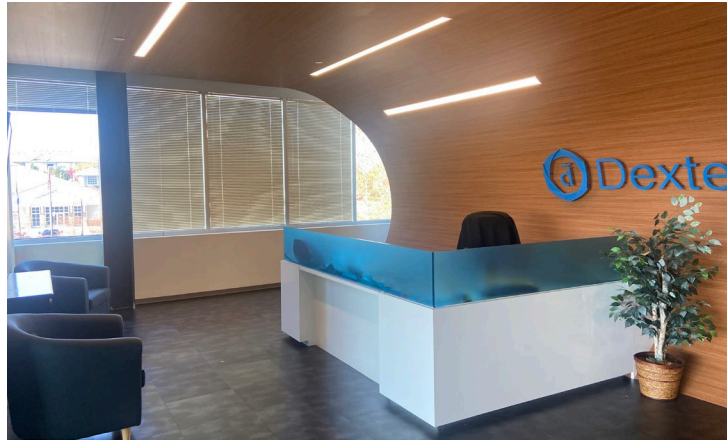
Floor Plan



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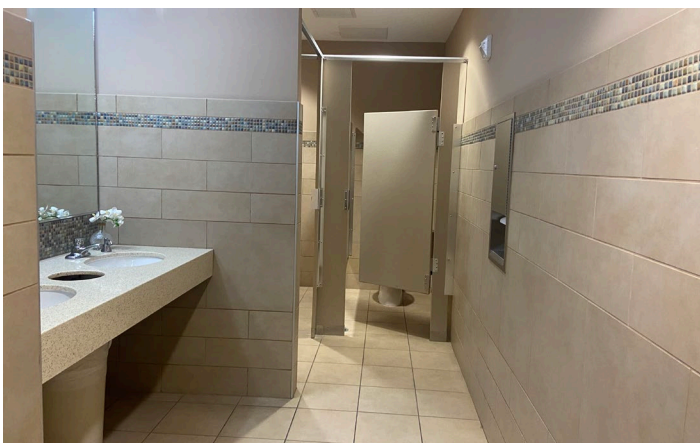
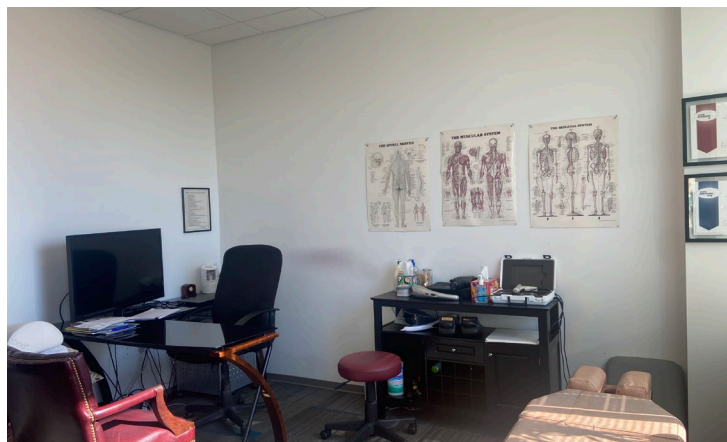
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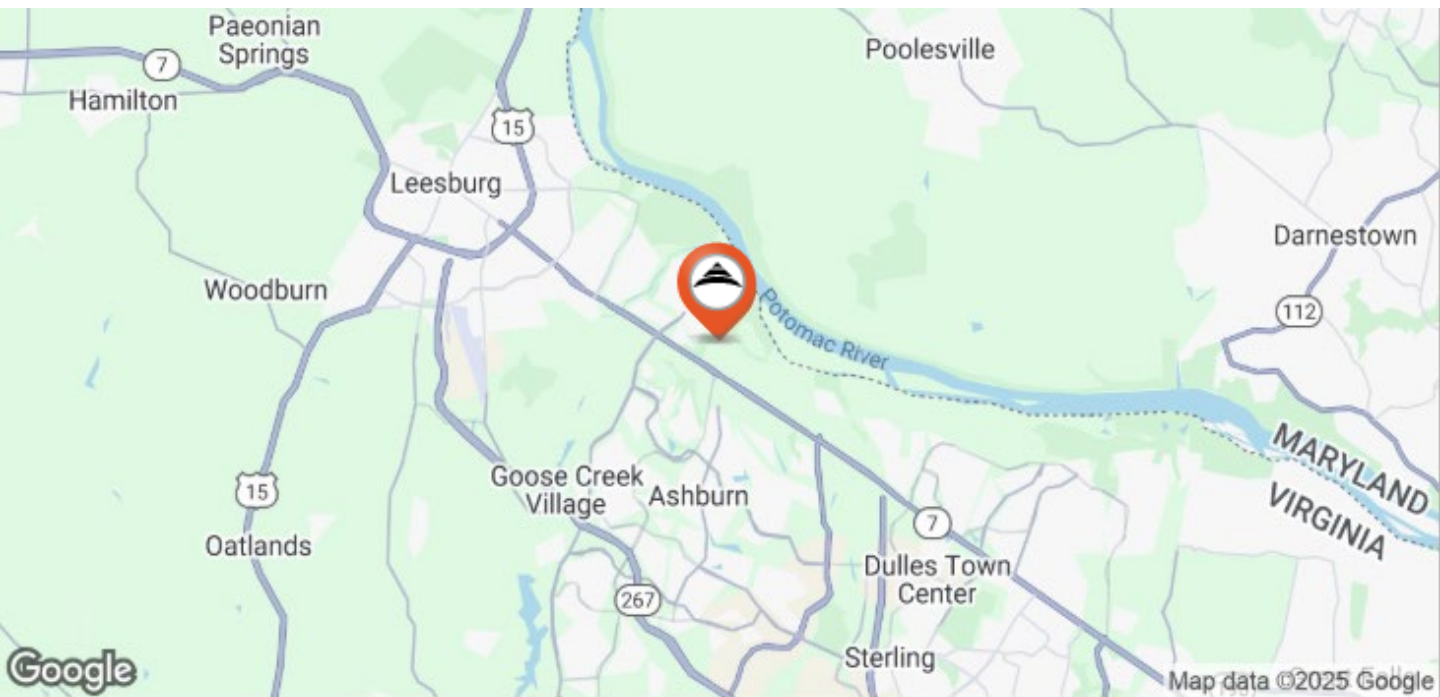
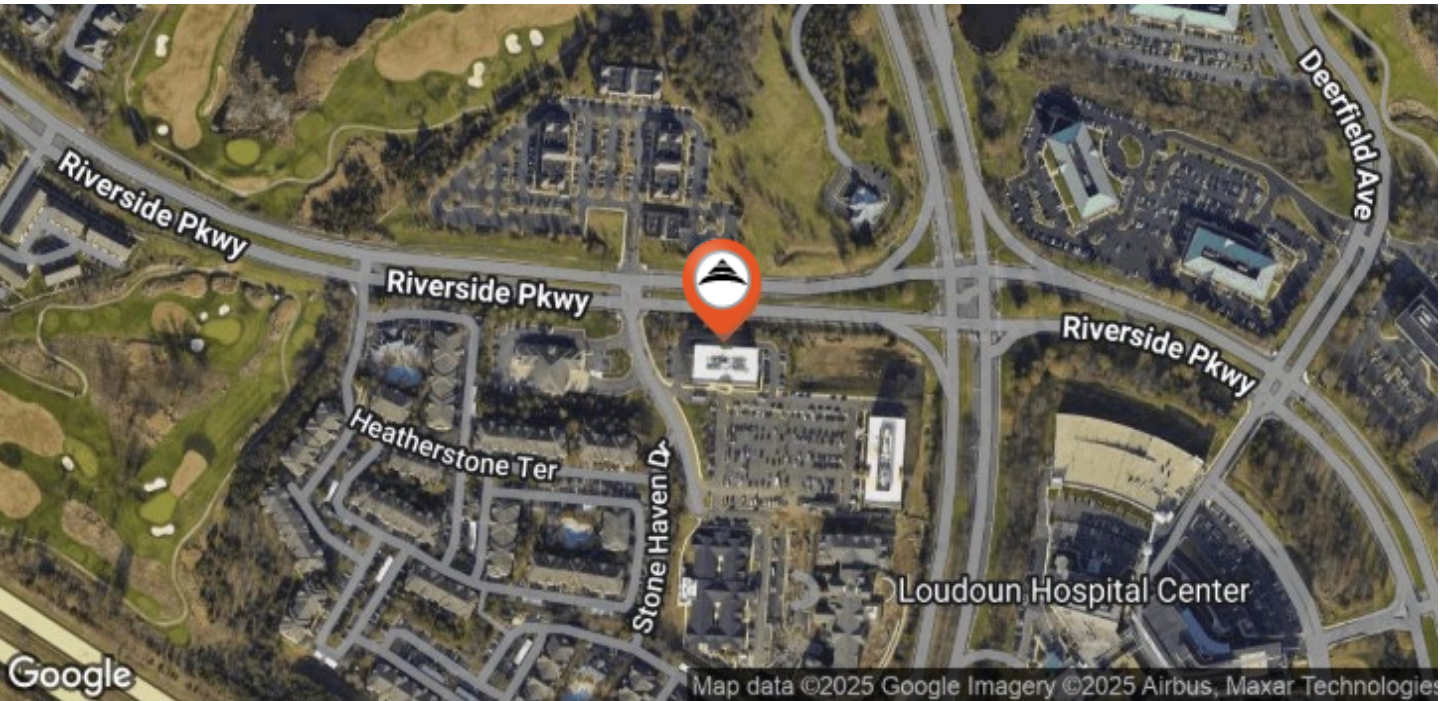


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Maps



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