

FOR LEASE

Village at Leesburg Office Condo

1507 DODONA TER SE STE 105
LEESBURG, VA 20175



CO-LISTED BY:

NANCY WYATT

Vice President Sales and Leasing
703.771.1162
nancy@vaaler.us

SHANT PAMBOUKIAN

Sales & Leasing Associate
703.771.1162
shant@vaaler.us



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (MG)
Building Size:	1,032 SF
Available SF:	1,032 SF
Market:	DC-VA Burbs
Submarket:	Leesburg

PROPERTY OVERVIEW

Unlock the potential of this impressive property, featuring modern architecture, and a prime location in Leesburg, VA. With efficient layout creating a productive environment for businesses. The property boasts ample parking, an inviting lobby, and office suite to accommodate a variety of tenant needs. Tenants will appreciate the convenience of nearby dining options and retail amenities, as well as easy access to major transportation routes. Elevate your business in this dynamic and versatile space designed to inspire collaboration and success. Tenant pays condo fee *\$353/mo) + utilities and cleaning. Landlord pays real estate taxes.

PROPERTY HIGHLIGHTS

- Modern architecture and design
- Rt 7 Signage/Visibility
- Ample on-site parking for tenants and visitors
- Convenient access to nearby dining and retail amenities
- Proximity to major transportation routes
- Landlord will repaint neutral color prior to occupancy
- Partially furnished - 4 workstations included



OFFICE LOCATION

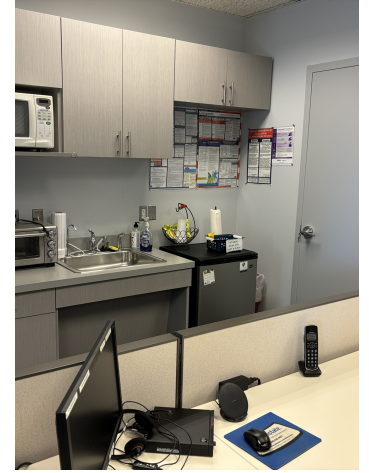
211 Gibson St NW
Suite 103
Leesburg, VA 20176

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162 (C) 703.728.0387

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ADDITIONAL PHOTOS



OFFICE LOCATION

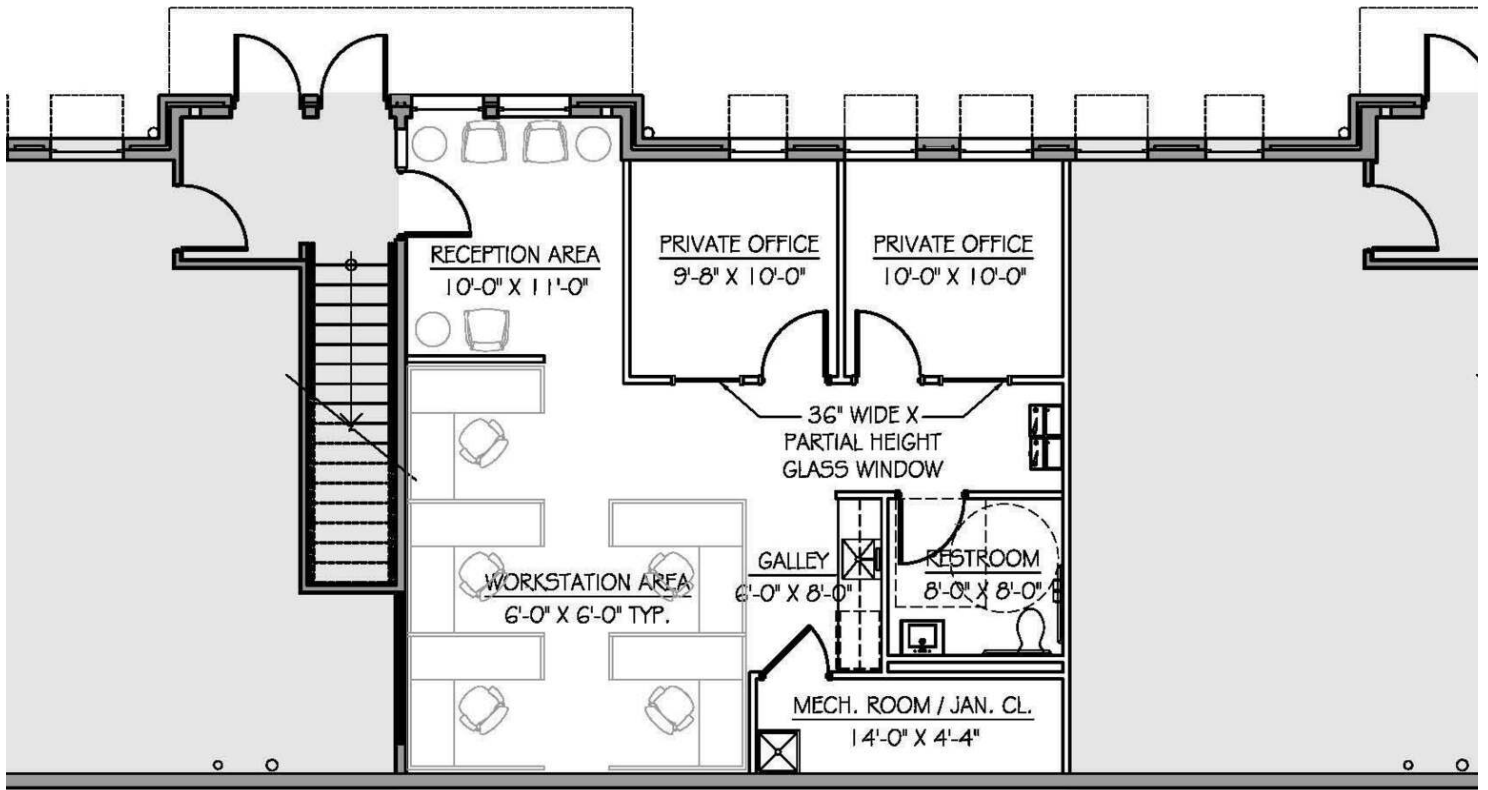
211 Gibson St NW
Suite 103
Leesburg, VA 20176

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162 (C) 703.728.0387

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FLOOR PLAN



	Building: ALLSTATE VILLAGE AT LEESBURG LEESBURG, VIRGINIA	Title: REVISED SPACE PLAN OPTION #1	Date: 02/25/14	Floor: 1	InterSp 8245 Boot Via (7)
	Scale: 1/8" = 1'-0"				



OFFICE LOCATION

211 Gibson St NW
 Suite 103
 Leesburg, VA 20176

NANCY WYATT Vice President Sales and Leasing
 nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

SHANT PAMBOUKIAN Sales & Leasing Associate
 shant@vaaler.us (P) 703.771.1162 (C) 703.728.0387

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

AERIAL MAP



OFFICE LOCATION

211 Gibson St NW
Suite 103
Leesburg, VA 20176

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162 (C) 703.728.0387

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

LOCATION MAP



OFFICE LOCATION

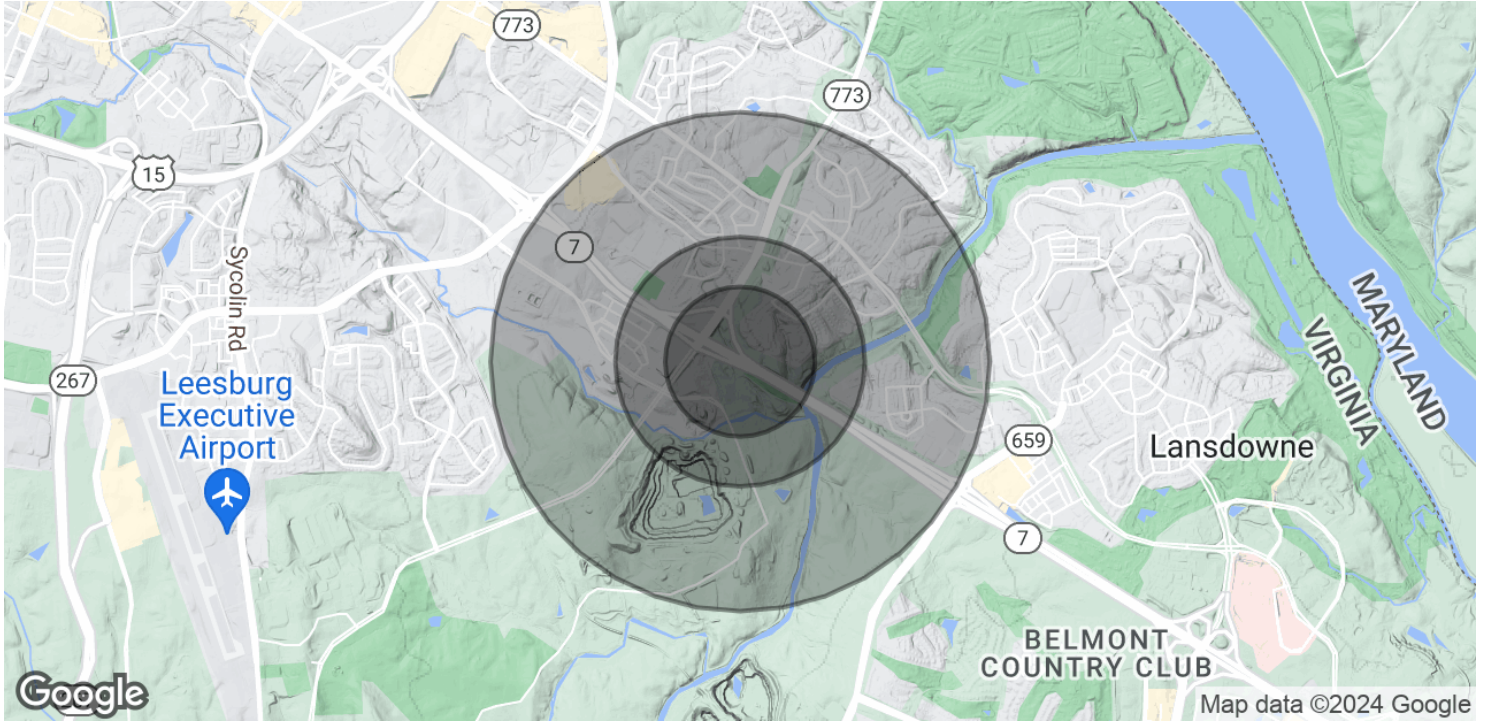
211 Gibson St NW
Suite 103
Leesburg, VA 20176

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162 (C) 703.728.0387

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DEMOGRAPHICS MAP & REPORT



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	394	1,902	7,687
Average Age	37	38	37
Average Age (Male)	37	37	36
Average Age (Female)	37	38	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	698	2,439
# of Persons per HH	3.1	2.7	3.2
Average HH Income	\$293,908	\$247,039	\$235,173
Average House Value	\$754,609	\$786,055	\$791,242

Demographics data derived from AlphaMap



OFFICE LOCATION

211 Gibson St NW
Suite 103
Leesburg, VA 20176

NANCY WYATT Vice President Sales and Leasing
nancy@vaaler.us (P) 703.771.1162 (C) 571.241.8723

SHANT PAMBOUKIAN Sales & Leasing Associate
shant@vaaler.us (P) 703.771.1162 (C) 703.728.0387

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.