



Summary

Suite 310:	2,520 SF
Sale Price:	\$882,000 (\$350/SF)
Suite 320:	2,459 SF
Sale Price:	\$860,650 (\$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

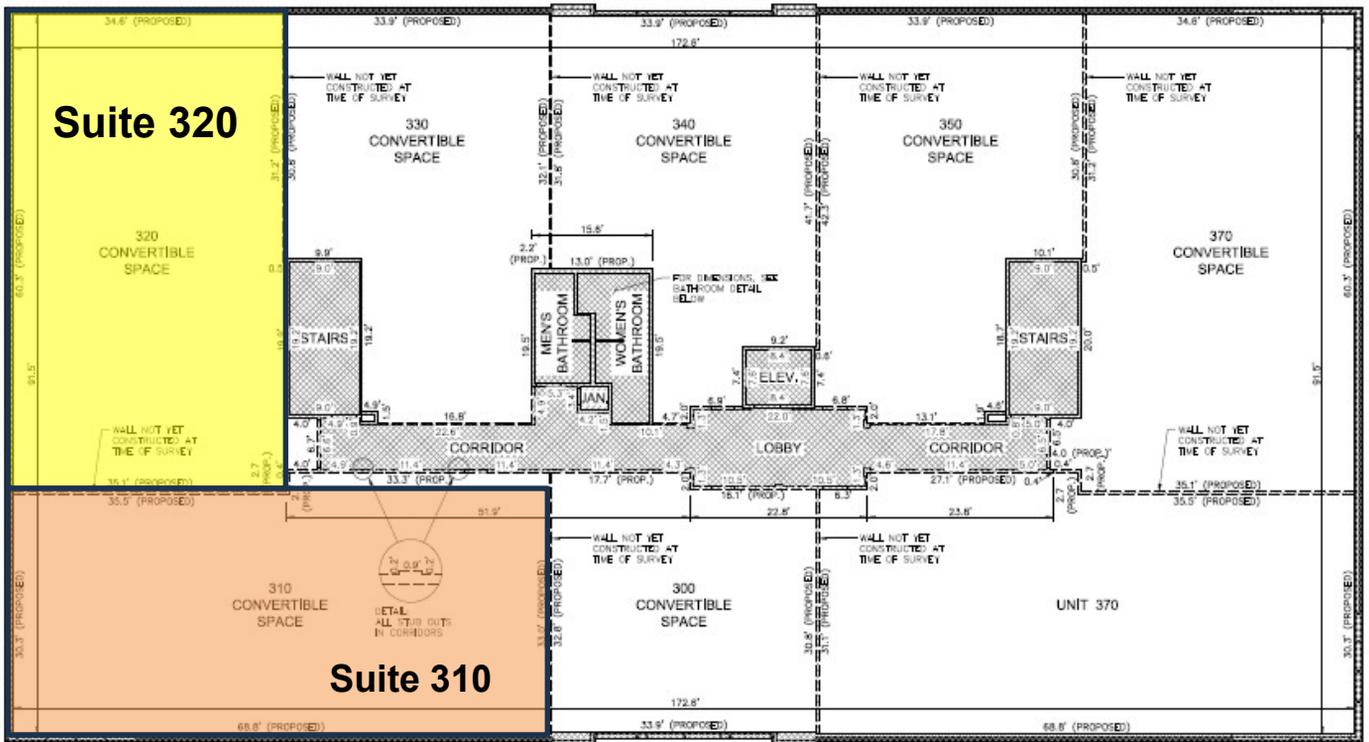
	Demographics	2 Mile	5 Miles	10 Miles
Total Households:		11,693	54,889	107,567
Total Population:		32,528	156,512	390,022
Average HH Income:		\$174,665	\$157,633	\$161,874

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

Ken Traenkle
703.435.4007 x 102
ktraenkle@veritycommercial.com

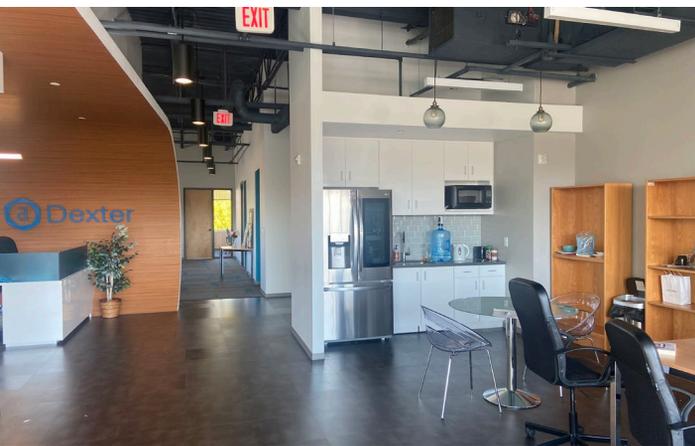
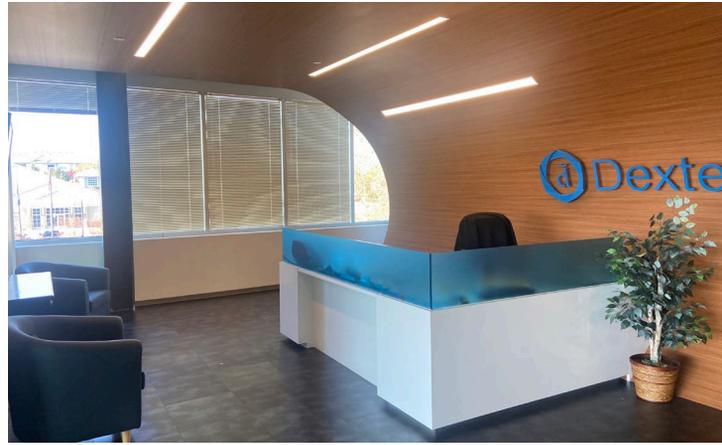
Floor Plan – Third Floor



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

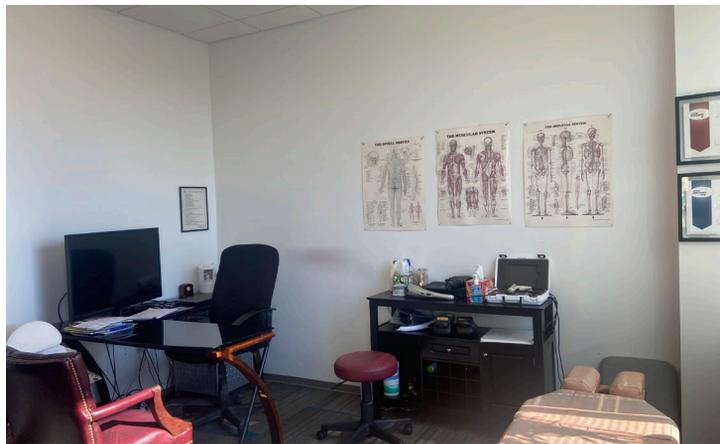
Ken Traenkle
703.435.4007 x 102
ktraenkle@veritycommercial.com



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

Ken Traenkle
703.435.4007 x 102
ktraenkle@veritycommercial.com

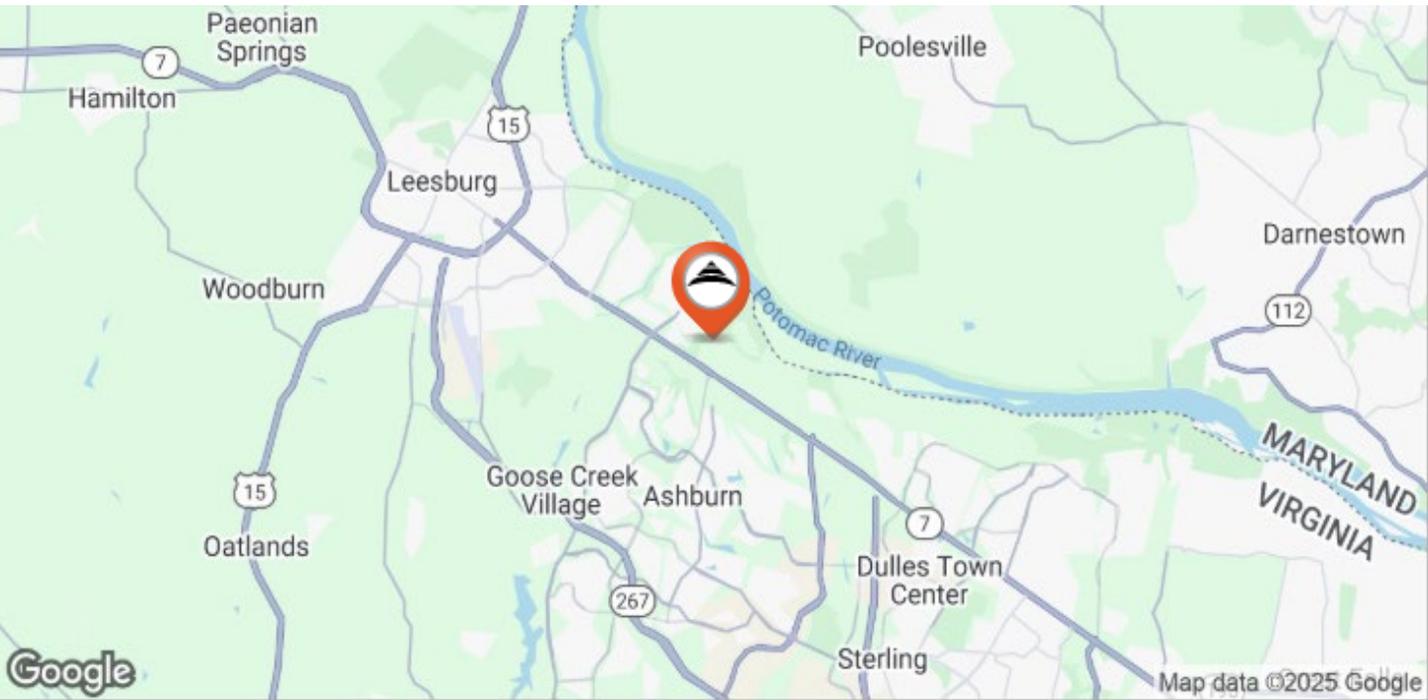


The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Ellie Bechtle
 703.435.4007 x 107
 ebechtle@veritycommercial.com

Ken Traenkle
 703.435.4007 x 102
 ktraenkle@veritycommercial.com

Maps



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

Ken Traenkle
703.435.4007 x 102
ktraenkle@veritycommercial.com