

# SALE

## MODERN COLLABORATIVE OFFICE FOR SALE

21495 Ridgetop Circle #205 Sterling, VA 20166



**SALE PRICE**

**\$420,000**

 **CLICK TO VIEW VIDEO**

**Deniz Senyurt, CCIM**

Commercial Real Estate Associate Broker

(571) 271-6604

deniz.senyurt@cbcrnt.com

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#### PROPERTY DESCRIPTION

21495 Ridgetop Circle, Suite 205 is a tastefully designed second-floor office in a three-story building, accessible by elevator and stairs. Previously occupied by an architectural firm, it features glass-walled offices, an open floor plan, four private offices, a kitchenette, and a collaborative common area. Ideal for architects, CPAs, financial services, personal services, or medical spa.

#### PROPERTY HIGHLIGHTS

- Second-floor office space
- Glass-walled private offices
- Open, collaborative layout
- Kitchenette and common area
- Elevator and stair access
- Easy Route 7 access
- Near Dulles Town Center
- 85,000 employees nearby
- High-income trade area



#### OFFERING SUMMARY

Sale Price:	\$420,000
Building Size:	2,070 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,011	31,427	68,348
Total Population	11,121	92,422	197,084
Average HH Income	\$156,764	\$183,311	\$197,257

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### LOCATION DESCRIPTION

21495 Ridgetop Circle, Suite 205 in Sterling, VA, offers a prime location with easy access to Cascades Parkway and Route 7, minutes from Dulles Town Center, Route 28, Cascades Marketplace, Potomac Run Plaza, and Costco. The area features a population of 191,312 within a 5-mile radius and an average household income of \$161,685, providing a strong customer base. With 85,000 employees nearby, this location ensures excellent connectivity and a thriving business environment, making it an ideal choice for businesses looking to capitalize on Sterling's high-traffic, economically robust setting.

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### EXPENSES SUMMARY

Tax	\$3,321
Condo Fee	\$12,659
<b>OPERATING EXPENSES</b>	<b>\$15,980</b>

The condominium fees pay for all common area expenses to include: Management fees, Tax Prep fees, Common area electric, Water and Sewer, Trash removal, Property insurance, Cleaning of common areas, Elevator contract, Elevator repairs and maintenance, HVAC Contract, HVAC repairs and maintenance, Landscape maintenance, Pest control, Roof repairs/replacement. The HVAC is central. All of the units have their own thermostats and VAV units. Any HVAC Repairs and maintenance for issues inside the unit are at the expense of the unit owner. There are three water heaters for the building which supply hot water for all the units in the building.



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### SALES COMPS

	SALES PRICES	SALES PRICES PER SF	SIZE	YEAR SOLD
21495 Ridgetop Circle #205	\$420,000	\$203/SF	2070 SF	Subject Property
21495 Ridgetop Circle #307	\$335,000	\$222/SF	1506 SF	1/31/2022
21495 Ridgetop Circle #308	\$219,500	\$212/SF	1035 SF	2/03/2021

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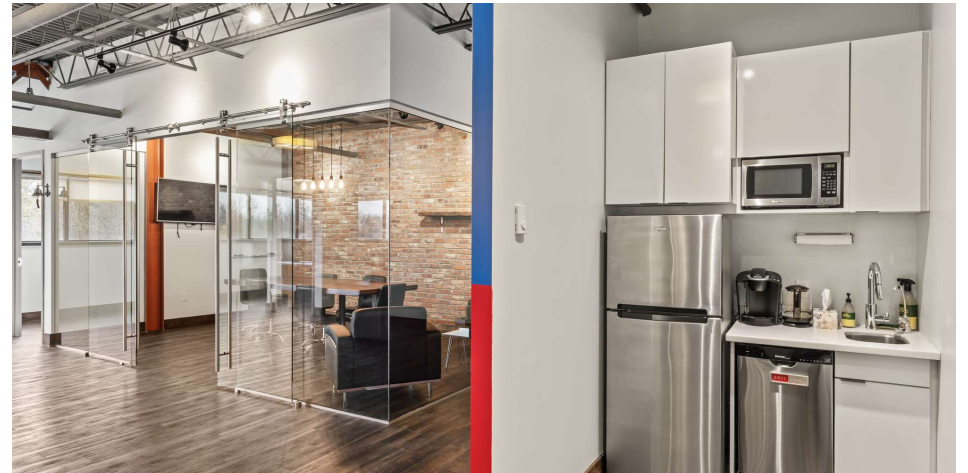


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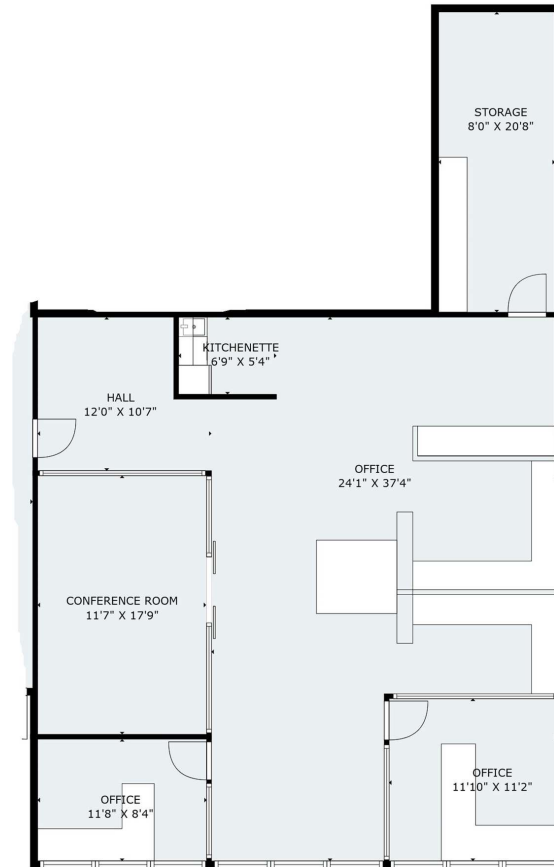
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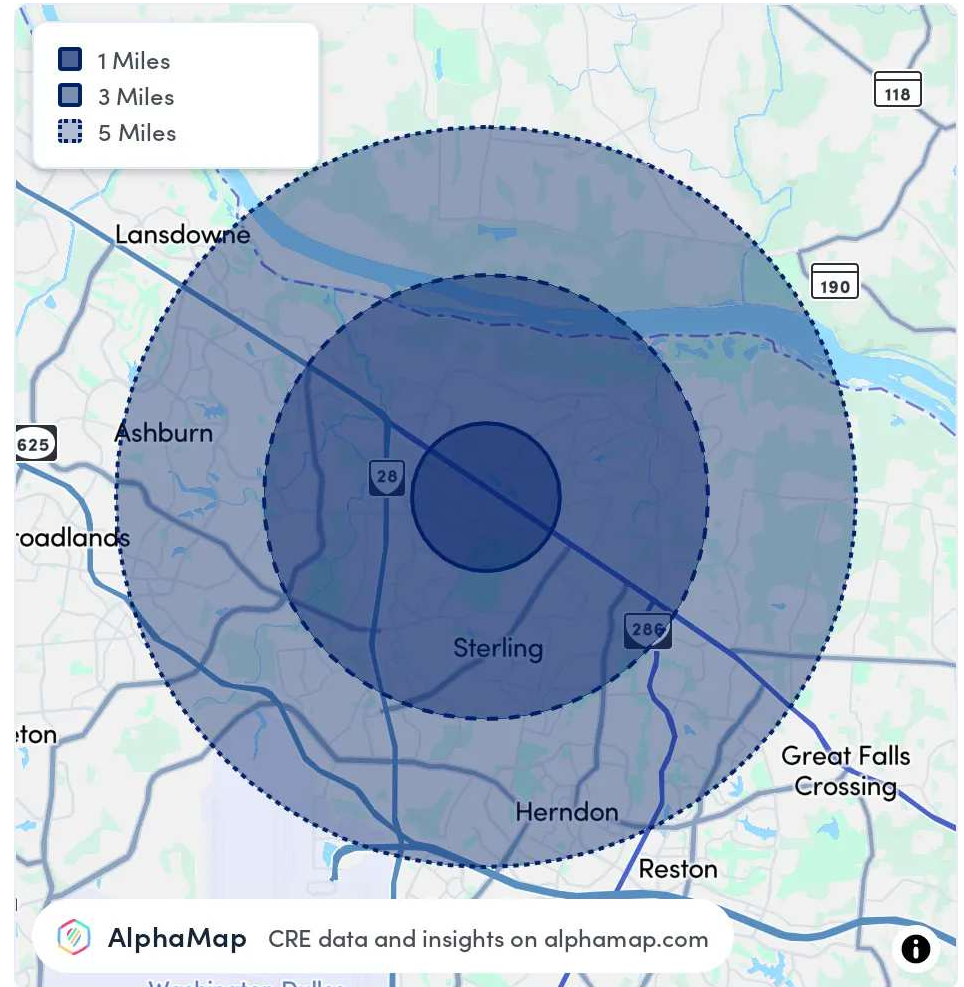
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,121	92,422	197,084
Average Age	37	39	39
Average Age (Male)	36	39	38
Average Age (Female)	38	40	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,011	31,427	68,348
Persons per HH	2.8	2.9	2.9
Average HH Income	\$156,764	\$183,311	\$197,257
Average House Value	\$634,249	\$653,097	\$715,781
Per Capita Income	\$55,987	\$63,210	\$68,019

Map and demographics data derived from AlphaMap



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## PROFESSIONAL BACKGROUND

Licensed in Virginia, Maryland, and Washington DC, Deniz specializes in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from serving on the Board of Directors of the Northern Virginia Association of Realtors and Mid Atlantic Real Estate Marketing Association, Deniz serves as a member of NVAR and NAR Commercial Councils. Deniz is also the 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

## EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program) from George Washington University. She graduated from NVAR Leadership Institute in 2021 and was accepted to the 2025 CCIM JWL Leadership Program. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA), and Certified Commercial Investment Member (CCIM).

## MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

Past NVAR Commercial Council and International Business Forum Chairs



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