

# FLEX CONDO FOR SALE/LEASE

1306 SQUIRE CT, UNIT C, STERLING, VA 20166



**SALE PRICE: \$1,795,000.00 (\$220 PSF)**  
**LEASE RATE: \$15.50 NNN PSF (5-7 YEAR TERM)**

**UNIT C:** 8,141 GROSS SQ. FT.

**PROPERTY:** THE UTICA BUILDING COMMERCIAL CONDOMINIUM ASSOCIATION.

1306 SQUIRE, STERLING, VIRGINIA CONSISTS OF FIVE (5) UNITS OF FLEX CONDOMINIUM TOTALING 33,756 TOTAL SQUARE FEET IN BRICK AND BLOCK CONSTRUCTION. THE UTICA BUILDING IS LOCATED IN THE HEART OF THE DULLES TECH/DATA CENTER CORRIDOR.

EASY ACCESS TO ROUTE 28 AMENITIES. 1 MILE TO DULLES TOWN CENTER, 2 MILES TO ROUTE 7, 2 MILES TO ASHBURN, 4 MILES TO DULLES GREENWAY, 6 MILES TO DULLES INT'L AIRPORT.



Individual Member

**DAVID GUNTER, CCIM**  
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703-544-1013 · EXT 111

**DAVID AUSTIN, CCIM**  
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Exclusive Listing By:

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)

# FLEX CONDO FOR SALE/LEASE

1306 SQUIRE CT, UNIT C, STERLING, VA 20166

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**SQ. FT.:** 8,141 GROSS SQ. FT.

**IMPROVEMENTS:** PRIMARILY IMPROVED FOR CONDITIONED STORAGE, THE PREMISES CAN BE MODIFIED TO PROVIDE ANY RANGE OF OFFICE, FABRICATION AND TECH STORAGE USES WITH DOCK LOADING AND 127' OF FRONT CORNER GLASS LINE. ALL RACKING TO CONVEY.

**LOADING:** ONE (1) 4' DOCK

**CEILING HEIGHT:** 13' CLEAR

**ZONING:** PD-IP

**UNIT DESCRIPTION:** REAR LOADING FLEX UNIT PRIMARILY IMPROVED AS OPEN CONDITIONED STORAGE WITH EXTENSIVE GLASS LINE.

**CONDO FEE:** \$1,323.08 PER MONTH

**REAL ESTATE TAXES:** \$9,499.12 ANNUALLY (2023)



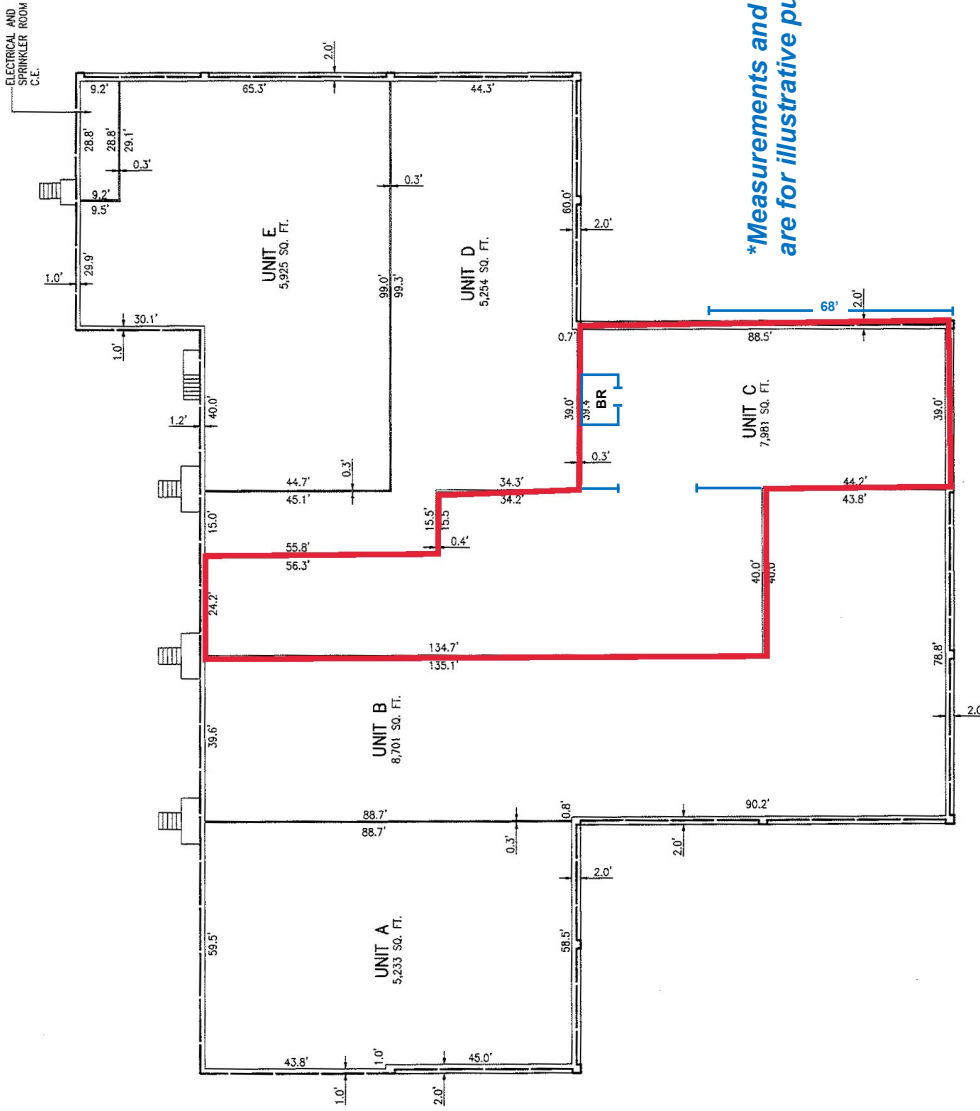
TOP PARAPET WALL 259.3

CEILING ELEV.  
251.7

FLOOR ELEV.  
243.8

C.E.

UNITS A, B, C, D, & E VERTICAL BOUNDARY



*\*Measurements and markings in blue are for illustrative purposes only*

**NOTES:**

1. VERTICAL DATUM IS REFERENCED TO NAD 1988.
2. ALL DIMENSIONS SHOWN HEREON FOR THE INDIVIDUAL UNITS ARE MEASURED FROM THE FACE OF THE STUDS OF ALL WALLS BOUNDING THE UNIT.

**LEGEND:**

- L.C.E. = LIMITED COMMON ELEMENT
- C.E. = COMMON ELEMENT

EXHIBIT "E"  
 PLAT SHOWING  
 LOCATION AND DIMENSIONS OF UNITS  
 ON  
 THE UTICA BUILDING  
 COMMERCIAL CONDOMINIUM

BROAD RUN MASTER PLAN DISTRICT  
 LOUDOUN COUNTY, VIRGINIA

SCALE: 1"=20' DATE: AUGUST 7, 2007  
 REVISION: MAY 16, 2008 SEPTEMBER 10, 2010



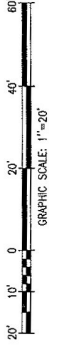
William H. Gordon Associates, Inc.  
 ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS  
 24 W. Piedmont Street, Suite 200  
 Fairfax, Virginia 22031  
 (540) 542-1737



**SURVEYOR'S CERTIFICATE:**

I, KEVIN D. NELSON, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN FOR THE UTICA BUILDING COMMERCIAL CONDOMINIUM, LABELED EXHIBIT "E" TO THE PLAT SHOWING THE LOCATION AND DIMENSIONS OF UNITS ON THE UTICA BUILDING COMMERCIAL CONDOMINIUM ACT, AS AMENDED, AND THAT THE UNITS SHOWN THEREON AND LISTED ON THIS EXHIBIT "E" ARE SUBSTANTIALLY COMPLETED.

KEVIN D. NELSON, L.S. No. 002419  
 DATE \_\_\_\_\_



**CURVE TABLE:**

| CURVE | ARC LENGTH | RADIUS | DELTA        | CHORD   | CHORD BEARING   |
|-------|------------|--------|--------------|---------|-----------------|
| C1    | 141.87'    | 60.00' | 111.70°      | 117.91' | S 72° 57' 13" W |
| C2    | 31.87'     | 40.00' | 153° 14' 31" | 35.28'  | S 25° 40' 00" W |

N/A  
 NA DULLES REAL ESTATE INVESTOR, LLC  
 PIN #042286582  
 INST. # 200308180104823  
 N89°52'28" E 325.00'

SUBMITTED LAND  
 104,898 SQ. FT.  
 2.4154 AC.

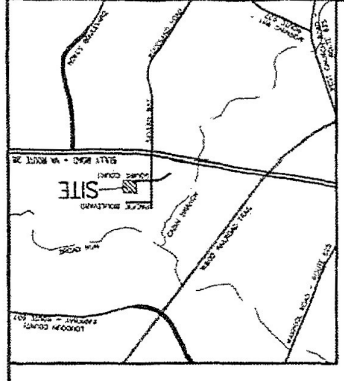
BRICK 1 STORY  
 OFFICE BUILDING  
 4158 SQ. FT.  
 110'-0" X 110'-0" X 110'-0"  
 FF. ELEV. = 243.6'

N/A  
 AS380 SEVERN WAY, LLC  
 PIN #042200850  
 INST. #200812270108872

N/A  
 PIN #042288980  
 INST. # 200607080458536

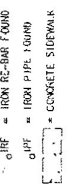
N/A  
 STAVERTON EAST, LLC  
 PIN #042285813  
 INST. # 200607080458536

N/A  
 ELECTRIC BUILDING, LLC  
 PIN #042285813  
 INST. # 200607080458536



- NOTES:**
- THE PROPERTY DELINEATED HEREON IS LOCATED IN LOUDOUN COUNTY, BROAD RUN MAGISTERIAL DISTRICT AS P.M. #042295950. THIS PROPERTY IS LOCATED WITHIN THE ROUTE 28 CORRIDOR FOR THE DISTRICT.
  - THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF 1036 AREA ASSOCIATES, L.L.C. AND THE NAME OF THE PROPERTY ASSOCIATES L.L.C. BEING DATED JULY 16, 2007 AND RECORDED IN INSTRUMENT # 20070716-005831 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
  - THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". AREAS OUTSIDE THE 100-YEAR FLOODPLAIN, ACCORDING TO PANEL 13 OF THE FLOOD HAZARD MAP FOR LOUDOUN COUNTY, VIRGINIA, DATED JULY 5, 2007.
  - TITLE REPORT PREPARED BY COMPANIAL TITLE, TITLE INSURANCE COMPANY, P.O. BOX 807-0887, HAVING AN EFFECTIVE DATE OF APRIL 20, 2007.
  - ALL SIGNMAJUS, STOPS, AND STAIR AREAS ARE COMMON ELEMENTS.
  - ALL USUAL PARKING SPACES ARE COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS.

**LEGEND:**



**SURVEYOR'S CERTIFICATE:**

I, KEVIN D. NELSON, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN FOR THE UTICA PARKING COMMERCIAL CONDOMINIUM, LABELED "EXHIBIT 'D'" TO THE DECLARATION, IS ACCURATE AND CORRECT, WITH SECTION 25-79.25A OF THE VIRGINIA CONSTITUTION AND THAT ALL IMPROVEMENTS SHOWN HEREON ARE SUBSTANTIALLY COMPLETED.

KEVIN D. NELSON, L.S. No. 007813  
 DATE: 08/22/07



**EXHIBIT "D"**  
 PLAN SHOWING

LOCATION AND DIMENSIONS OF  
 SUBMITTED LAND, WITHDRAWABLE LAND  
 EXISTING IMPROVEMENTS AND EXISTING EASEMENTS  
 THE UTICA BUILDING  
 COMMERCIAL CONDOMINIUM

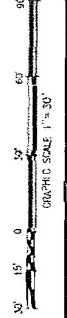
BROAD RUN MAGISTERIAL DISTRICT  
 Loudoun County, Virginia  
 SCALE: 1" = 200' DATE: AUGUST 22, 2007



William B. Gordon, Architect, License No. 140288578  
 34 W. Pricely Street, Suite A, Woodbridge, Virginia 22091  
 (703) 542-1737



20070824-0062704  
 Surveyed by: Kevin D. Nelson, L.S. No. 007813



GRAPHIC SCALE: 1" = 30'