

# Medical Office Space For Lease

## 14 Pidgeon Hill Drive, Sterling, VA 20165

Countryside Office Park

Prime Medical Office Space in Mixed Use Center

### Highlights

- Fantastic location right off of Rt. 7, less than a mile from Rt. 28.
- Fantastic access to retail amenities including hotels, banking, restaurants, entertainment options and Starbucks
- Spectacular water views
- 24 hour security camera monitoring system with key-card after hour access
- Many options for built out and first generation medical/office suites
- Several building signage opportunities available for new tenants
- Ample free parking
- Private roof top deck available on 4<sup>th</sup> floor
- Major building upgrades and renovations are underway
- On site property management



### Opportunity

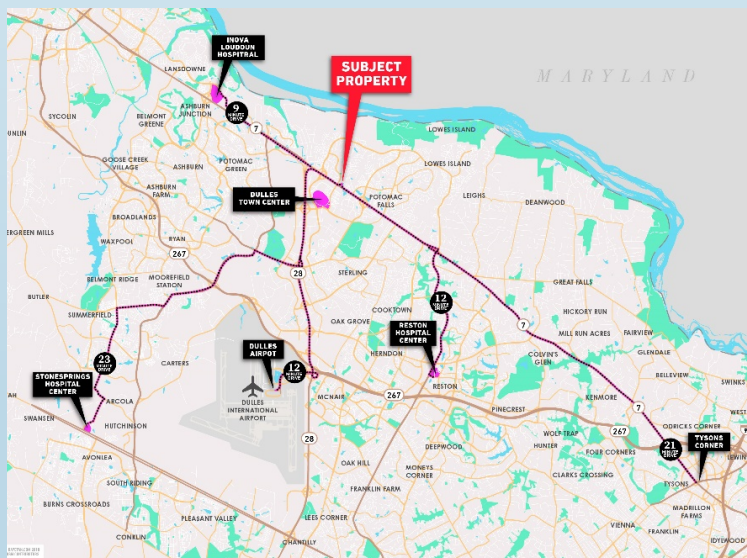
Suite 100	2,500-4,750 SF
Suite 150	2,250 SF
Suite 320	2,600 SF
Suite 350	3,200 SF
Suite 400	2,350 SF

### Rental Rate

\$24-\$26 PSF, Full Service

### Term

3-10 years



### Contact:

**James Legat**

Principal

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**Audrey Wallace**

Vice President

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## Amenity Map



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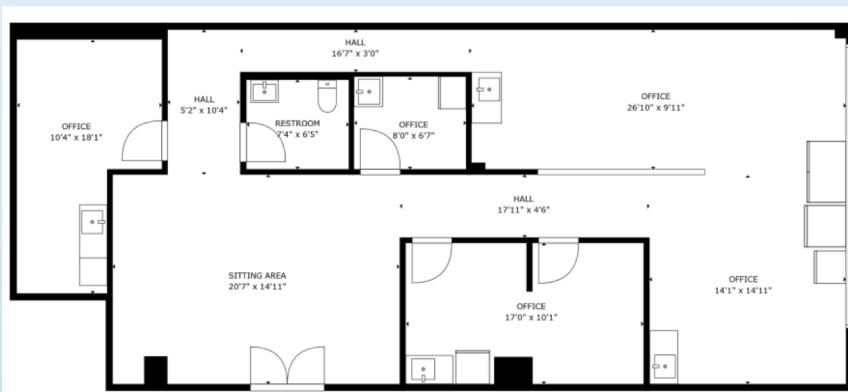
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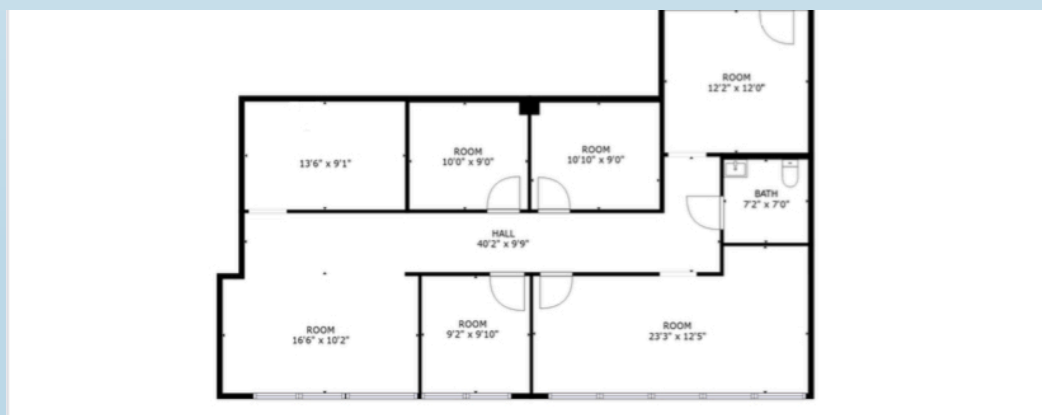
Suite 150: 2,250 RSF

Built-out medical space with private restroom.



Suite 100: 2,500 RSF

Built-out medical space with private restroom.



Suite 150 and 100: 4,750 RSF contiguous)

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**LEGAT**

— COMMERCIAL REAL ESTATE, LLC —

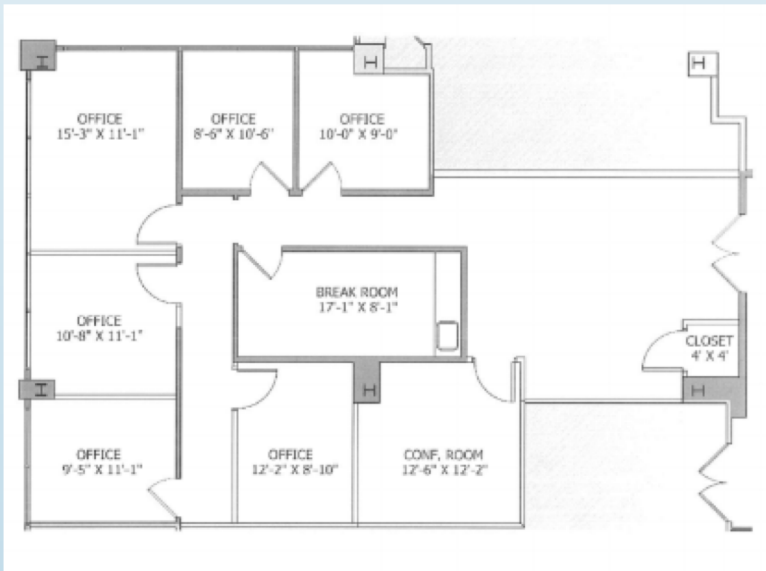
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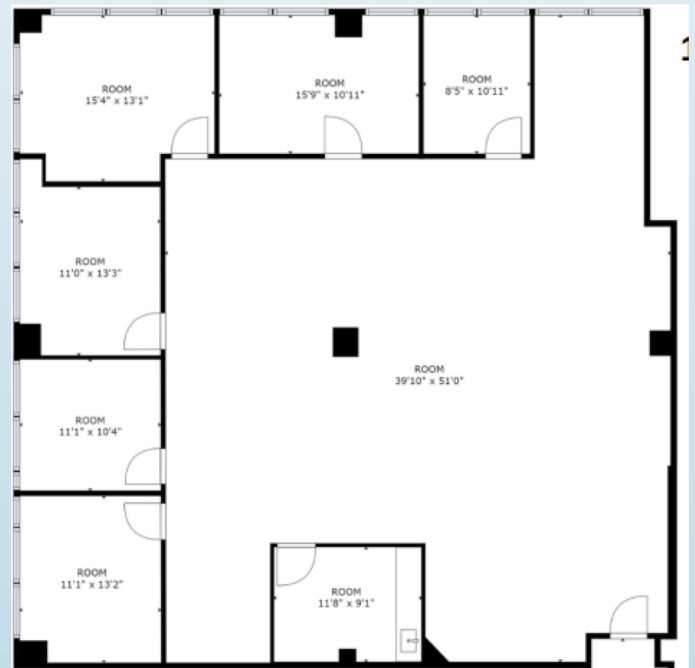
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Suite 320: 2,600 RSF



Suite 350: 3,200 RSF



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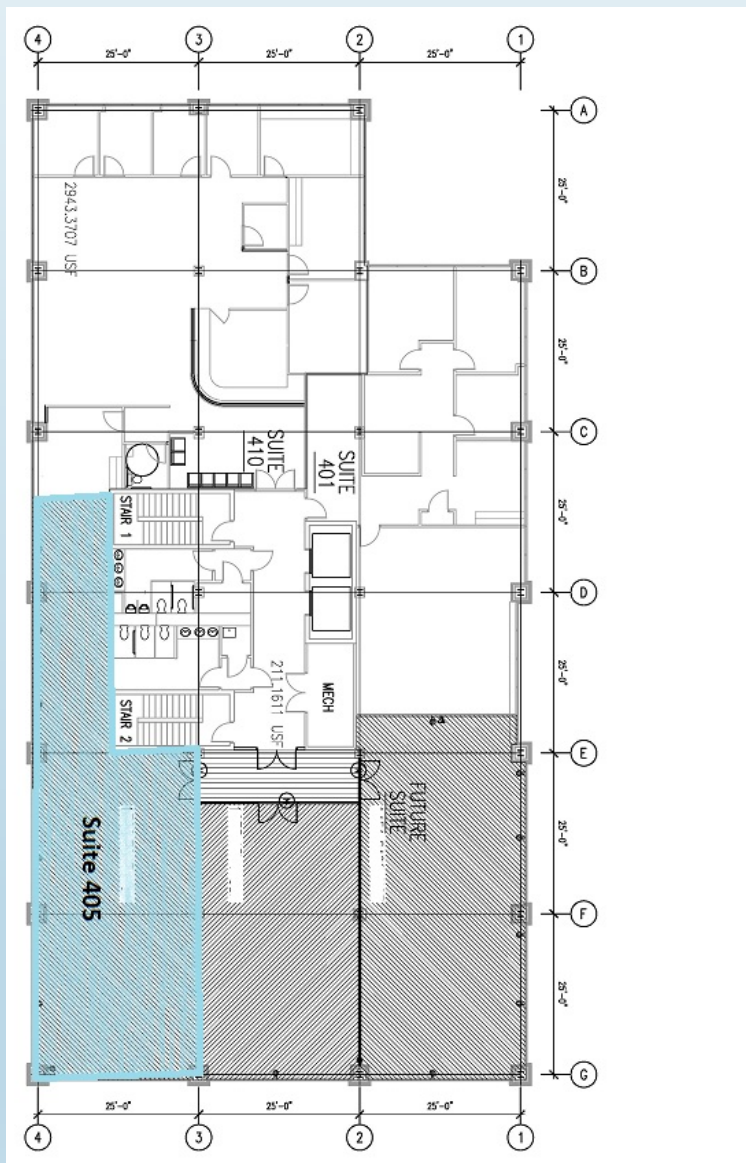
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Suite 400: 2,350 RSF  
(soft shell condition)



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## Photos of Recent Building Upgrades



Elevator Cab



Lobby Entrance

## Recent Improvements Include:

- Renovated Lobby and Elevator Corridors
- New Modern Elevator Cabs
- Renovated Restrooms
- Exterior Improvements
- Upgraded HVAC System
- Roof Replacement
- First Class Landscaping
- New Parking Areas



Elevator Lobby

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