


**Summary**
**45593 Shepard Dr. : Suite 201**

Available SF: 1,184 SF

Sale Price: \$325,000

Annual Taxes: \$1,971.36

**45595 Shepard Dr: Suite 101**

Available SF: 1,333 SF

Sale Price: \$370,000

Annual Taxes: \$2,219.90

Condo Fee: \$200/mn per unit

**Property Highlights**

- Investment Option for 1031 Exchanges
- Buy for under \$700k with 7% Cap Rate
- Existing Tenants in place
- Both suites recently renovated
- Newer HVAC units and water heaters
- Established & efficient Condo Association
- Convenient Location off Route 28 near Dulles Airport
- Call for more investment details

**Demographics**
**2 Mile**
**5 Mile**
**10 Mile**

Total Households: 13,792 101,842 670,540

Total Population: 38,593 275,540 1,586,263

Average HH Income: \$214,050 \$193,412 \$154,885

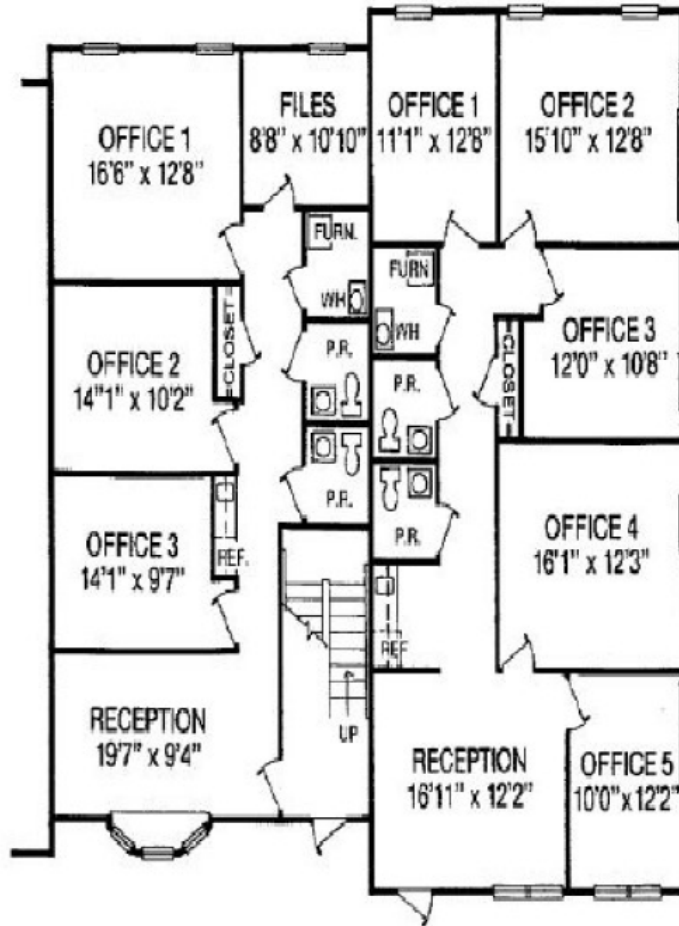
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**Verity Commercial** | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | [veritycommercial.com](http://veritycommercial.com)

Floor Plan



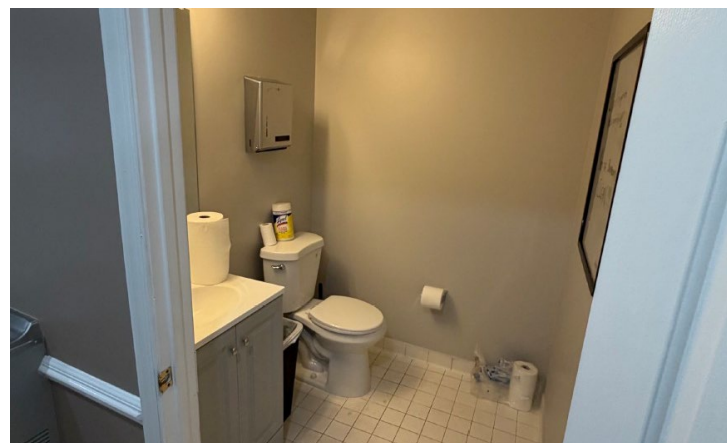
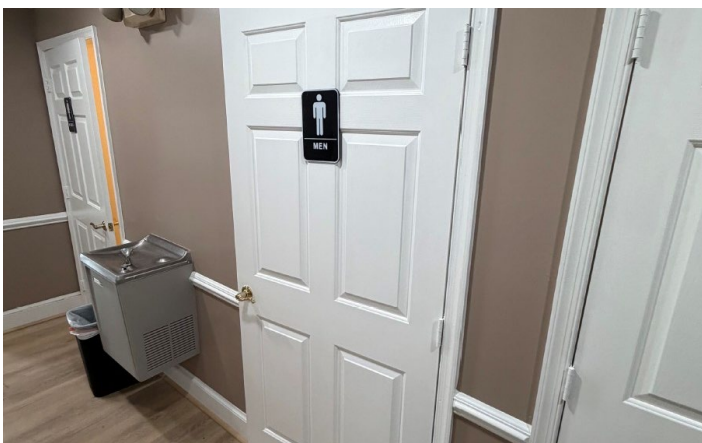
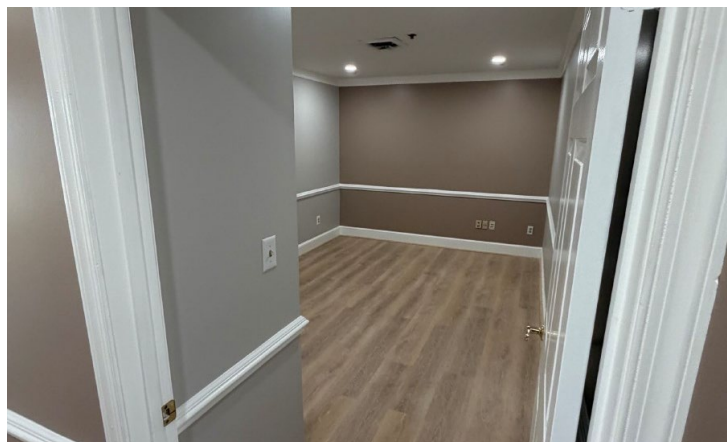
TYPICAL TENANT LAYOUT

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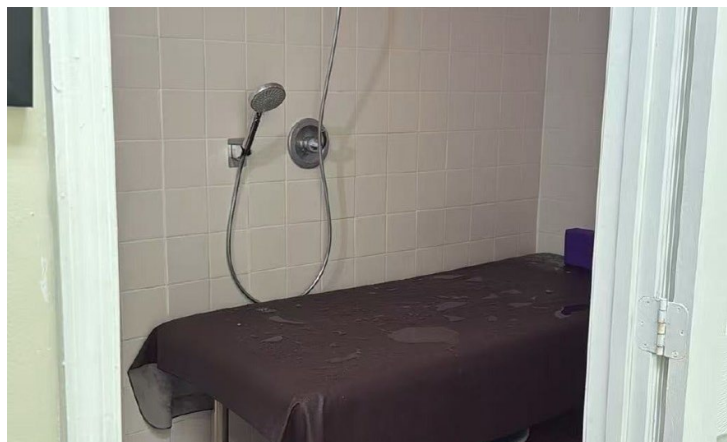
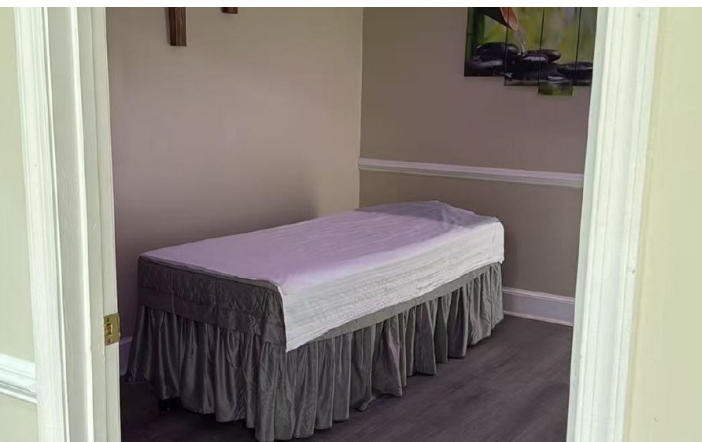
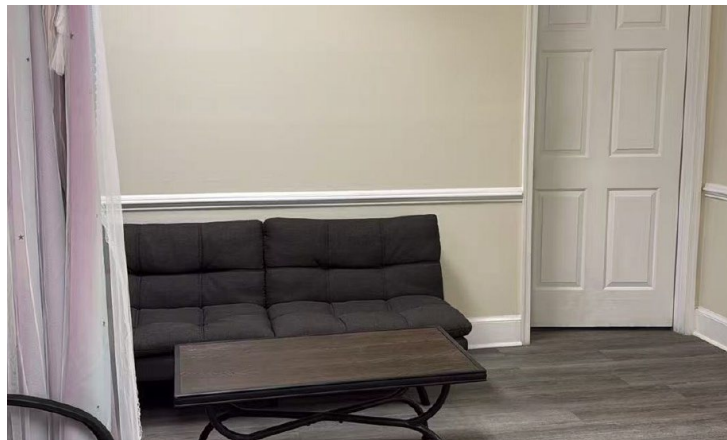
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Details and dimensions on these floor plans are approximate and subject to change. Illustrations are artist's concepts and may vary in details from plans and specifications.



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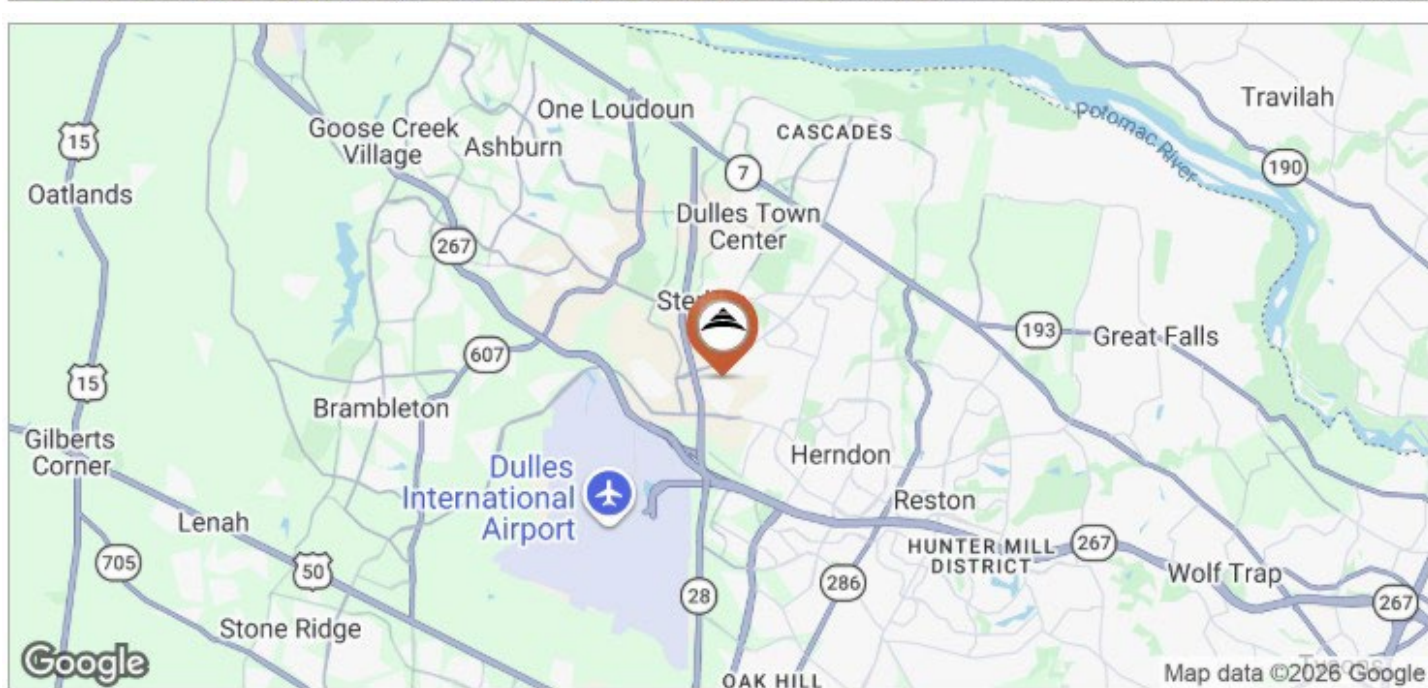
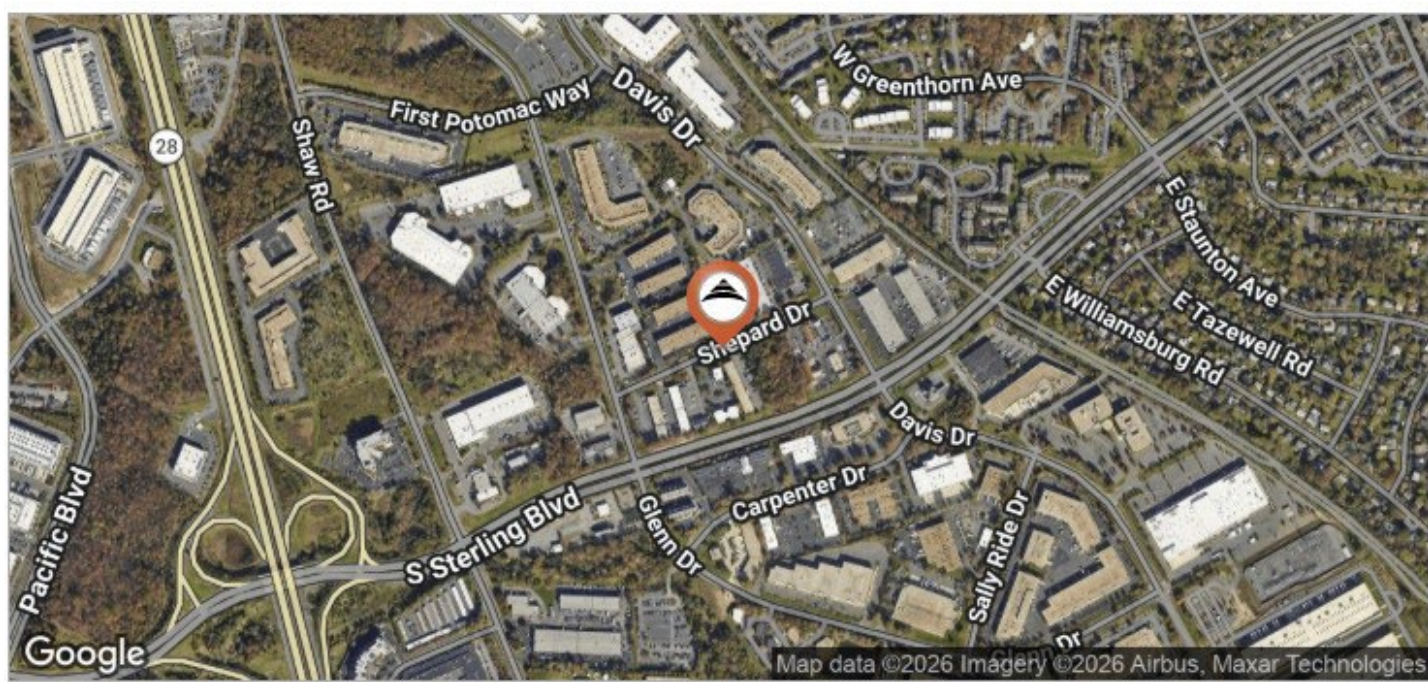
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## For Sale | Office Space

45593 Shepard Dr., Suite 201

45595 Shepard Dr., Suite 101

### Maps



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