

OFFICE CONDOS FOR SALE OR LEASE

Ridgeview at Loudoun Tech Center
21351 Gentry Drive Sterling, VA 20166
SCIF Space

OPPORTUNITY

- Suite 210 1,624 SF (\$430,360)
- Suite 240 1,492 SF (\$395,380)



HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants in the heart of Sterling near Dulles Town Center
- SCIF Space
- Former government contractor unit with well appointed offices
- Local professional management
- 24-hour security camera monitoring system with key-card after hour access
- 3.25/1000 Parking Ratio, Generous Parking
- True Class A Office Building
- Recently renovated building and new landscaping
- Lit building signage on Rt. 7 available for owner user

PRICING

- \$265.00/SF



LEASE INFORMATION

- \$25 PSF Plus Electric and Cleaning
- Term: 3-10 years



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

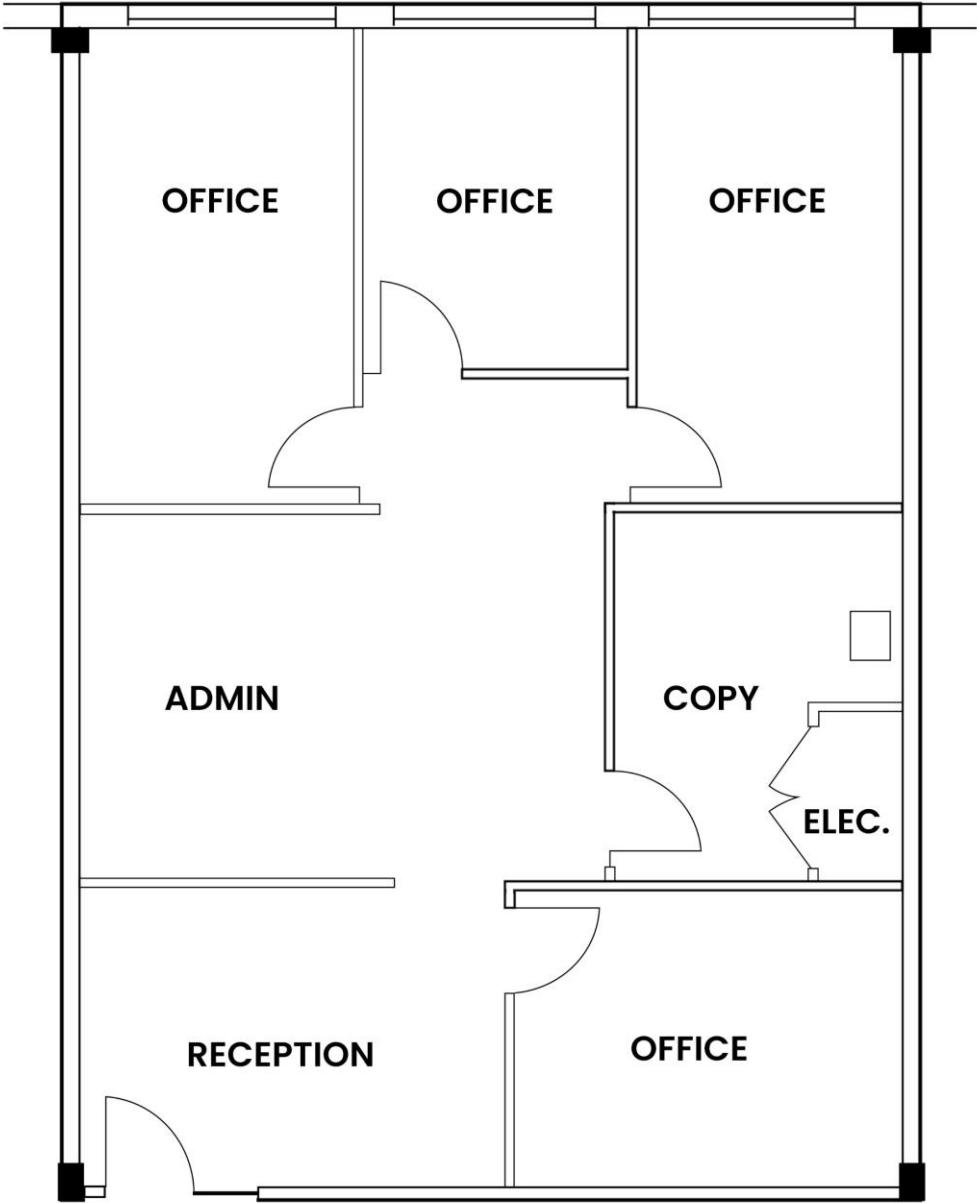
Senior Vice President

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Suite 210: 1,624 RSF

SECOND FLOOR



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SECOND FLOOR

