

# FREE STANDING OFFICE/FLEX BUILDING FOR SALE

1301 MORAN ROAD, STERLING VA 20166



## INVESTOR SALE

Seller to master lease the entire property for three (3) years at 6% cap rate.

## FEATURES

- Office/Flex Building: 12,567 rentable square feet on 3 floors
- Lower level warehouse with drive-in loading
- Lot Size: .71 Acres
- Zoning: PD-IP
- 2024 Annual Real Estate Taxes: \$21,605.42
- Signage on Route 28 and centrally located this property has easy access to Waxpool Rd, Route 28 and Route 7
- Strategically located in the heart of "Data Center Alley"



Exclusive Listing By:

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**CGR**  
COMMERCIAL GROUP REALTY  
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# FREE STANDING OFFICE/FLEX BUILDING FOR SALE

1301 MORAN Road, STERLING VA 20166  
12,567 RENTABLE SQUARE FEET ON 3 FLOORS

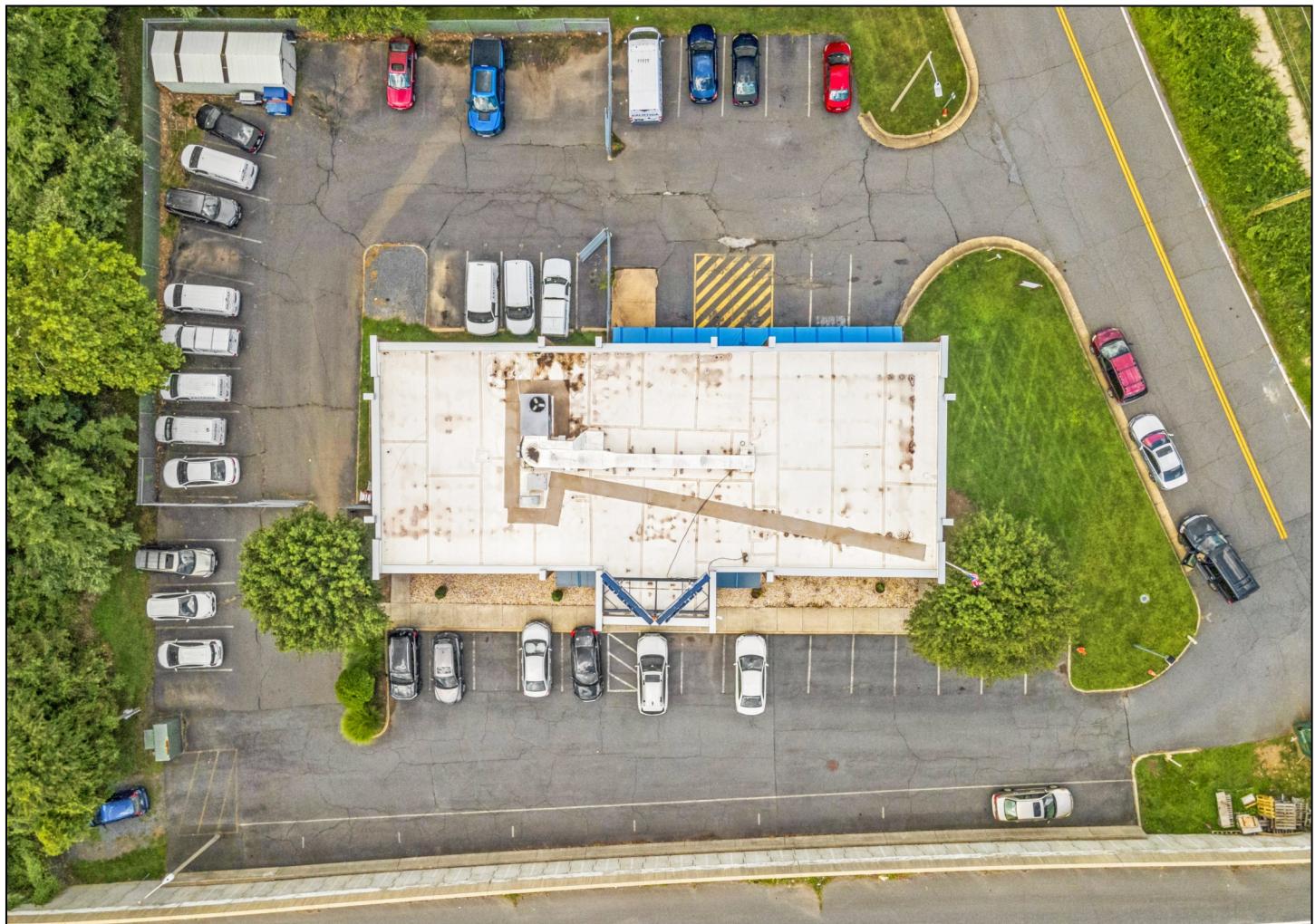
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## INVESTMENT HIGHLIGHTS

### » NOI:

TERM	RENT PSF	ANNUAL RENT 3% ANNUAL INCREASES
Year 1	\$16.71NNN	\$210,000.00
Year 2	\$17.21NNN	\$216,300.00
Year 3	\$17.73NNN	\$222,789.00

**Seller to master lease the entire property for three (3) years based upon 6% cap rate  
subject to equally agreed upon lease and sale terms.**





RT. #28

# ROAD SHILL

R: 5842.58' A: 153.07'

R: 5849.58' A: 152.07' 33.00' LESS ≠ EXCEPT 0.287 AC.

47

SHOWING BUILDING LOCATION SURVEY:  
PROPERTY OF

# ENV LLC

DULLES PROFESSIONAL BUILDING  
**LOUDOUN COUNTY, VIRGINIA**

SCALE: 1" = 30'  
DATE: SEPTEMBER  
F. B. #: 45-58  
FOR: ENV. I. I. C.

FOR  
*NOTES:*

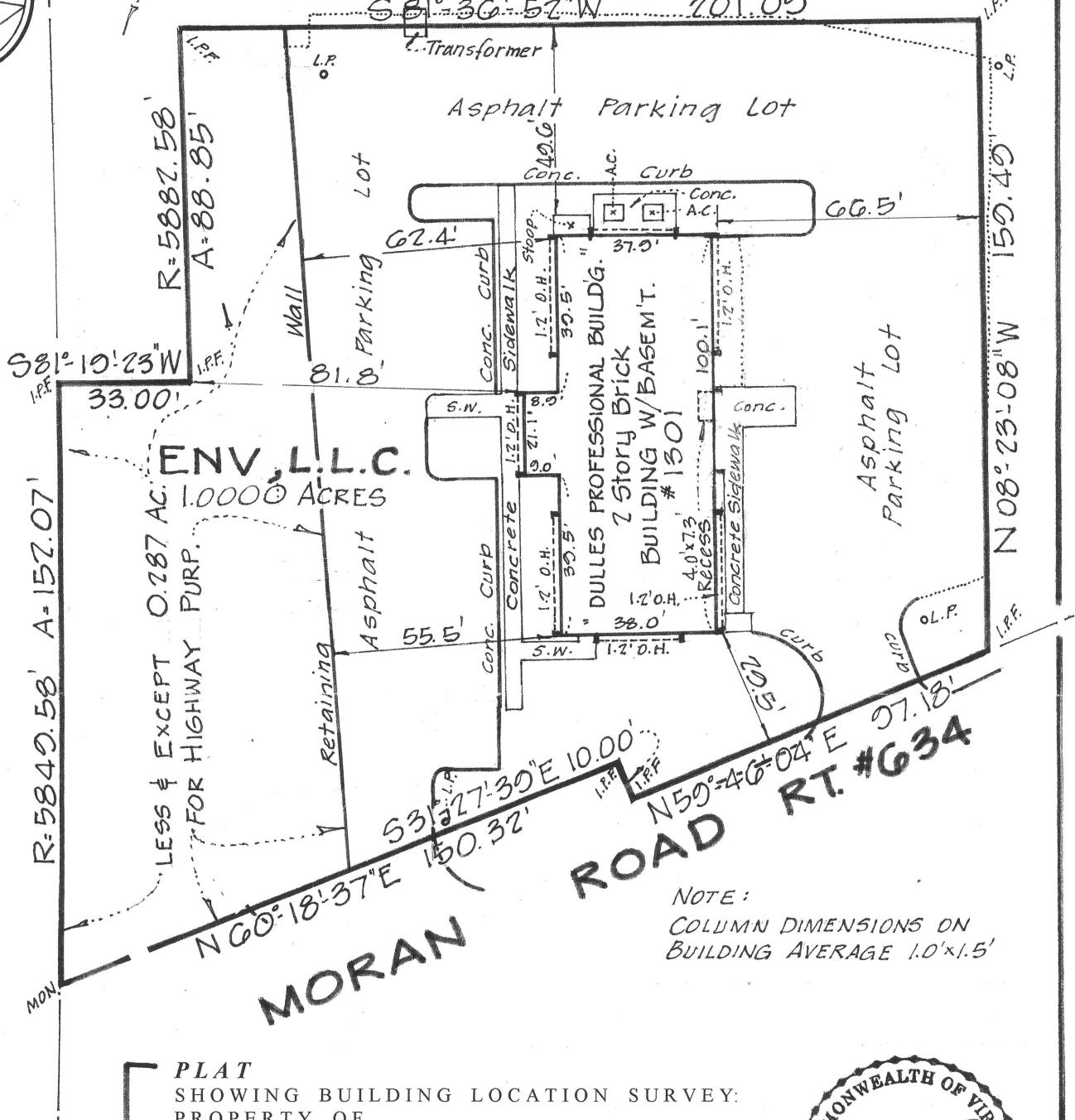
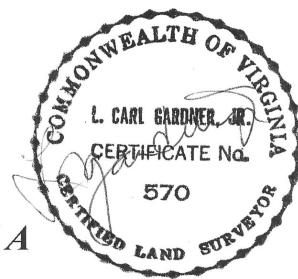
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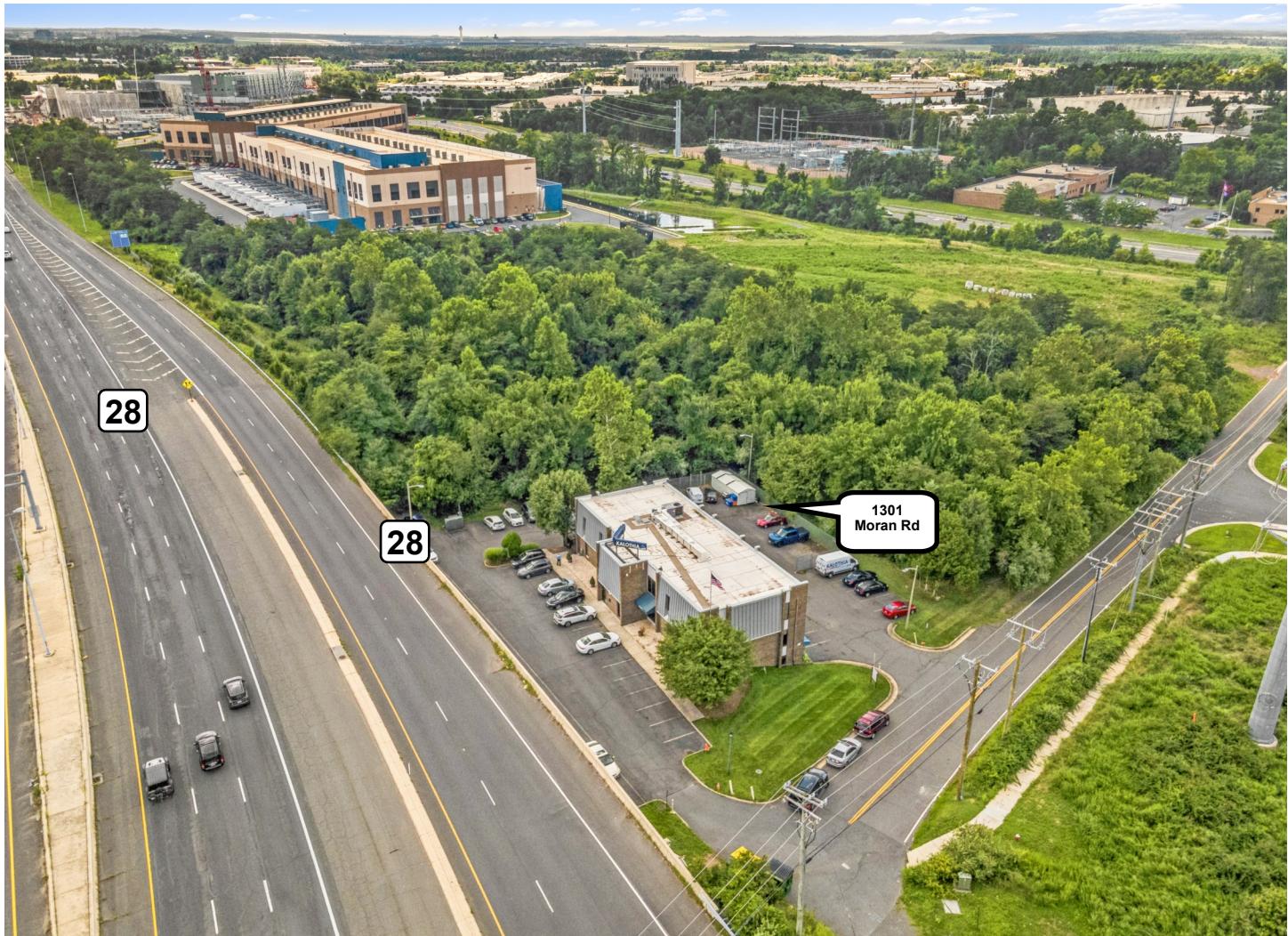
1. UNLESS OTHERWISE INDICATED, THIS PROPERTY LIES WITHIN FLOOD HAZARD ZONE "X" (AN AREA OF MINIMAL FLOODING) AS SHOWN ON THE *FEMA* FLOOD INSURANCE RATE MAP FOR THIS AREA.
2. BOUNDARY DATA TAKEN FROM THE LAND RECORDS.
3. NO TITLE REPORT FURNISHED.

**CERTIFIED CORRECT**

*L. Carl Gardner*  
L. CARL GARDNER, JR.  
CERTIFIED LAND SURVEYOR  
1045 RECTOR LANE  
McLEAN, VIRGINIA 22102 703-893-5555

NOTE :  
COLUMN DIMENSIONS ON  
BUILDING AVERAGE 1.0'x1.5'





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