

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:

DAVID GUNTER

DEG@CGR-INC.COM

703-544-1013 · EXT 111



DAVID AUSTIN

AUSTIN@CGR-INC.COM

703-544-1013 · EXT 114



THOMAS HERTEL

THERTEL@CGR-INC.COM

703-544-1013 · EXT 118



FREE STANDING OFFICE/FLEX BUILDING FOR SALE

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

INVESTMENT HIGHLIGHTS

» NOI:

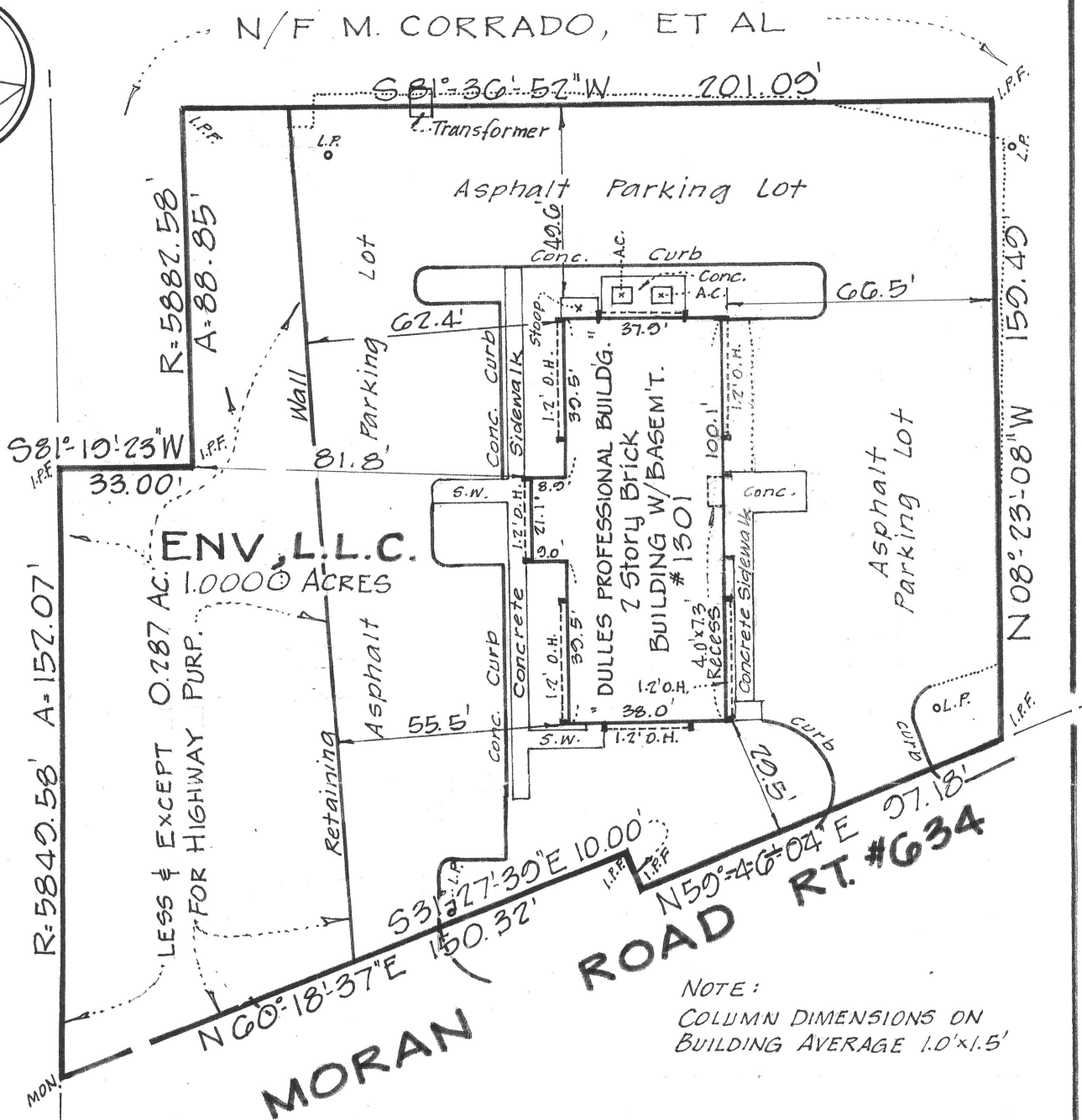
TERM	RENT PSF	ANNUAL RENT 3% ANNUAL INCREASES
Year 1	\$16.71NNN	\$210,000.00
Year 2	\$17.21NNN	\$216,300.00
Year 3	\$17.73NNN	\$222,789.00

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.





SULLY ROAD RT.#28



PLAT

SHOWING BUILDING LOCATION SURVEY:
PROPERTY OF

ENV LLC

DULLES PROFESSIONAL BUILDING
LOUDOUN COUNTY, VIRGINIA

SCALE: 1"=30'

DATE: SEPTEMBER 24, 2002

F.B.#: 45-58

FOR: ENV LLC

NOTES:

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.

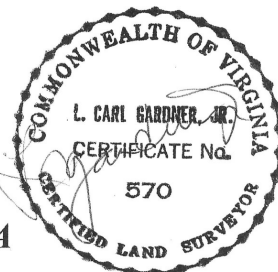
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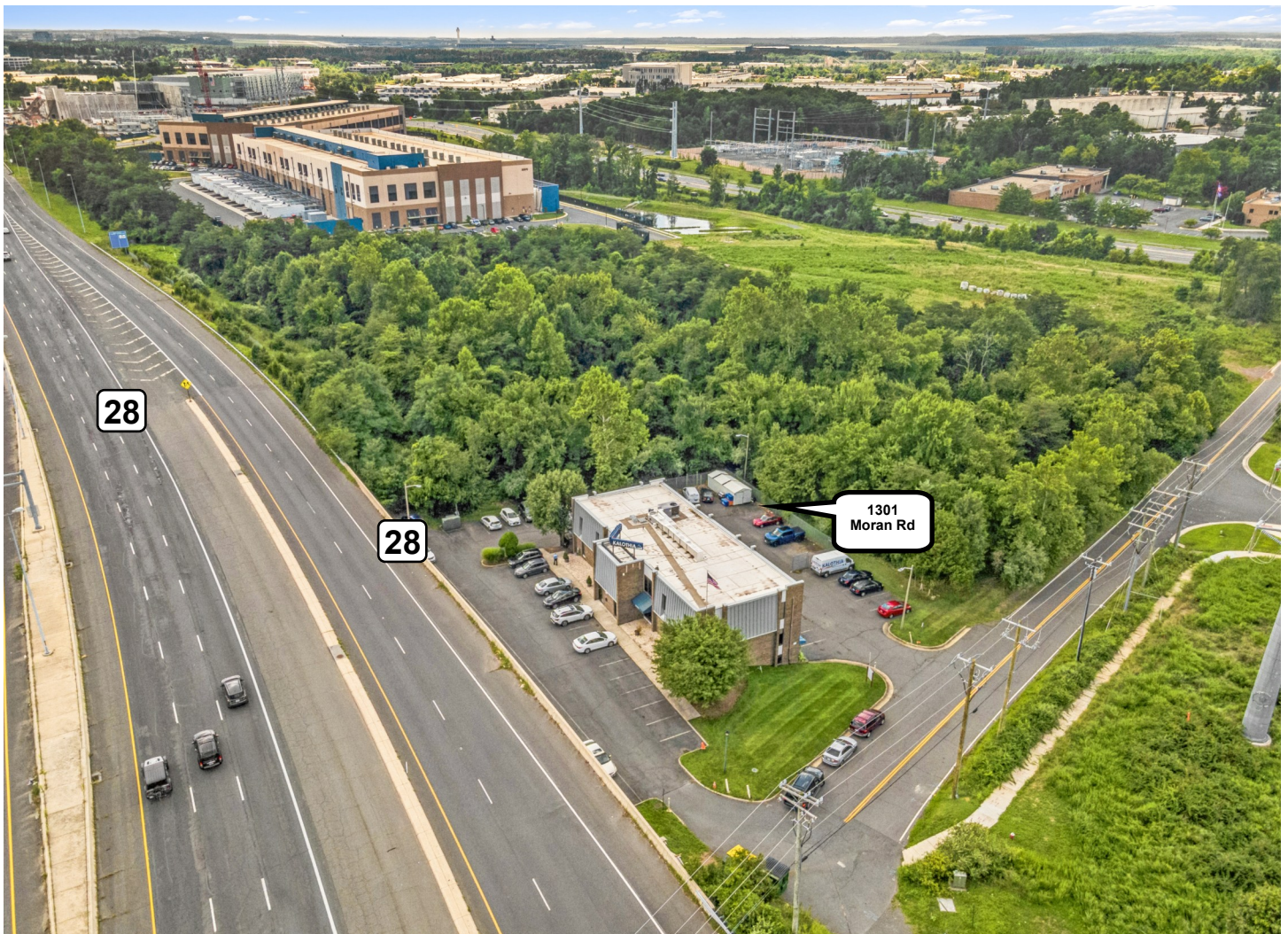
L.C. Gardner, Jr.

CERTIFIED CORRECT:

L. Carl Gardner, Jr.

L. CARL GARDNER, JR.
CERTIFIED LAND SURVEYOR
1045 RECTOR LANE
MCLEAN, VIRGINIA 22102 703-893-5555





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CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com