

# OFFICE CONDOS FOR SALE OR LEASE

## OPPORTUNITY

*Ridgeview at Loudoun Tech Center*  
21351 Gentry Drive Suite 240  
Sterling, VA 20166 SCIF Space

- Suite 240 1,492 RSF



## 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

- \$425,000 (\$285.00/SF)



## LEASE INFORMATION

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



**LEGAT**<sup>SM</sup>  
— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

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**AUDREY WALLACE**

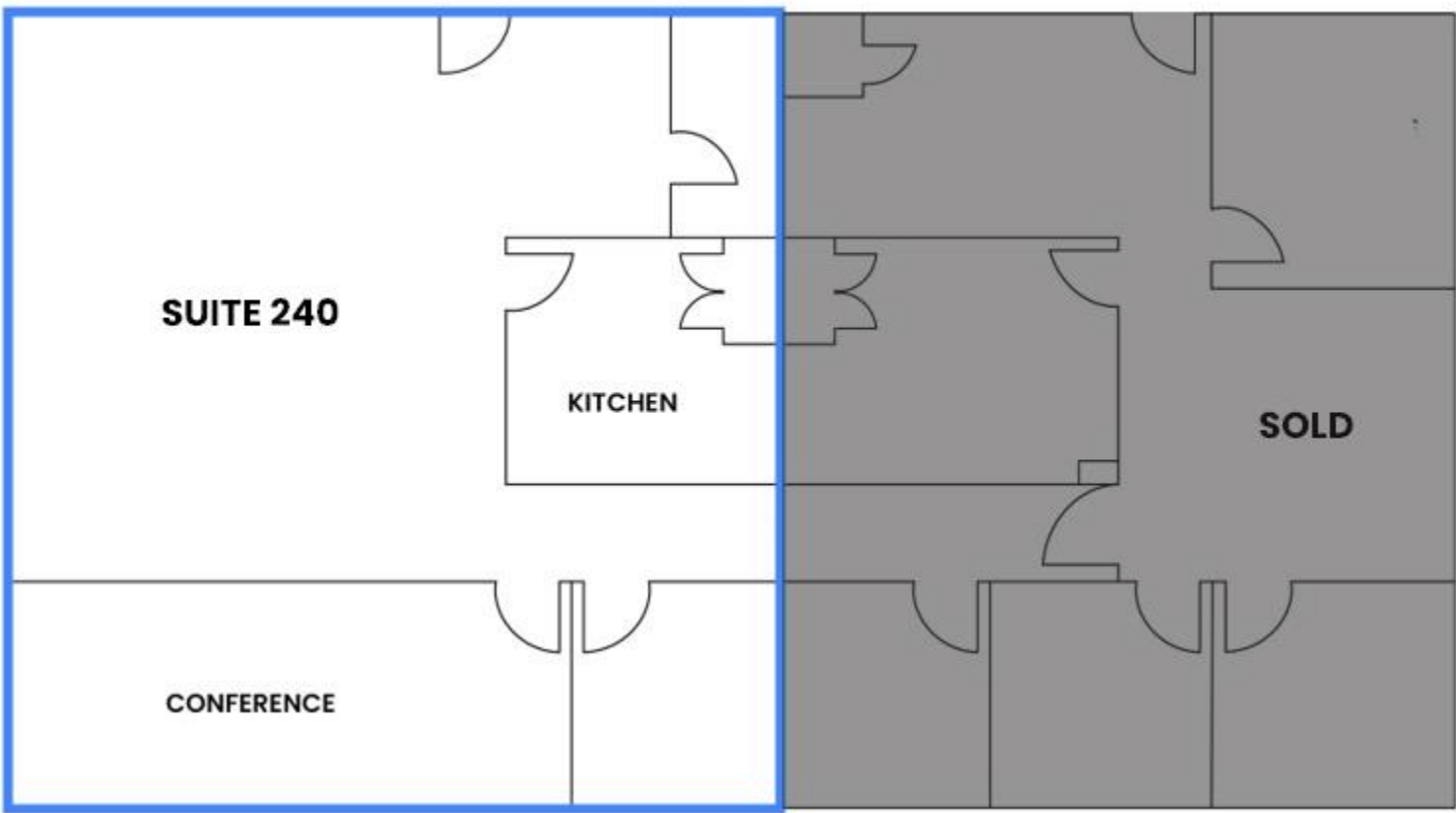
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## SECOND FLOOR



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