

# OFFICE CONDOS FOR SALE

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

## OPPORTUNITY

- Suite 220 2,995 SF (\$793,675)
- Suite 240 1,492 SF (\$395,380)



## HIGHLIGHTS

- \$4.80/SF condo fee (excludes real estate taxes and utilities)
- 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



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

**JAMES LEGAT**  
Principal

☎ | 703.677.0101

✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**  
Senior Vice President

☎ | 847.562.6736

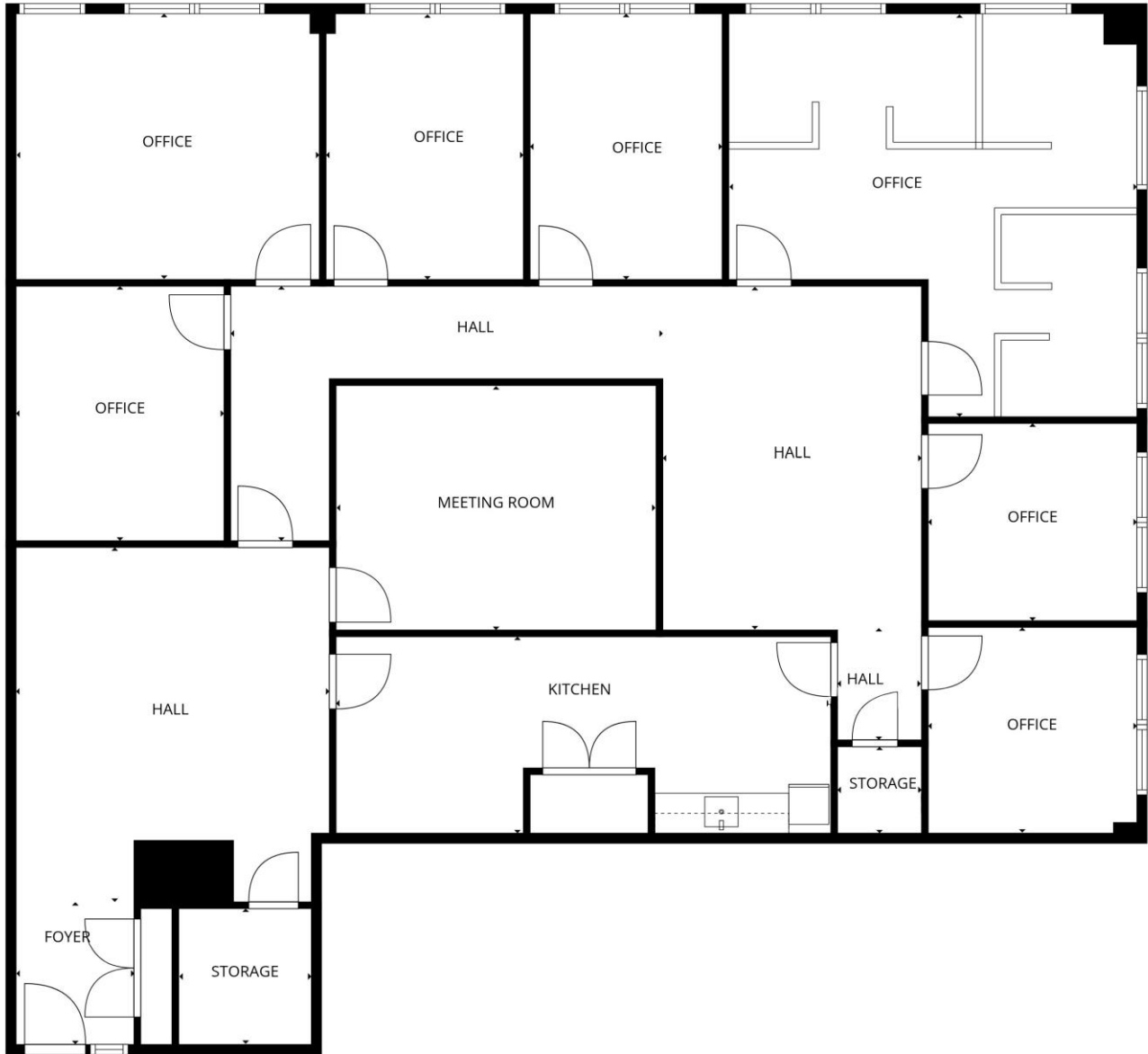
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Suite 220: 2,995 RSF (\$4.80 PSF Condo Fee)

## SECOND FLOOR



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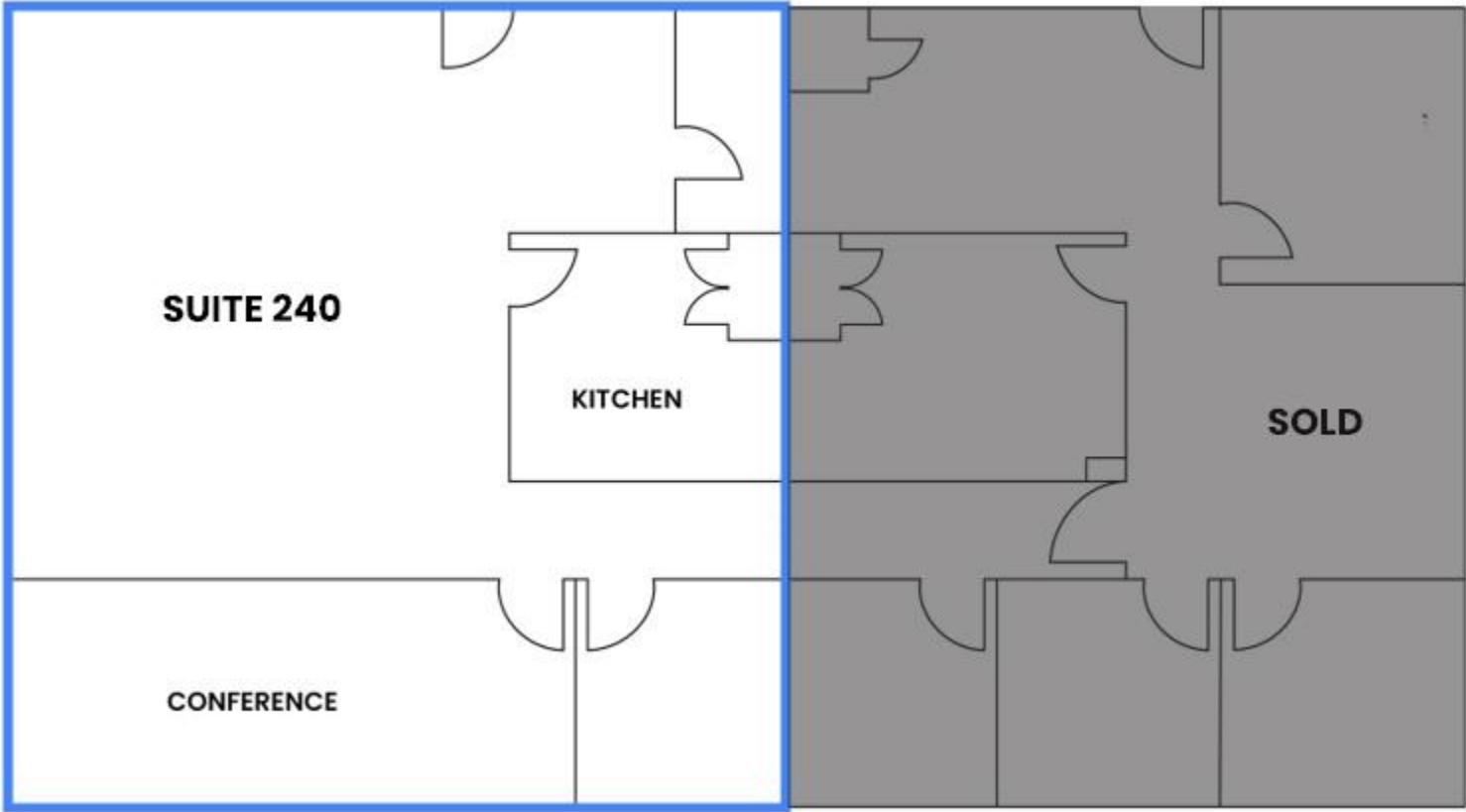
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Suite 240: 1,492 RSF

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## EXTERIOR PHOTOS



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## LOBBY



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## INTERIOR PHOTOS



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