



#### Summary

Suite 310:	1,291 SF
Sale Price:	\$451,850 (\$350/SF)
Suite 320:	3,688 SF
Sales Price:	\$1,290,800 (\$350/SF)
Condo Fee:	\$2.71/SF
Taxes:	\$2.41/SF
Lease Rate:	\$30/SF + Electric & Cleaning

\*Can be sold or leased separate or combined for a total of 4,979 SF

#### Property Highlights

- Upscale High tech Office Condo Suites Built Out and Ready to Lease or Purchase
- Ideal for High end Office or Medical Users
- High Exposed Ceilings and Glass throughout both suites
- Top floor End unit with 3 walls of windows
- Elevator building with both medical & office uses
- Efficient building with low 9% core
- Great Demographics in Lansdowne area right off Rt 7 next to Inova Loudoun Hospital

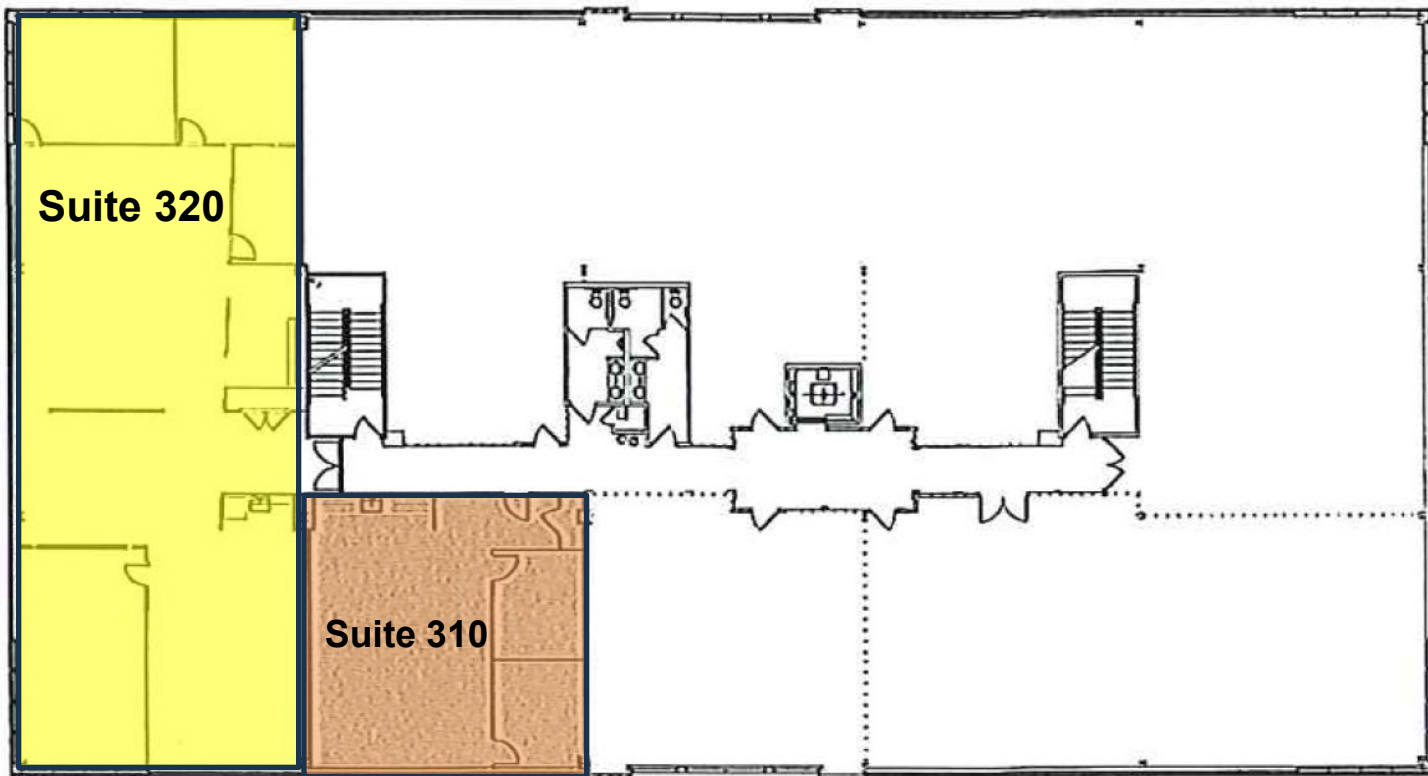
Demographics	2 Mile	5 Miles	10 Miles
Total Households:	11,693	54,889	107,567
Total Population:	32,528	156,512	390,022
Average HH Income:	\$174,665	\$157,633	\$161,874

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## Floor Plan

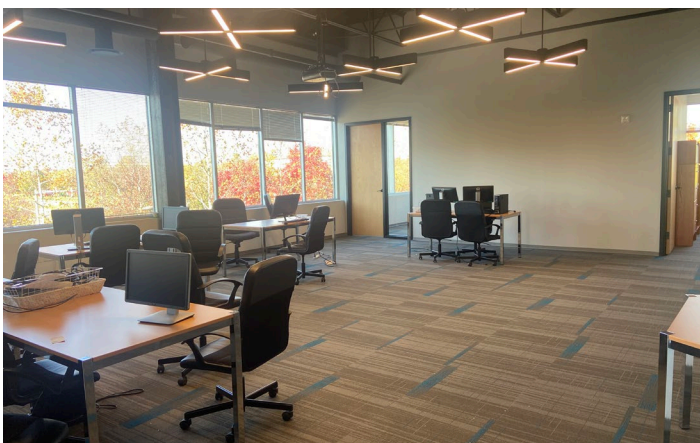
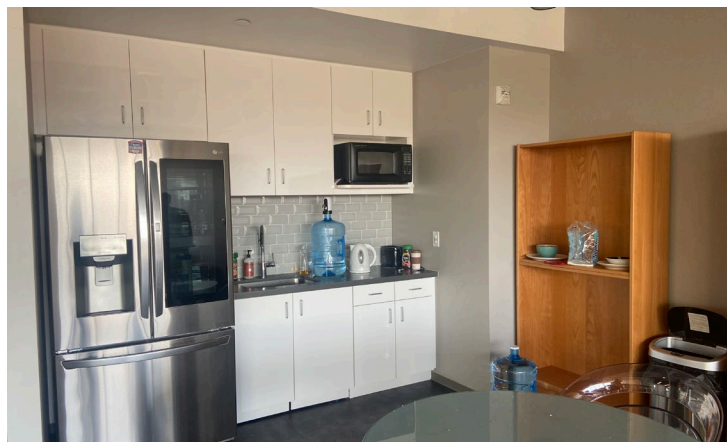
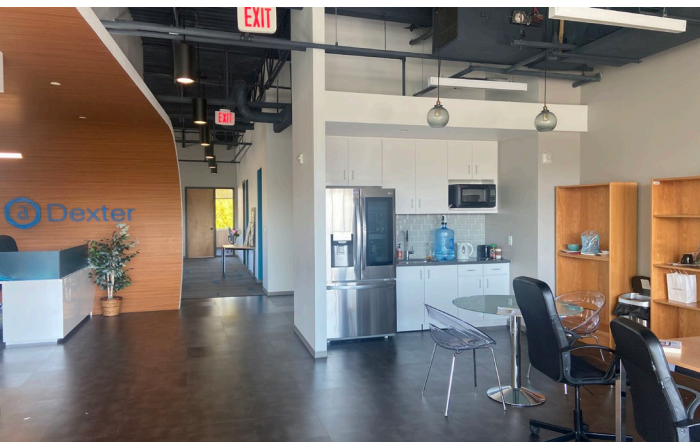
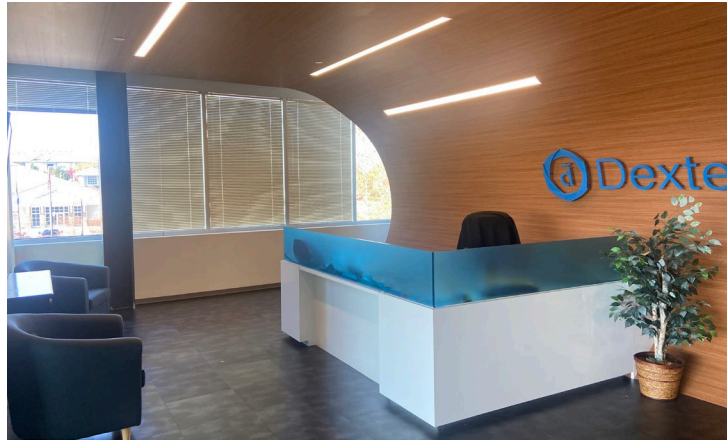


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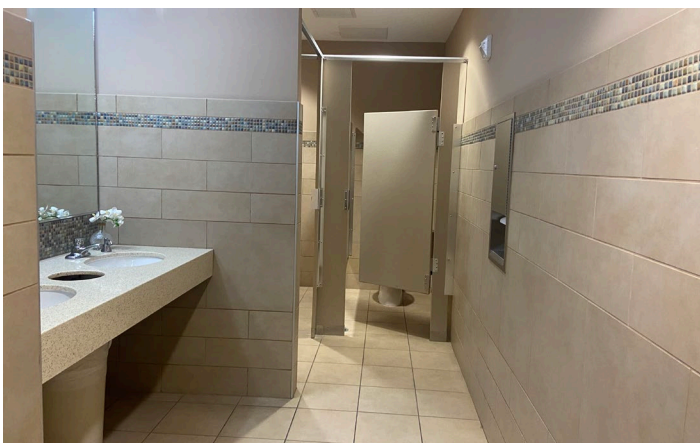
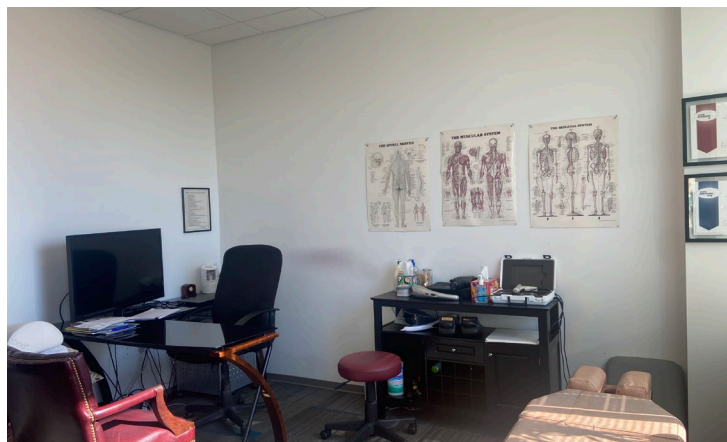


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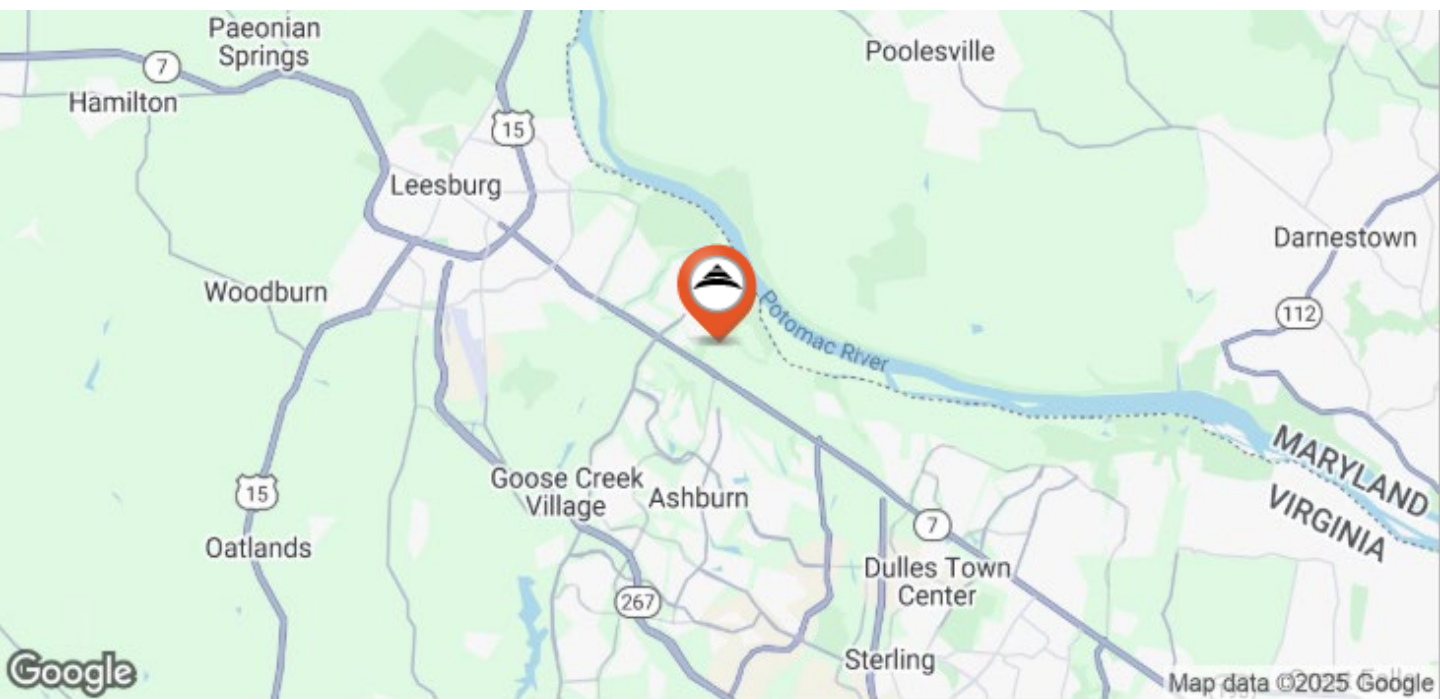
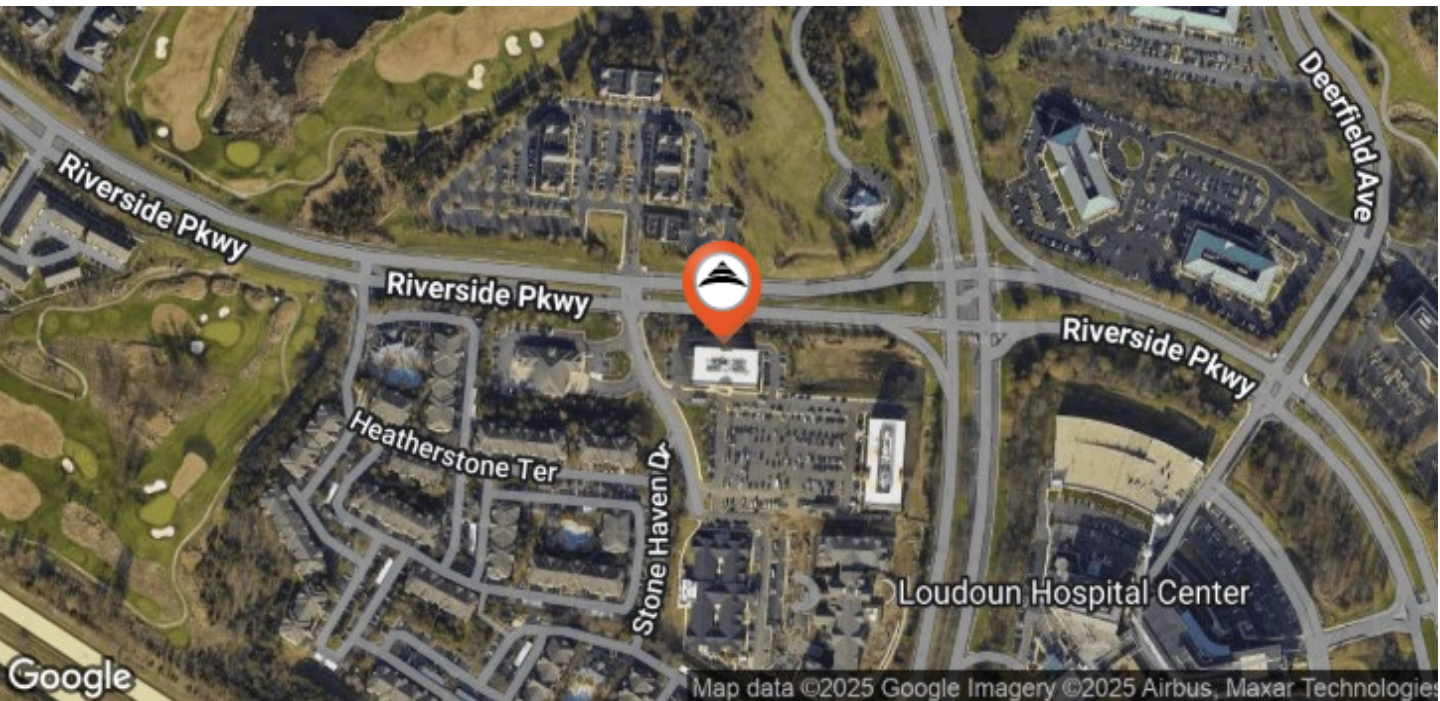
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## Maps



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