

# 20 Pigeon Hill Drive

Suite 201 | Sterling, VA 20165

Turnkey Office / Medical Condo | 2nd Floor

## \$499,999

\$166.67 / SF

Lease: \$3,800/mo | First 2 Months Free

FOR SALE

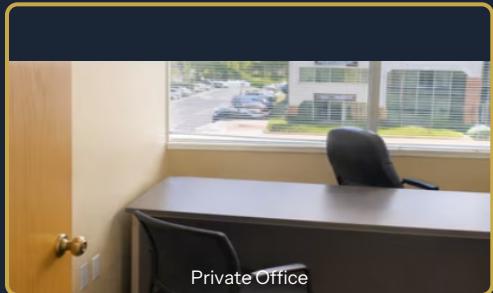
ALSO FOR LEASE



Building Exterior



Conference Room



Private Office

**3,000 SF**

Total Size

**8 Offices + 5 Cubes**

Layout

**Class B**

Building

**150 Spaces**

Parking

### PROPERTY HIGHLIGHTS

- **Turnkey** — No build-out needed
- **Flexible Layout** — 8 offices, 5 cubes, conf room, reception & kitchen
- **Climate Control** — Your HVAC, your comfort
- **Accessible** — Elevator access, ADA compliant
- **Extended Hours** — Mon-Sat 7AM-8:30PM, Sun 11AM-7PM
- **Exterior Signage** — Brand visibility on-site
- **Ample Parking** — 3.6 spaces per 1,000 SF

### IDEAL FOR

- Owner-occupier seeking premium space
- Medical / dental / healthcare practice
- Investor in high-demand NoVA corridor
- Professional services firm
- Any business needing turnkey office

### BUILDING DETAILS

Year Built:	<b>1987</b>
Building Size:	<b>25,000 SF   2 Floors</b>
Construction:	<b>Reinforced Concrete</b>
Sprinklers:	<b>Wet System</b>
Elevators:	<b>2 Passenger</b>
Land Area:	<b>0.36 Acres</b>
Walk Score:	<b>78 — Very Walkable</b>

### ZONING

R-16 | PDH-3 | PD-CC(SC)

Flexible zoning supports a range of commercial uses

### LEASE OPTION AVAILABLE

**\$3,800** / month (Modified Gross)

**FIRST 2 MONTHS FREE**

### LOCATION ADVANTAGES

- Near Dulles International Airport (IAD)
- Easy access to Rt. 7 & Rt. 28 corridors
- Surrounded by retail, dining & services
- High-demand NoVA business corridor

### EXCLUSIVE LISTING AGENT

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