

# RICHLAND BUSINESS CENTER RE...

Presented by  
Richland Investment Group LLC

21430 Cedar Dr, Sterling, VA 20164



## **Price: \$16.50 - \$35.00 /SF/YR**

Richland Business Center, a 57000 s.f. Class A Retail and Office complex situated directly on Rt. 7 in Sterling Virginia. close proximity to Fairfax County Pkwy, Rt. 28, and Dulles airport. surrounded by populated residential and commercial communities. The first-floor retail suites feature ample convenient store-front parking & great signage visibility. The upscale two-story marbled office lobby offers visitors an impressive welcome and both elevator and stairs access.

Second-floor office suites accommodate professional and medical offices and house luxury onsite salon suites. Select second-floor suite signage available. Conveniently located on Rt. 7, this business center has 80,000+ car daily traffic count with several onsite restaurants available. All suites feature 100% HVAC control, Fios, Comcast Available, and 24-hour access via lobby keyless entry.

# RICHLAND BUSINESS CENTER RETAIL & OFFICE

21430 Cedar Dr, Sterling, VA 20164



Center is located directly on Rt. 7  
80,000+ Cars traffic count daily  
Select offices with Signage option



**Shanna Lajmiri**

[shannalajmiri@gmail.com](mailto:shannalajmiri@gmail.com)

(703) 421-5222

**Richland Investment Group LLC**

21430 Cedar Dr  
Sterling, VA 20164

# **RICHLAND BUSINESS CENTER RETAIL & OFFICE**

21430 Cedar Dr, Sterling, VA 20164

# RICHLAND BUSINESS CENTER RETAIL & OFFICE

21430 Cedar Dr, Sterling, VA 20164



Building Photo



Aerial

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Autozone		
Blue salon suites	-	
Casa Mia Restaurant	-	
Computer Clinic Services		
Geico		
Knapp Chiropractic		
Marmol & Marmol Law office	-	
Rais pizza & Pourhouse	-	
Newport Healthcare		
Secure Open Solutions	-	
Sherwin-Williams		
Singh Foot & Ankle Healing Center	-	
Tessa Construction & Tech	-	
Wingstop		

21430 Cedar Dr, Sterling, VA 20164



90 Degree Look Down

## Listing spaces

### 1st Floor Ste 102

Space Available	3,000 - 5,000 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

The current unit is 3000 s.f. Prime Retail with direct signage on Rt. 7. Open floor plan. The unit may be expanded to approx. 5000 S.F. or modified to a smaller sq. footage of approx. 1045 s.f. on the Maple Leaf side of the center, and approx. 2000 s.f. on Rt. 7. See attached plans for modification details. Ample storefront parking. Two Glass storefront entrances on Rt. 7 and Maple Leaf Rd. Move in! See video tour. Rates subject to change based on unit configuration.



21430 Cedar Dr

### 2nd Floor Ste 200

Space Available	1,827 - 5,727 SF
Rental Rate	\$16.50 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Office/Medical
Lease Term	Negotiable

approx. 5700 s.f. premium fit-out & furnished office suite with DIRECT SIGNAGE on Rt. 7 (Harry Byrd Hwy). Suite is equipped with private offices, open spaces with workstations, kitchen, Mail/copy room, server room with dedicated A/C, full line of windowed offices. Executive conference room & other conference rooms. Floor-plan is approximate. Flexible Use & modifications to suit: Governmental, Medical, Technological, Financial, Retail/Office (depending on fit), service, ....etc. Verizon Fios & Comcast Available. Onsite Restaurants & Luxury Salon/Spa Suites, offering everyday conveniences. Secure after-hours lobby access by code entry, or via phone. 24hrs. video monitored. Option to be connected to the first-floor storefront retail space if tenant use requires. Call for specific details. The current Tenant's lease ends March 2024 with a flexible option for immediate occupancy if desired.

# RICHLAND BUSINESS CENTER RETAIL & OFFICE

21430 Cedar Dr, Sterling, VA 20164

## Property Photos



21430 Cedar Dr

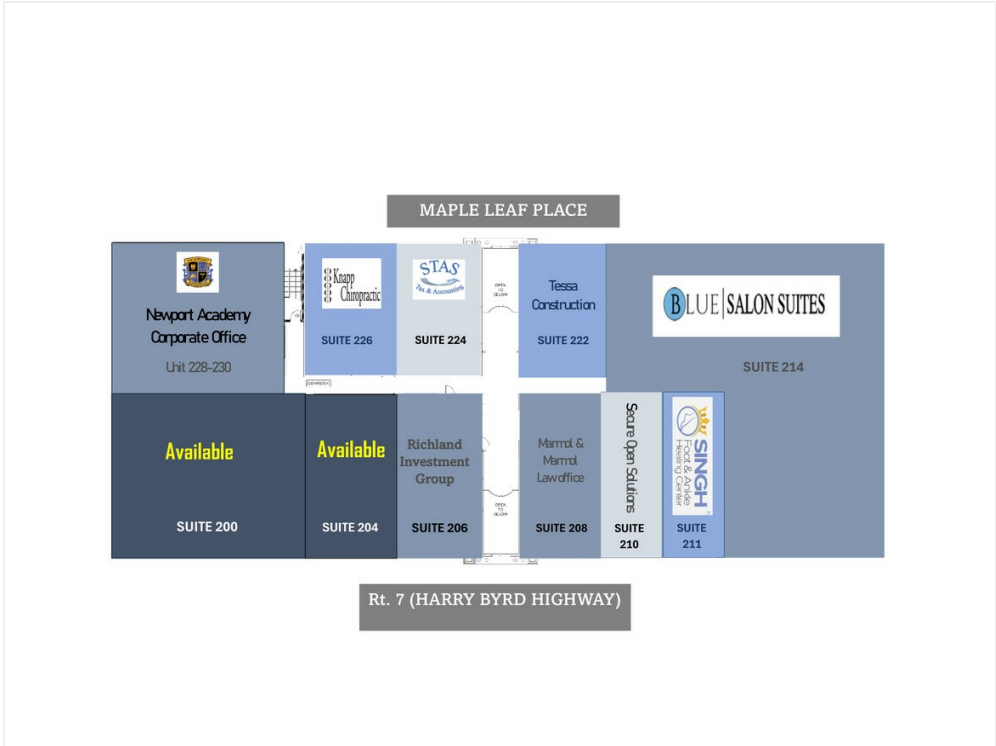


Unit 102

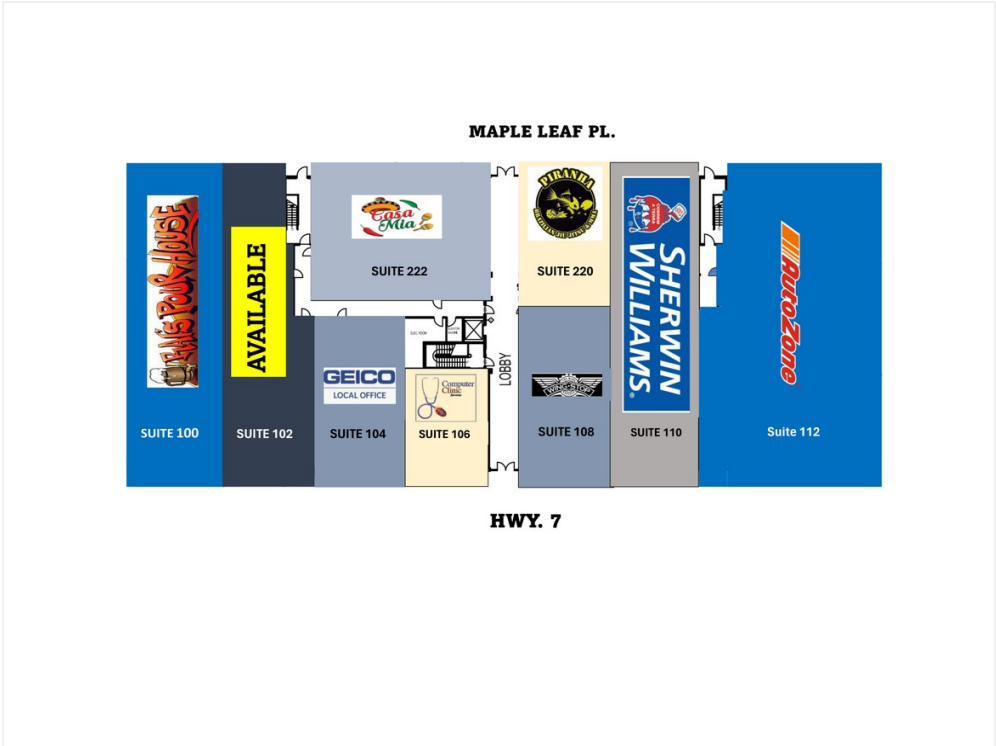
# RICHLAND BUSINESS CENTER RETAIL & OFFICE

21430 Cedar Dr, Sterling, VA 20164

## Property Photos



Office Floor Plan with Tenants



Retail Floor Plan With Tenants



# RICHLAND BUSINESS CENTER RETAIL & OFFICE

21430 Cedar Dr, Sterling, VA 20164

## Property Photos



Lower Level Lobby/Elevators



Lower Level Lobby

# RICHLAND BUSINESS CENTER RETAIL & OFFICE

21430 Cedar Dr, Sterling, VA 20164

## Property Photos



Upper Level Lobby



Upper Level Lobby

# RICHLAND BUSINESS CENTER RETAIL & OFFICE

21430 Cedar Dr, Sterling, VA 20164

## Property Photos



Upper Level Lobby



2nd floor hallway

# RICHLAND BUSINESS CENTER RETAIL & OFFICE

21430 Cedar Dr, Sterling, VA 20164

## Location

