



### Summary

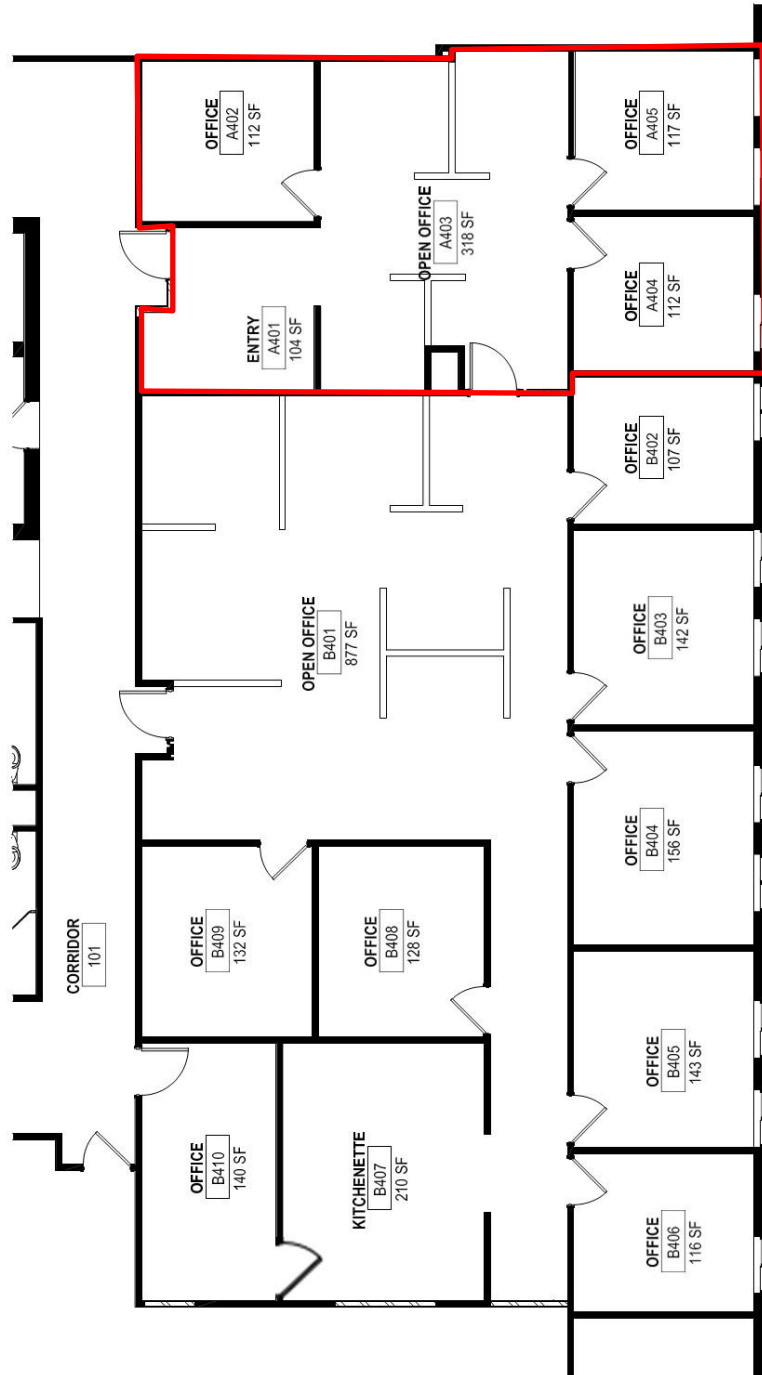
Floor:	Located on the 4 <sup>th</sup> floor
Available SF & Lease Rates:	Suite 400 - 1,039 SF \$33/SF + Cleaning <b>(LEASED)</b>
	Suite 410 – 2,891 SF \$30/SF + Cleaning
Sale Price:	\$1,300,000 (Includes Leased Adjoining Suite of 1,039 SF. Premises Total 3,930 SF)
Available:	Immediately

### Property Highlights

- Class A Building
- 9' ceiling
- Medical/ Office Use
- PD-OP Loudoun County Zoning – multiple uses
- Abundance of parking onsite
- Gum Spring Library located on the 1<sup>st</sup> & 2<sup>nd</sup> floors
- Located across from Stone Springs Hospital
- Walking distance to Village Center Plaza

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Floor Plan



**Skip Dawson**  
703.435.4007 x 110  
sdawson@veritycommercial.com

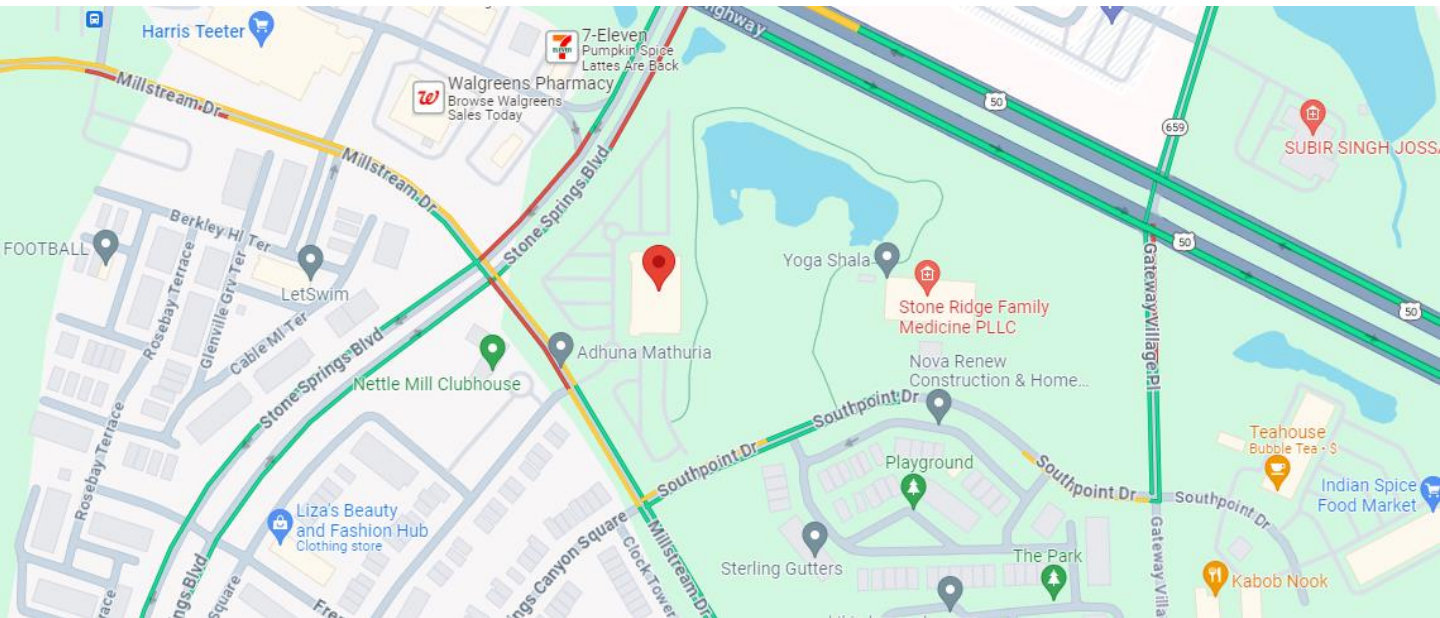
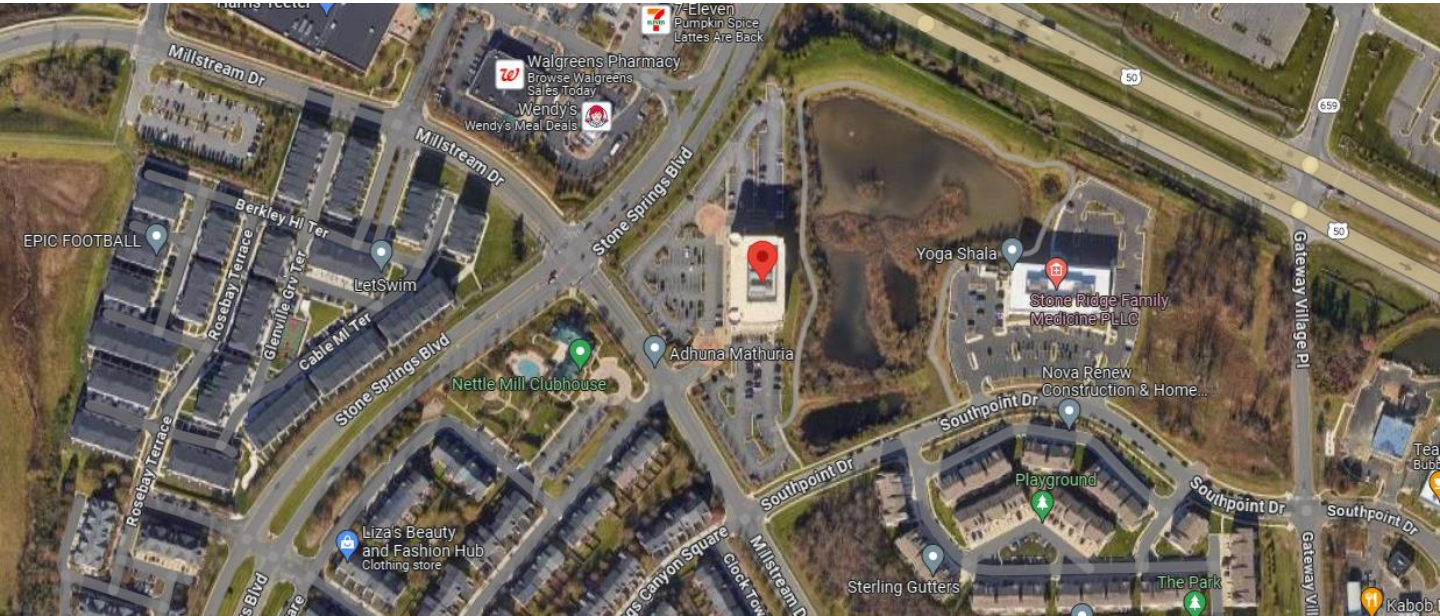
**Brian O'Hear**  
703.435.4007 x 124  
bohear@veritycommercial.com

Photos





Maps



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

**Skip Dawson**  
703.435.4007 x 110  
sdawson@veritycommercial.com

**Brian O'Hear**  
703.435.4007 x 124  
bohear@veritycommercial.com