

LEASE

201-203 LOUDOUN ST SW
201-203 Loudoun St SW Leesburg, VA 20175



PROPERTY DESCRIPTION

Beautiful historic building in the heart of downtown historic Leesburg within walking distance to restaurants, coffee shops, and more! Please note that the 1st and 2nd floor of each building must be leased together. Rental rate includes all but janitorial. Existing furniture may be used by tenant, or can be removed.

201 BUILDING

1st floor- 1,217 RSF

2nd floor-1,201 RSF

Total 201 Building-2,418 RSF (\$5,038 per month)

203 BUILDING

1st floor- 1,269 RSF

2nd floor-1,315 RSF

Total 203 Building-2,584 RSF (\$5,383 per month)

PROPERTY HIGHLIGHTS

- B1 Zoning allows for office or retail use.
- Building signage available

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr Plus Janitorial
Lot Size:	0.09 Acres
Building Size:	8,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,179	17,737	27,119
Total Population	11,965	53,150	82,131
Average HH Income	\$153,052	\$186,799	\$219,063

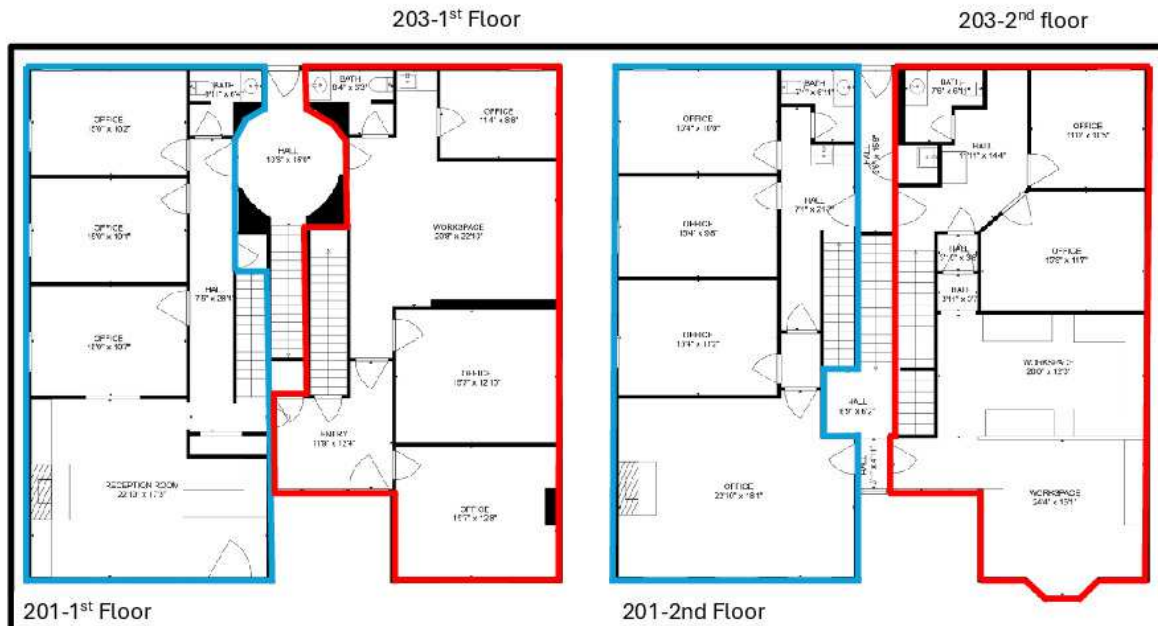
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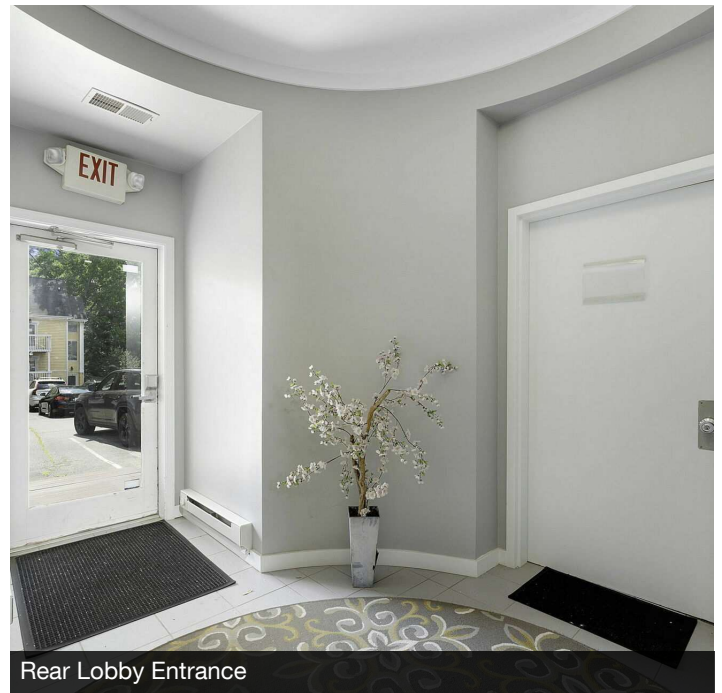
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Building Floorplan



Rear Parking Lot Entrance



Rear Lobby Entrance

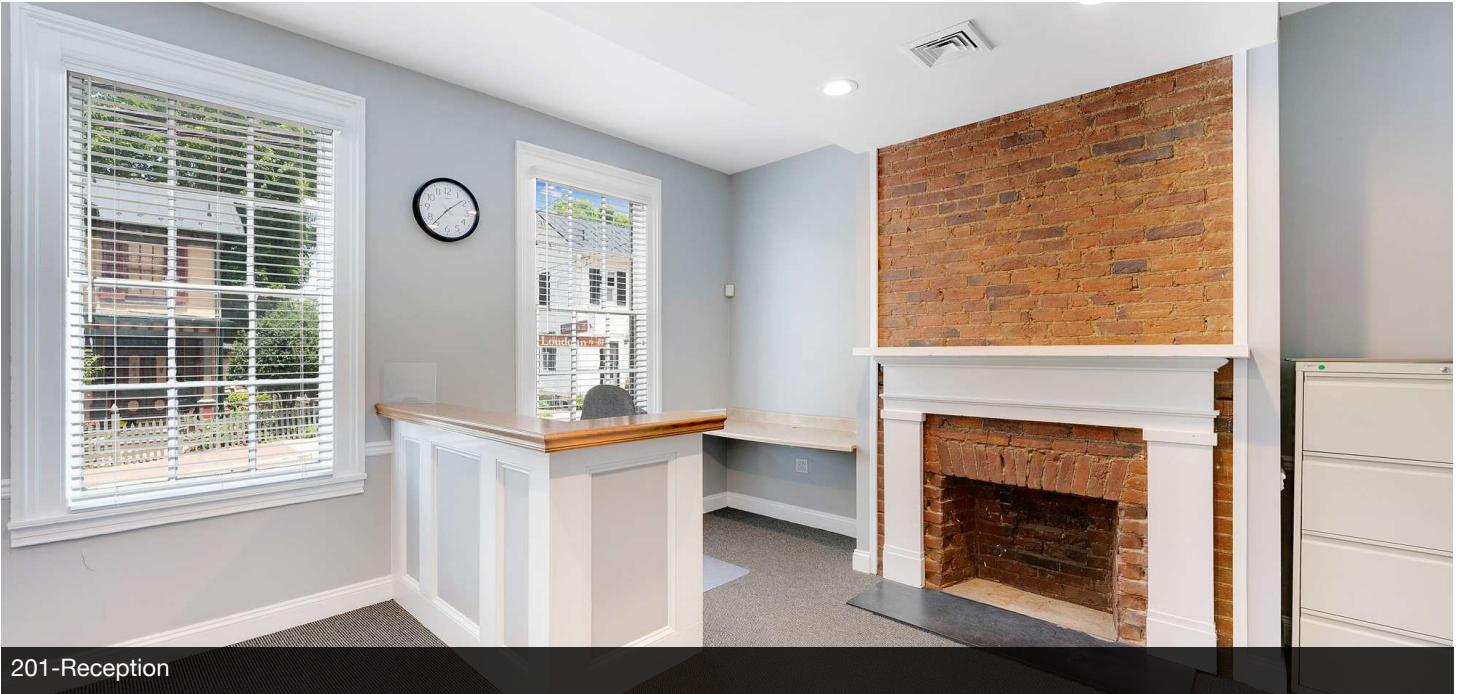
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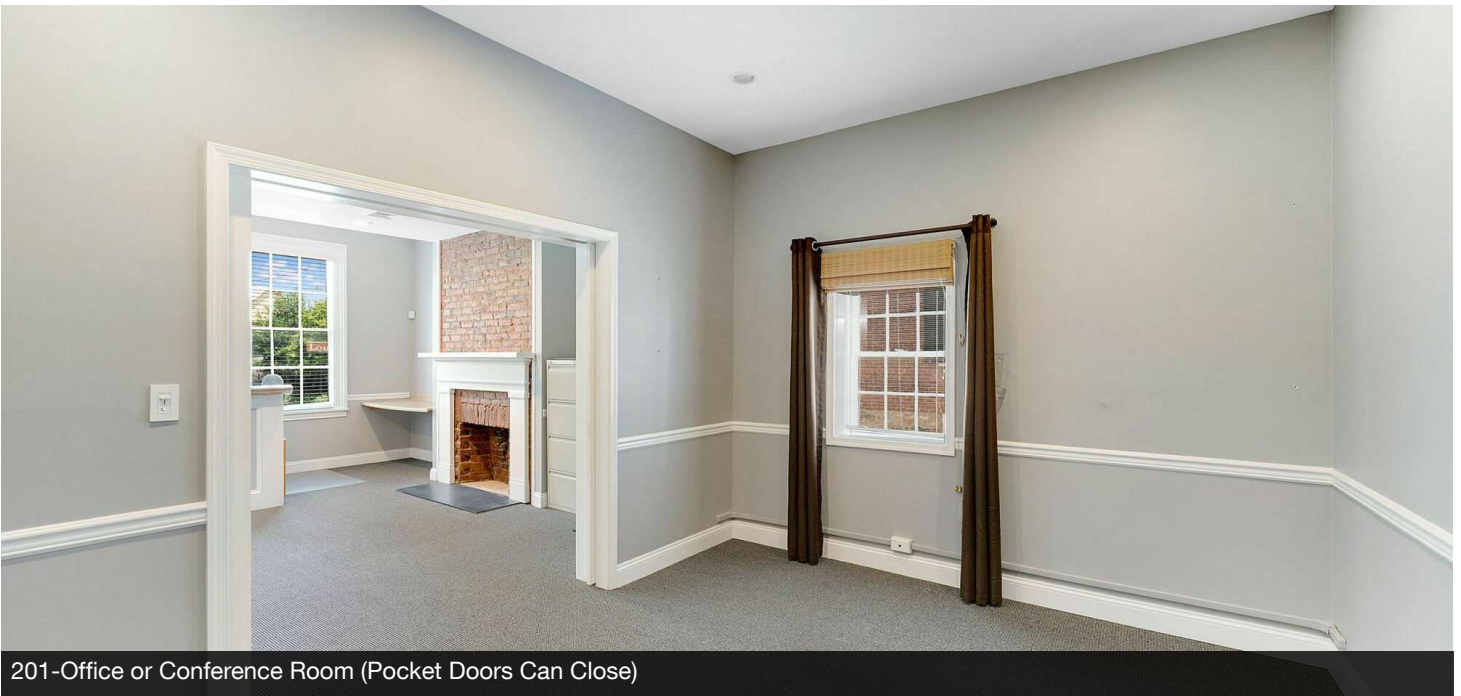
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201-Reception



201-Office or Conference Room (Pocket Doors Can Close)

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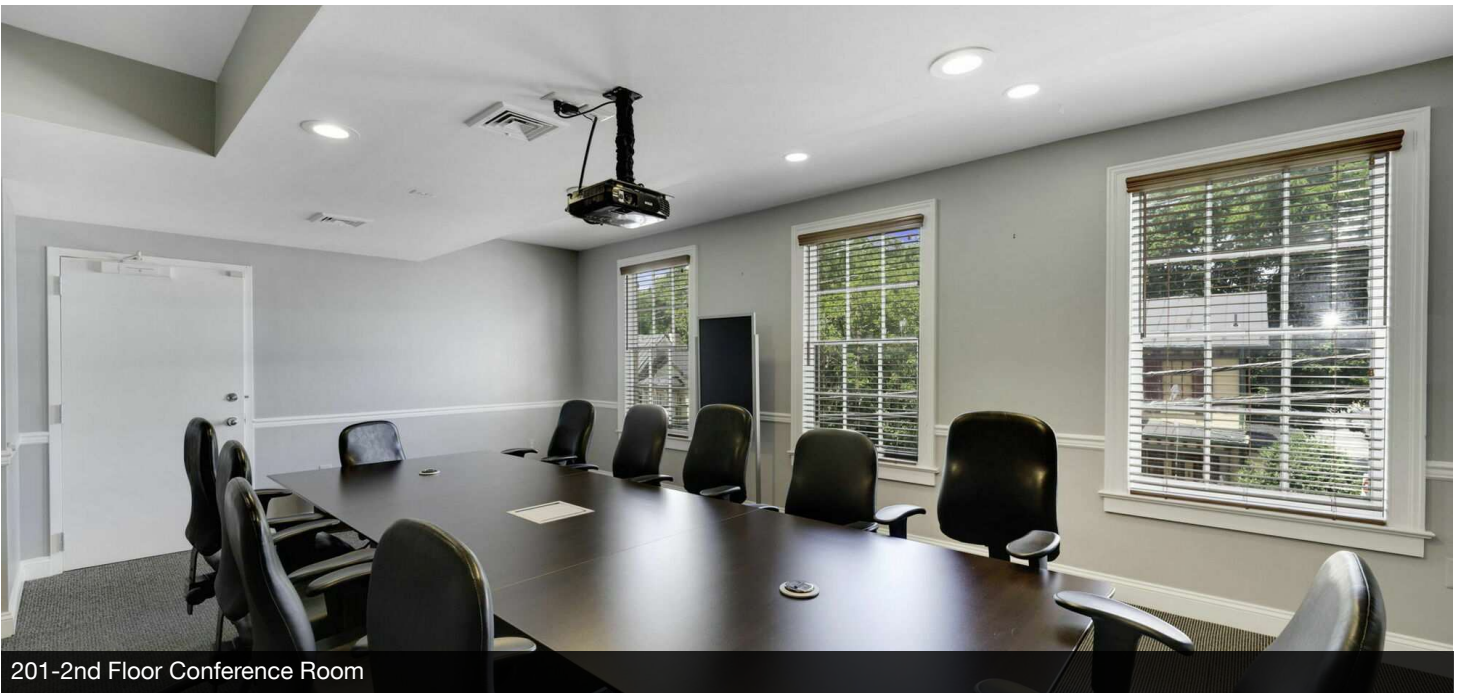
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201-2nd Floor Conference Room



201-2nd Floor Conference Room

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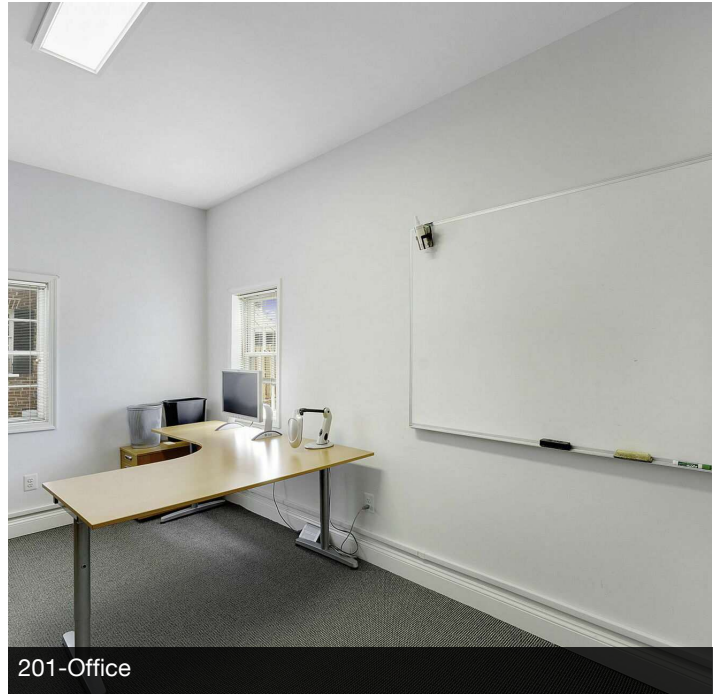
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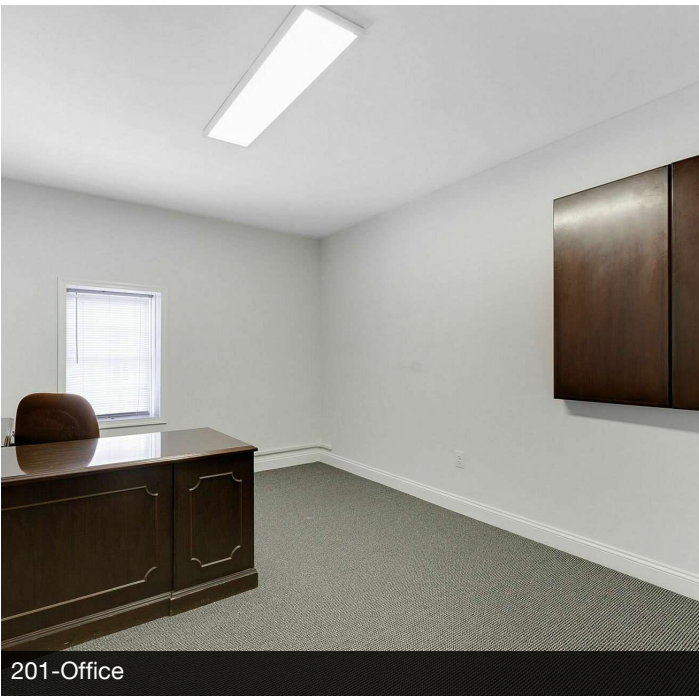
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201-Kitchenette



201-Office



201-Office



201-Office

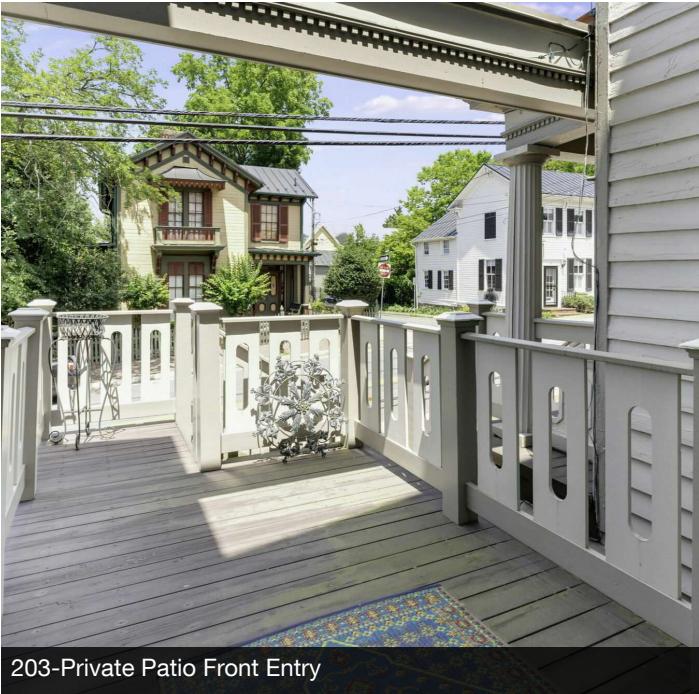
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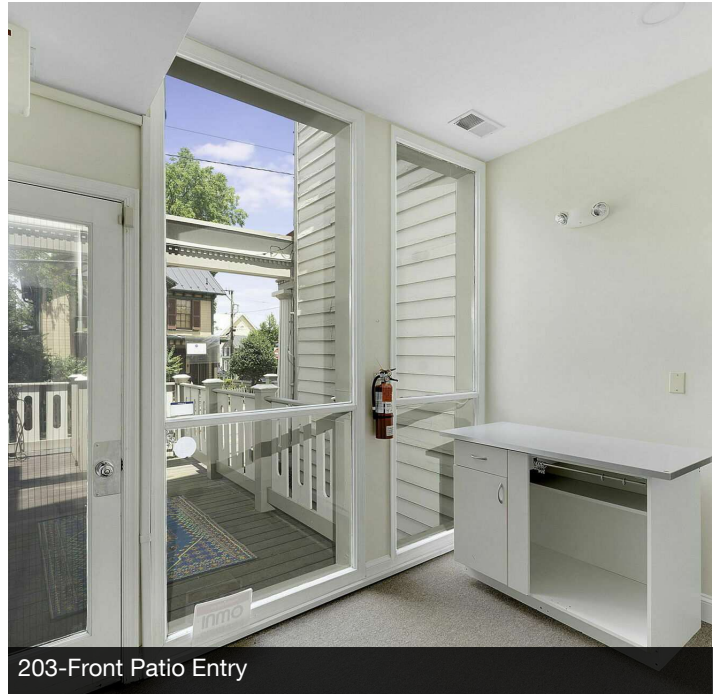
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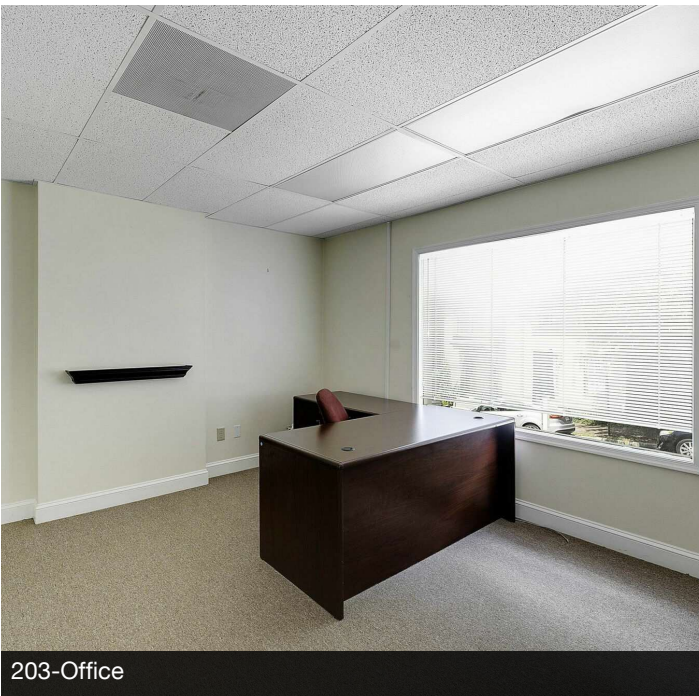
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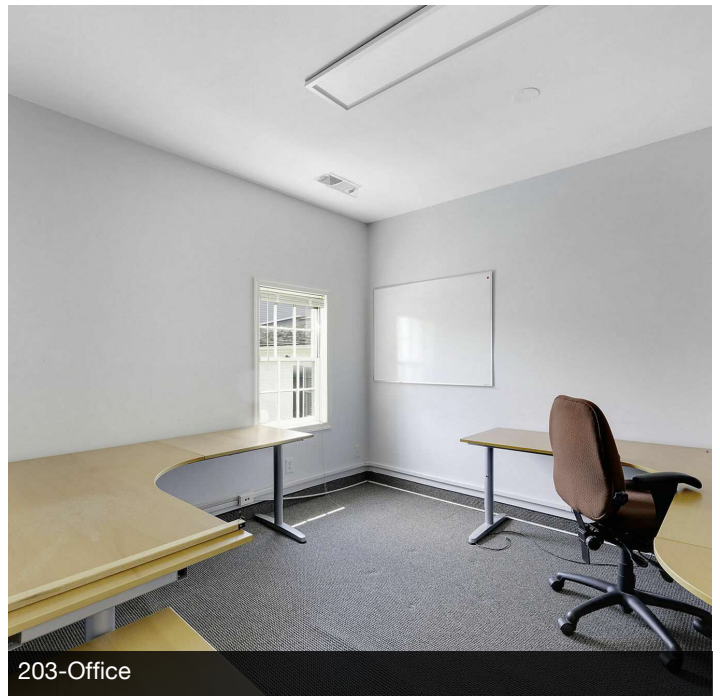
203-Private Patio Front Entry



203-Front Patio Entry



203-Office



203-Office

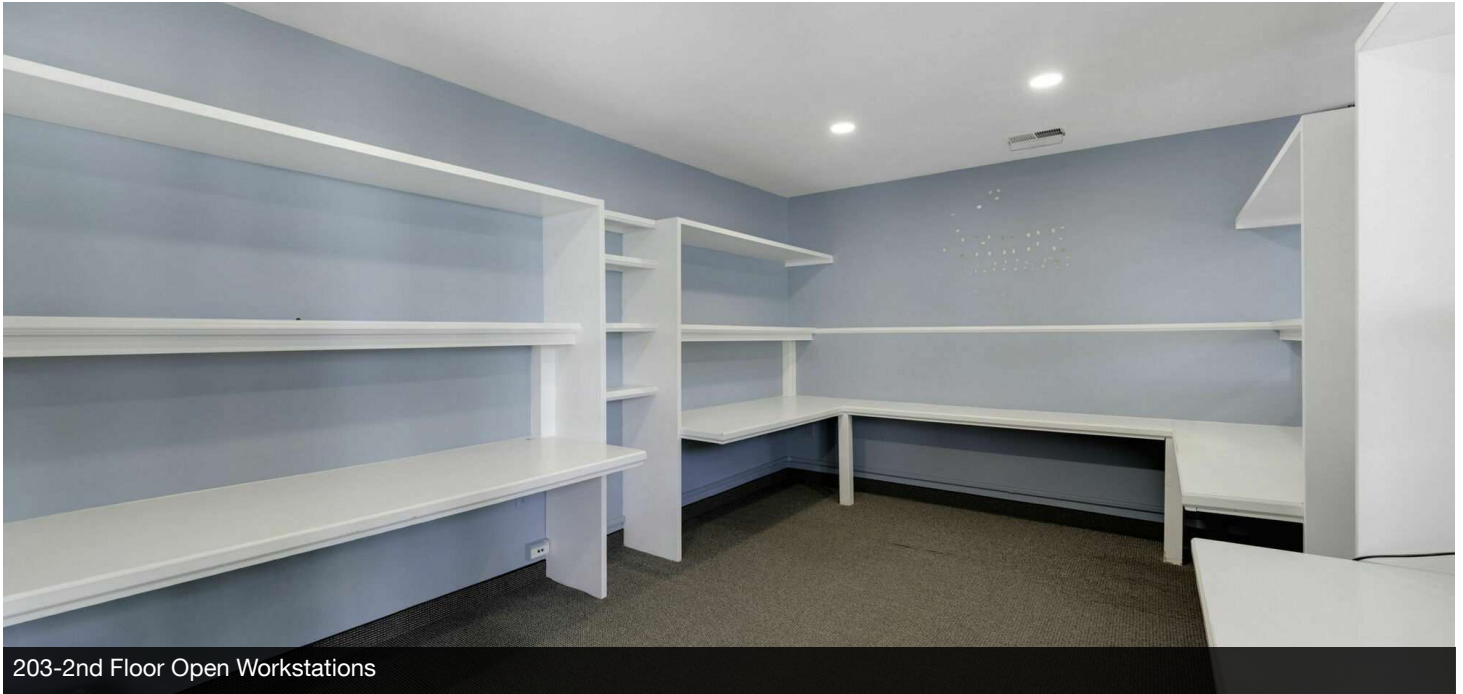
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203-2nd Floor Open Workstations



203-2nd Floor Open Workstations



203-2nd Floor Open Workstations

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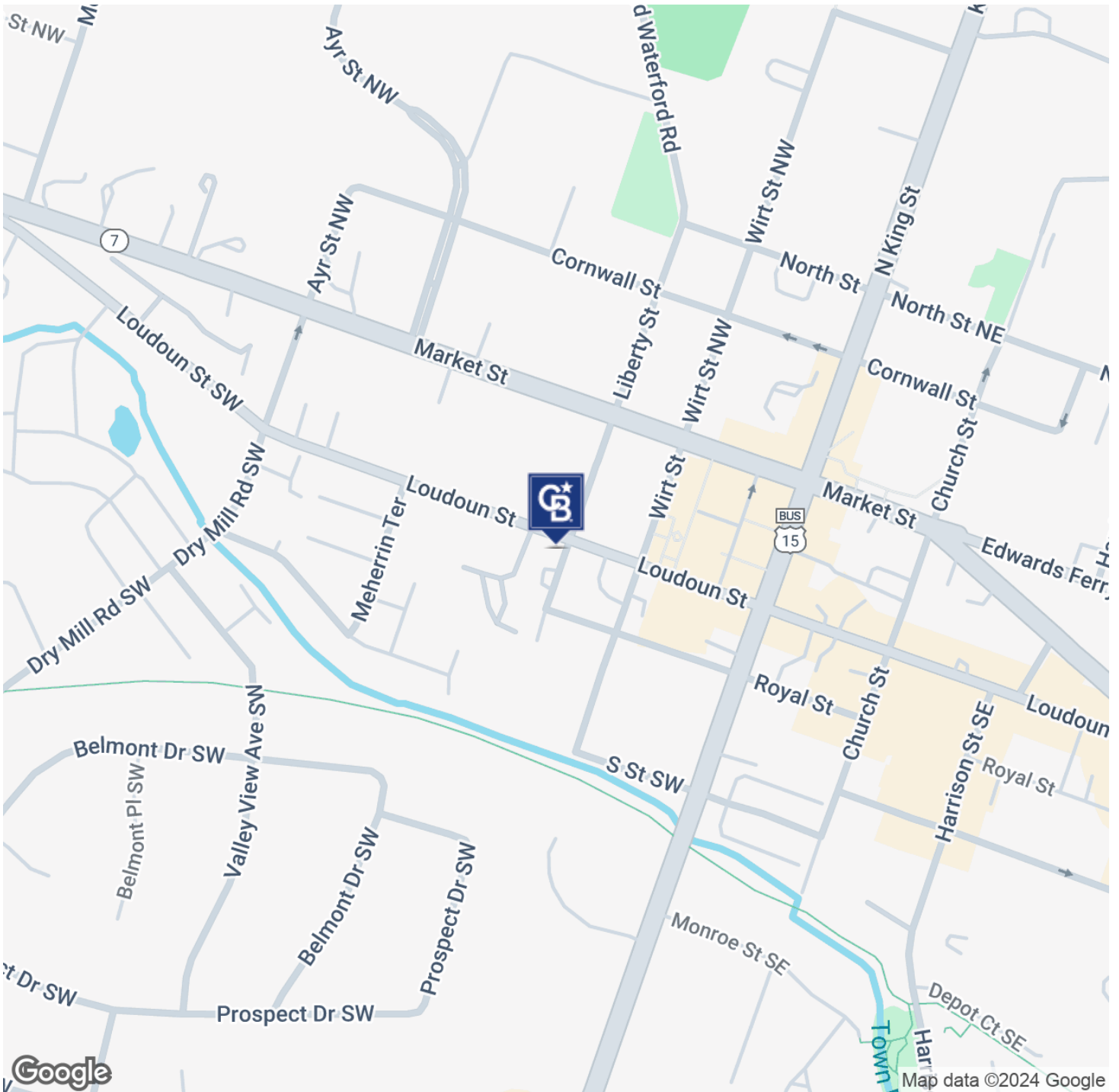


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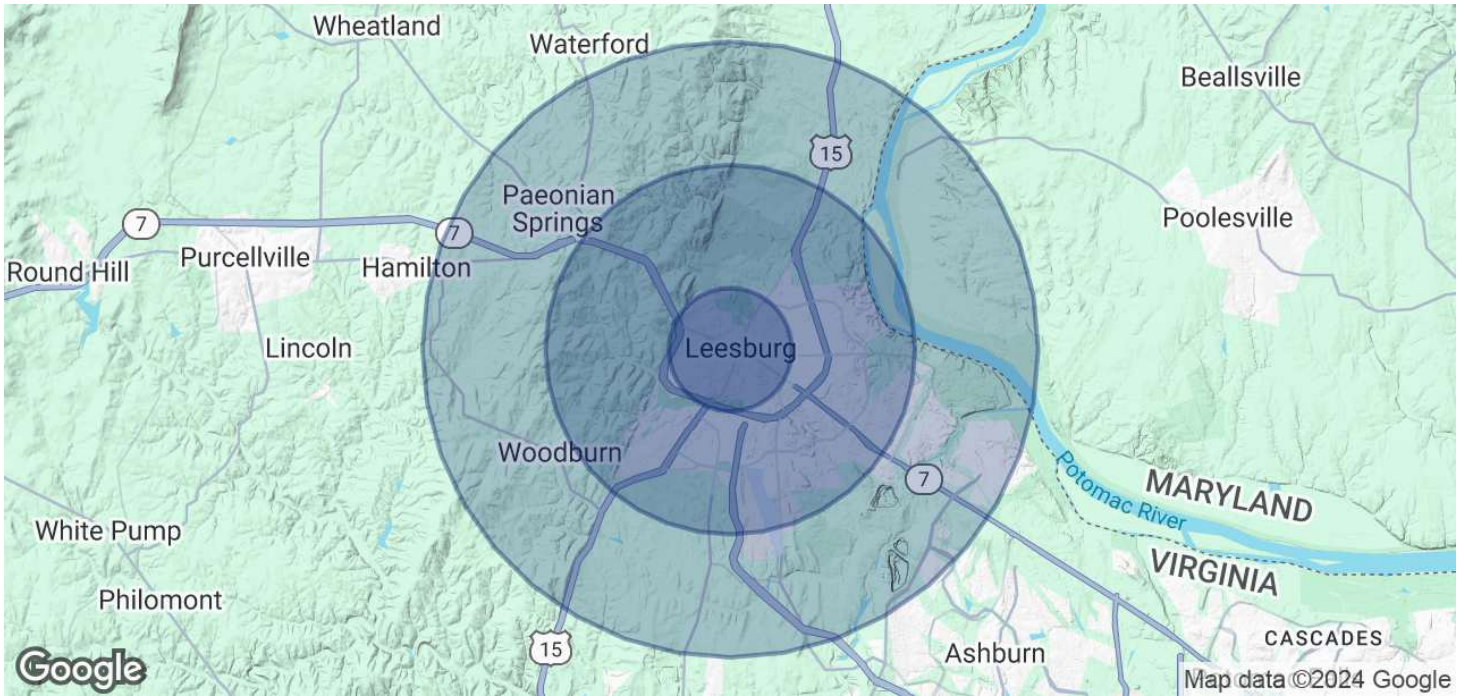
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,965	53,150	82,131
Average Age	40	37	38
Average Age (Male)	39	36	37
Average Age (Female)	42	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,179	17,737	27,119
# of Persons per HH	2.9	3	3
Average HH Income	\$153,052	\$186,799	\$219,063
Average House Value	\$667,134	\$692,343	\$782,906

Demographics data derived from AlphaMap

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