



# VILLAGE

AT LEESBURG

OFFICE CONDO  
FOR SALE  
35,571 SF



Sale Information:  
703.522.4600

**Eamon McCrann**  
703.284.5861  
emccrann@lpc.com

**Neil Alt**  
703.284.5868  
nalt@lpc.com

# Lincoln

Lincoln Property Company  
1530 Wilson Boulevard Suite 200  
Arlington, VA 22209

[www.lpc.com](http://www.lpc.com)



VILLAGE  
AT LEESBURG

Office Condo For Sale

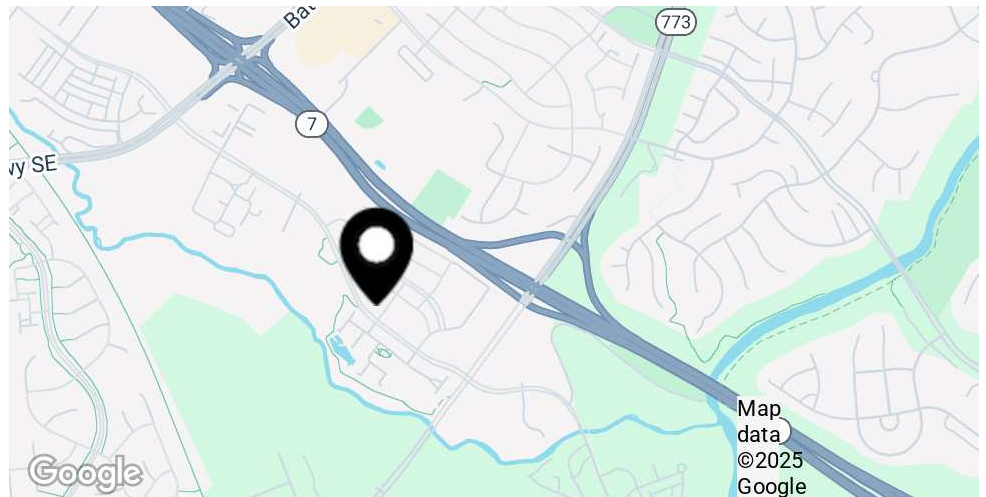


### Property Highlights

- Class-A building with high-end finishes
- 70+ walkable amenities including Wegmans, Ulta, Orvis, LA Fitness, Travinia Italian Restaurant, Cobb Village 12 Theatre, Bowlero, Firebirds, Plaza Azteca, BurgerFi, Wegmans and Atomic Trampoline and more
- Great access to Route 7, Route 267, Route 28, and Route 15.
- Ample free covered parking
- Property amenities include: Pop-up fountain, wifi, firepit, Metropolitan Leesburg apartments for rent, and numerous free seasonal events

### Opportunity Overview

4th Floor Office Condo For Sale 35,571 SF



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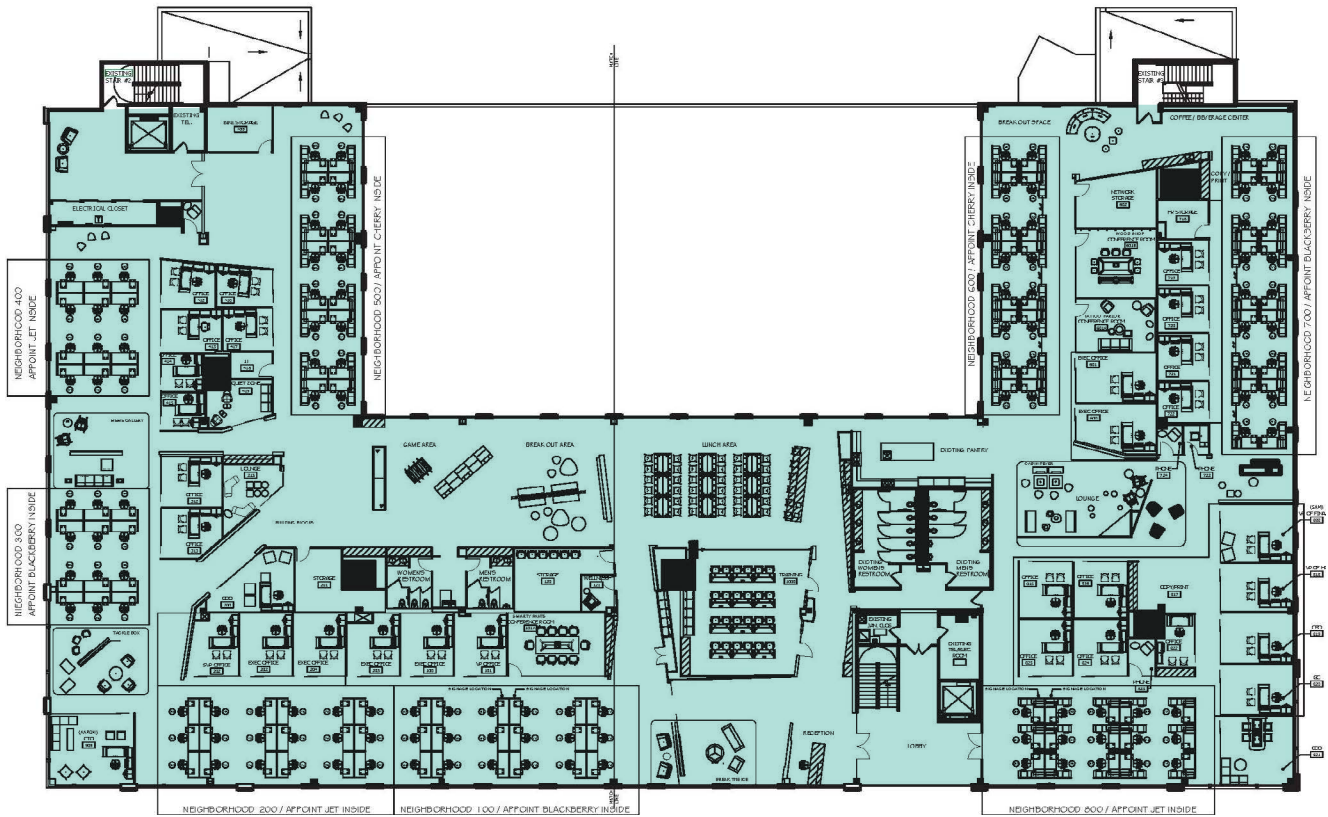


VILLAGE  
AT LEESBURG

SUITE 400

1602 Village Market Boulevard, SE, Leesburg, VA 20175

ROUTE 7 - LEESBURG PIKE



VILLAGE MARKET BLVD. SE

**Suite 400**  
**35,571 SF**

**32 Offices**  
**137 Workstations**  
**3 Conference Rooms**  
**1 Large Training Room**

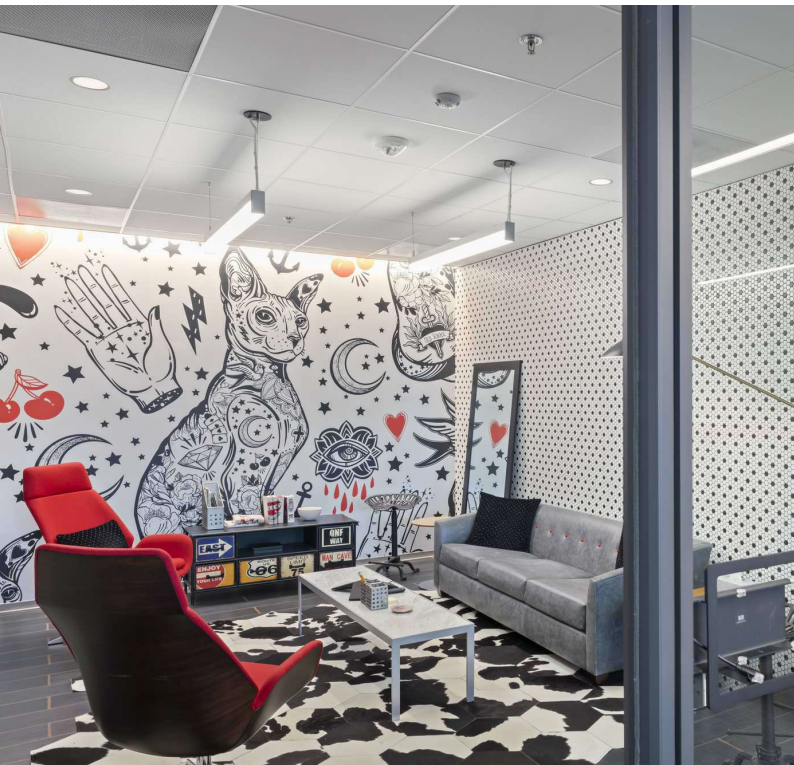
## Opportunity Overview

- Ability to own an entire top floor within a multi-tenant class-A building
- Ideal location for a company's HQ or regional office
- Prominent signage facing Route 7
- Recently constructed, rarely used post-COVID and in excellent condition
- Private elevator lobby available for branding
- Private restrooms



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Suite 400



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# EXTRA

## entertaining



### PREMIUM STORES & SERVICES

#### DINE

5 Tara Indian Cuisine 📍  
 Anchor Bar  
 Bandit Taco  
 BonChon  
 Bubbleology  
 BurgerFi  
 ChefScape  
 Dana's Cake Shoppe  
 Firebirds Wood Fired Grill  
 Gogi BBQ  
 Plaza Azteca  
 Mochinut  
 Noodles & Co  
 Noku Sushi & Grill  
 Rita's Italian Ice  
 Spitz Mediterranean  
 The Conche  
 The Dell Food & Brew Hall  
 Travinia Italian Kitchen 📍  
 Vino Bistro  
 Weird Bros Coffee

#### ENJOY

Altitude Trampoline  
 CMX Cinemas 📍  
 Bowlero

#### SHOP

Johnson Fitness & Wellness  
 Lazy Daisy Gift Shop  
 Orvis  
 Potomac River Running  
 Seven Tea House  
 TREK Bikes  
 Ulta Beauty  
 UBreakiFix  
 White & Ivory Fine Jewelry

#### LIVE

Advanced Dental  
 Alizay Esthetic Spa & Clinic  
 AllCare  
 A Place To Be  
 AT&T  
 Banfield Pet Hospital  
 Basics First Chiropractic  
 Charles Schwab  
 Cochran Family Dental  
 European Wax Center  
 G5 Salon  
 Hammer & Nails  
 Indigo Physiotherapy  
 Katie's Nail Spa  
 LA Fitness  
 Leesburg Family Smiles  
 Loudoun Pediatric Dentistry  
 Marine Corps Career Center  
 Massage Envy 📍  
 Mattress Firm  
 Mind Zero  
 Mullen Orthodontics  
 My Wellness Physicians  
 Neibauer Dental Care  
 PAINT Nail Bar  
 Playful Pack  
 Prejuvenation Aesthetics  
 Salon Lofts  
 Sylvan Learning Center  
 The Good Feet Store  
 The Woodhouse Day Spa  
 Treasured Smiles Pediatric Dentistry  
 Verizon Wireless  
 Victory Martial Arts  
 Villa Montessori Preschool  
 Village Dentistry of Leesburg  
 Village Oral & Implant Surgery  
 Village Pickle  
 Visionworks  
 Wells Fargo Bank  
 Wegmans 📍  
 Wiggle Butt & Whiskers

#### WEGMANS



#### CMX CINEMAS VILLAGE 14



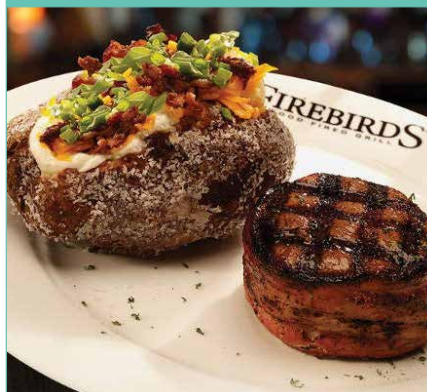
#### LA FITNESS



#### BOWLERO



#### FIREBIRDS WOOD FIRED GRILL



#### TRAVINIA ITALIAN KITCHEN



"Best of Loudoun" 2020 winners



# VILLAGE

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# LOUDOUN COUNTY

1602 & 1608 Village Market Boulevard, SE, Leesburg, VA 20175

## LOUDOUN JOB GROWTH



Loudoun is a prime location for companies and experienced workers with a **435,000+** population and **182,000+** total employed (2022)



Ranked **4th largest county** in Virginia (2024)



**\$178,707** median household income (2019-2023)



Virginia is **#2** on Forbes.com's "Best States for Business" (2023)



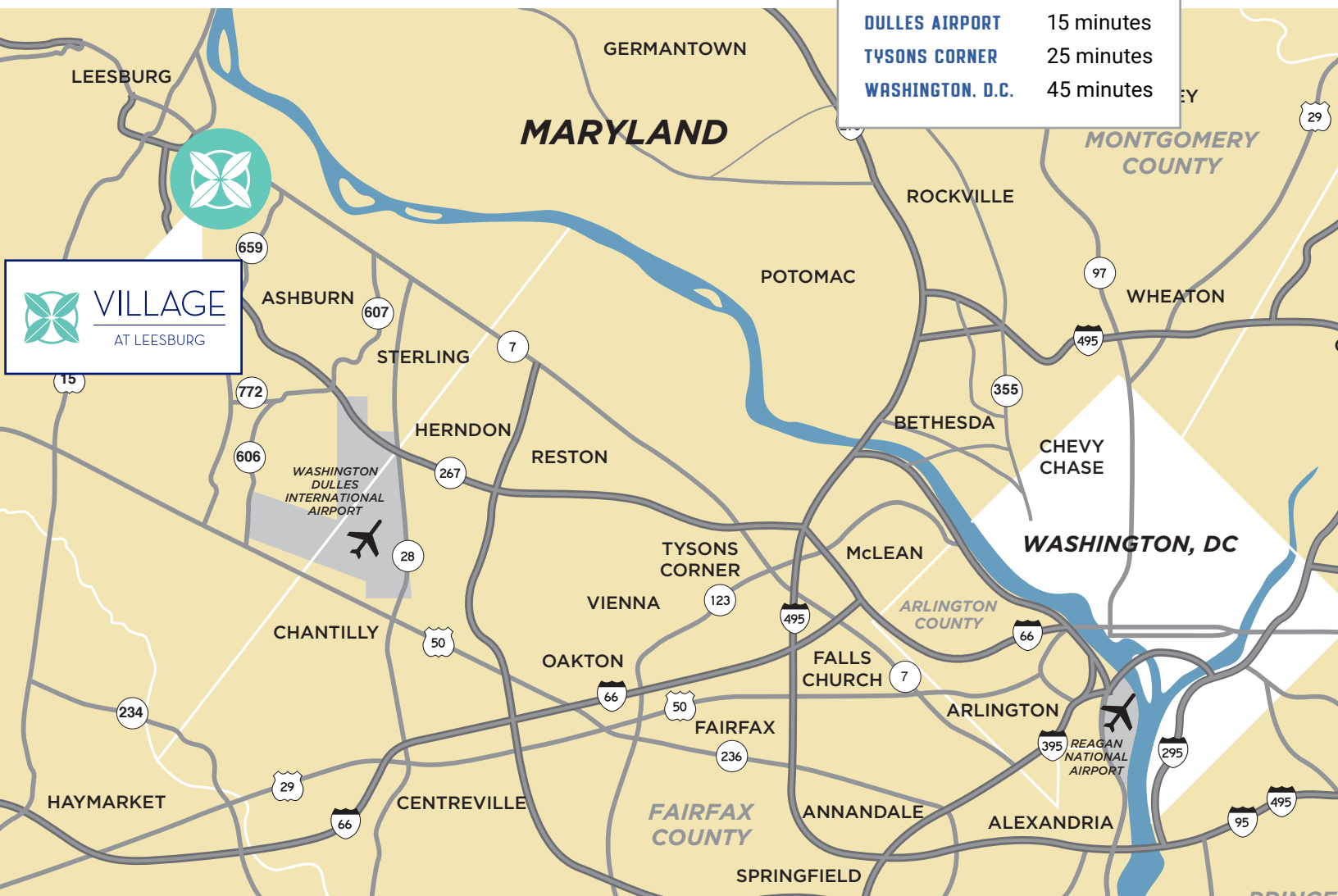
SmartAsset has ranked Loudoun as the **top county for business growth** in Virginia for three years in a row (2024)



**9 mins** from VA Route 267/Dulles Toll Rd,  
**27 minutes** to Tyson's Corner, Virginia

### DRIVE TIMES

DULLES AIRPORT	15 minutes
TYSONS CORNER	25 minutes
WASHINGTON, D.C.	45 minutes



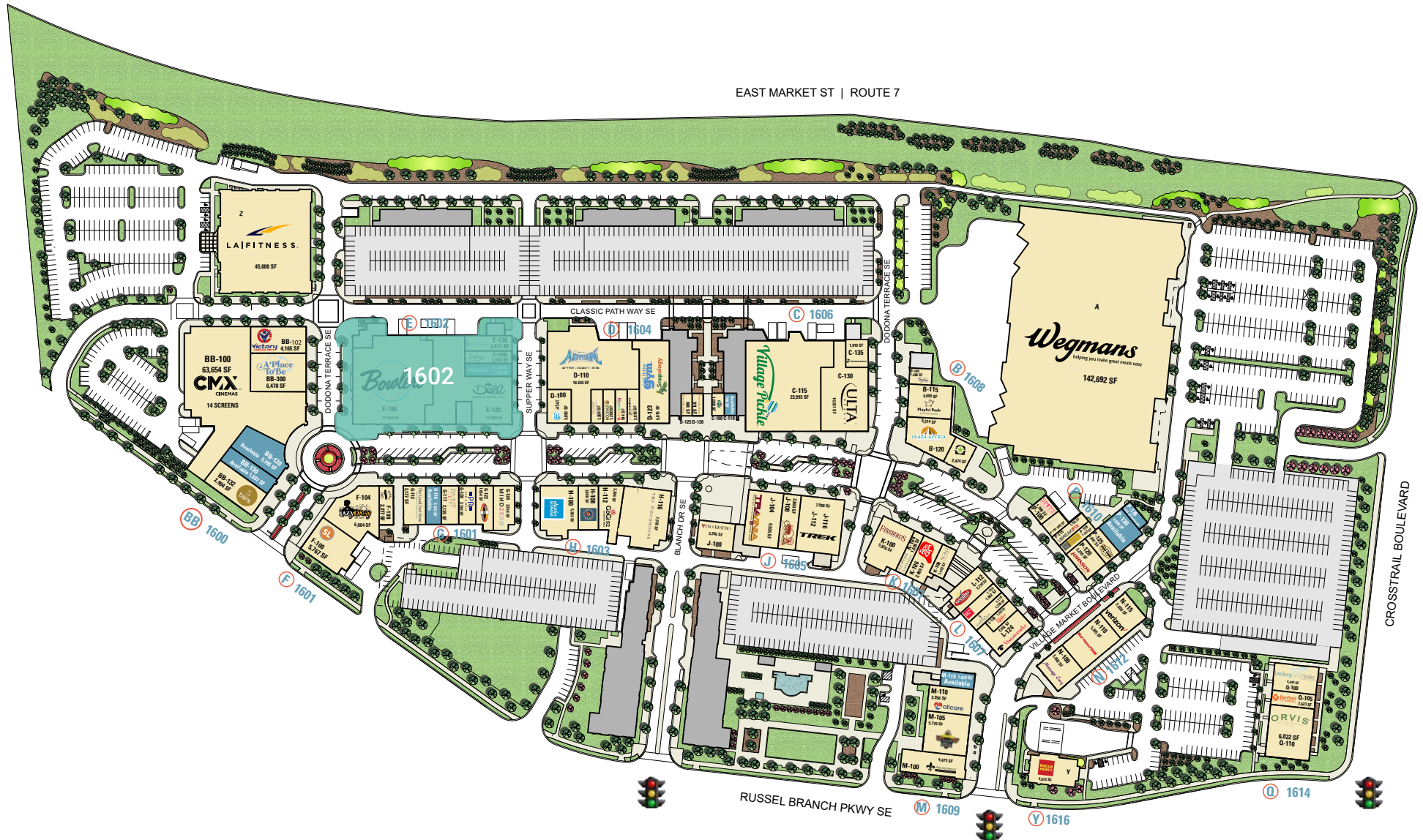


# VILLAGE

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# SITE PLAN

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# VILLAGE AT LEESBURG

## AERIAL VIEW

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