

LEASE

VILLAGE AT LEESBURG

1602 Village Market Boulevard SE #400 Leesburg, VA 20175



LEASE RATE

\$24.00 SF/yr

Deniz Senyurt, CCIM

703 471 7220

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PROPERTY DESCRIPTION

Suite 400 at 1602 Village Market Blvd SE, Leesburg, VA, offers premier office space in a Class A building within the vibrant Village at Leesburg.

This spacious suite is designed with employee comfort in mind, featuring abundant natural light. The layout includes modern conference rooms, plug-and-play workstations, and collaborative spaces that foster teamwork and innovation. Ideal for businesses looking for a high-quality, ready-to-use workspace in a dynamic location, this suite provides everything needed to support productivity and employee engagement. Sublease Opportunity Till January 31st, 2029.

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Full Service)
Number of Units:	1
Available SF:	35,571 SF

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LOCATION DESCRIPTION

Located at 1602 Village Market Blvd SE in Leesburg, VA, this property is in Loudoun County's premier shopping, dining, and entertainment hub. Surrounded by over 75 boutiques, restaurants, and attractions like Wegmans, LA Fitness, and CMX Cinemas, it offers easy access to Route 7, Route 267, Route 28, and Route 15, making it an ideal business location.

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PROPERTY HIGHLIGHTS

- Class A office building with high-end finishes
- Easy access from Route 7, Dulles Toll Road, Route 2 and Route 15
- Ample free covered parking
- in Loudoun County's premier shopping, dining, and entertainment hub.

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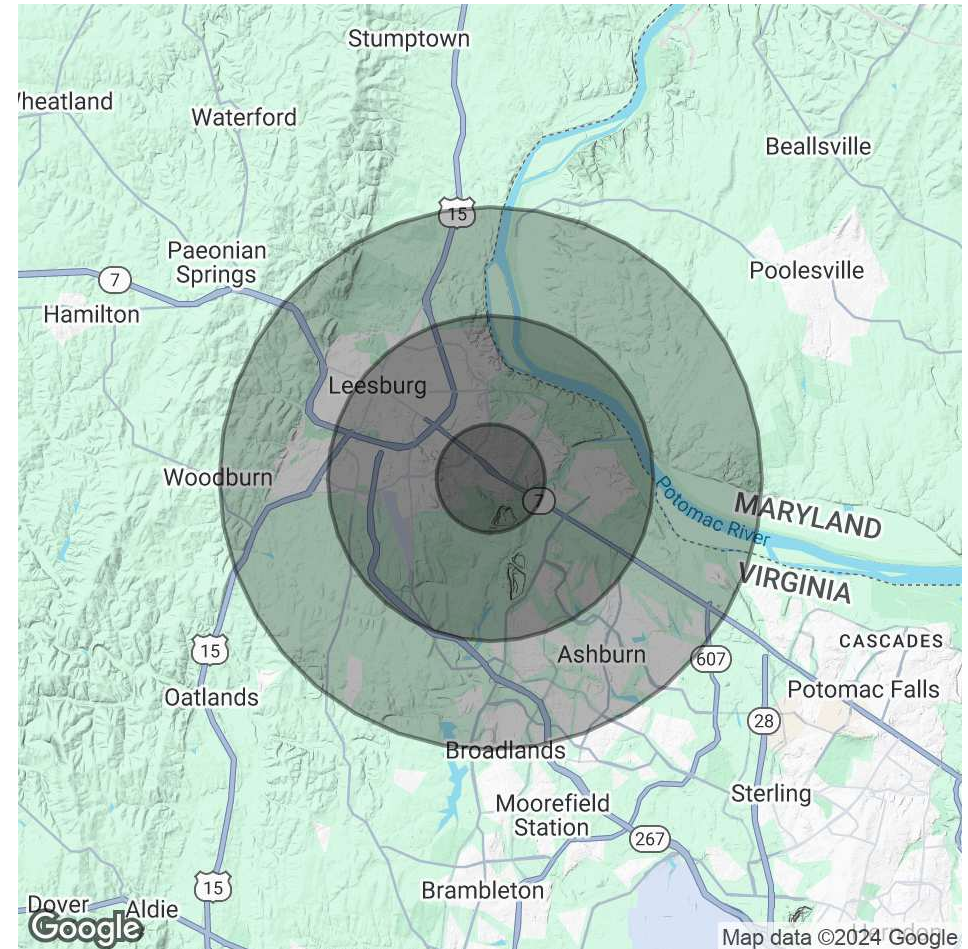
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,613	70,773	137,014
Average Age	36	37	39
Average Age (Male)	35	37	38
Average Age (Female)	37	38	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,354	23,651	47,259
# of Persons per HH	3.2	3	2.9
Average HH Income	\$220,286	\$210,756	\$216,239
Average House Value	\$758,008	\$738,823	\$759,282

Demographics data derived from AlphaMap



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PROFESSIONAL BACKGROUND

Deniz Senyurt holds a Real Estate Broker license in Virginia and a Sales Associate license in Maryland and Washington DC. Deniz specialized in commercial real estate with vast experience in medical office, retail, and industrial property leasing and sales. Aside from being Chair of the Commercial Council of NVAR, Deniz serves as Northern Virginia Area Director of CCIM Mid Atlantic Chapter. She is also the 2022 Coldwell Banker International Diamond Society Presidents Elect, 2022 Coldwell Banker Commercial Gold Circle of Distinction, 2023 Coldwell Banker Commercial Silver Circle of Distinction, 2024 CREXI Platinum Broker and NVAR Platinum Top Producer Award Winner.

EDUCATION

Deniz holds 3 Masters degrees (MBA in Small and Medium Sized Enterprises, MBA in International Business Finance, MA in International Trade and Investment Policy Program), from George Washington University. She has graduated from NVAR Leadership Institute in 2021. Her designations are Certified International Property Specialist (CIPS), Certified Merger and Acquisition Advisor (CM&AA) and Certified Commercial Investment Member (CCIM).

MEMBERSHIPS

MAREMA, CCIM, NVAR, NAR

Past President of Mid Atlantic Real Estate Marketing Association

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Associate Broker
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