



310 NORTH 21ST STREET

PURCELLVILLE, VA 20132



SECOND FLOOR OFFICE SPACE FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Modern workspace in the heart of Purcellville, ready for move-in. This suite combines updated aesthetics with a highly visible location and abundant parking. It is perfectly positioned and accessible.

PROPERTY HIGHLIGHTS

- Size: 3,782 SF Prime Office Space
- Easy access to Route 7
- Located at 310 N. 21st Street in the heart of Purcellville
- On-site kitchen.
- Modern interior design
- Abundant parking
- Zoning: PV:C4
- Tenant is responsible for utilities (water and trash removal) and routine maintenance of the premises.
- Common Area Maintenance: \$2.49 PSF

OFFERING SUMMARY

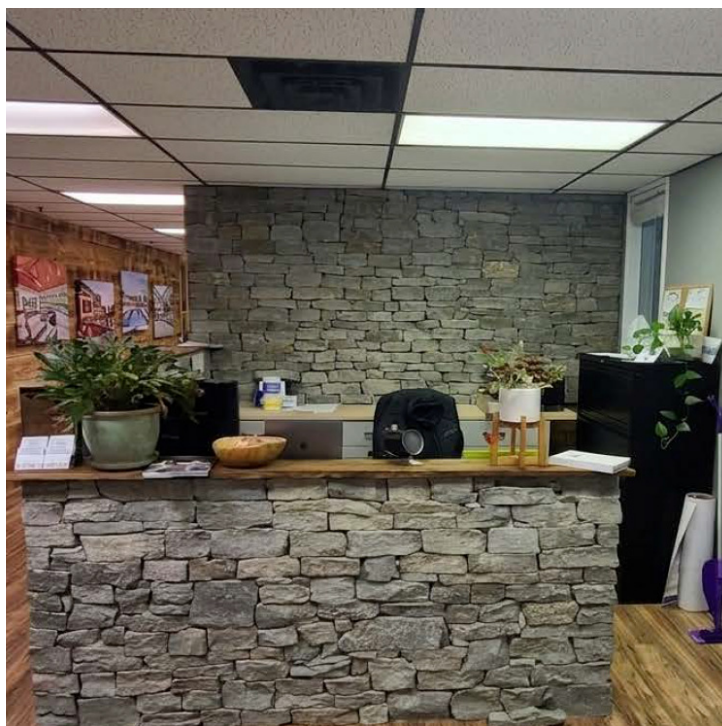
Lease Rate:	\$23.00 PSF
Available SF:	3,782 SF
Lot Size:	3.08 Acres
Building Size:	24,576 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,539	5,502	8,851
Total Population	4,848	18,213	28,753
Average HH Income	\$194,654	\$217,699	\$227,450

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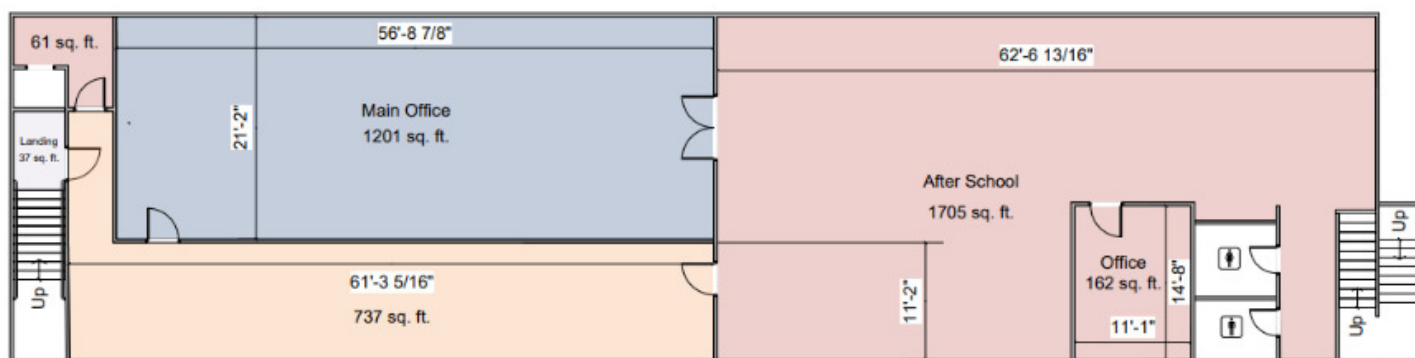
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INTERIOR PICTURES



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FLOORPLAN



2nd Floor

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LOCATION MAP

