

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! Rental rate includes all but electric and janitorial. Existing furniture may be used by tenant, or can be removed.

201 BUILDING

1st floor- Leased

2nd floor- 1,201 RSF (\$24 SF)

203 BUILDING

1st floor- 1,269 RSF (\$28 SF)

2nd floor-1,315 RSF (\$24 SF)

Total 203 Building-2,584 RSF

PROPERTY HIGHLIGHTS

- B1 Zoning allows for office or retail use.
- Building signage available
- Ample free parking at Liberty Street Parking lot, just 500 ft from rear of building

OFFERING SUMMARY

Lease Rate:	\$24-\$28 SF/yr Plus Electric & Cleaning
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

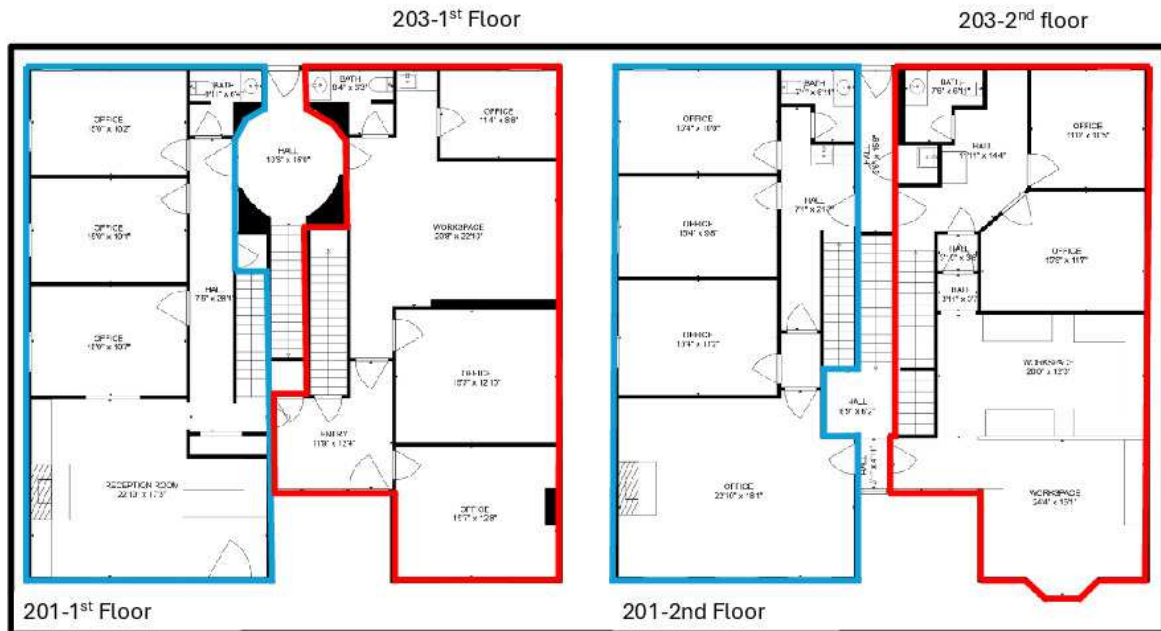
Mercedes Taylor
(703) 994-9570



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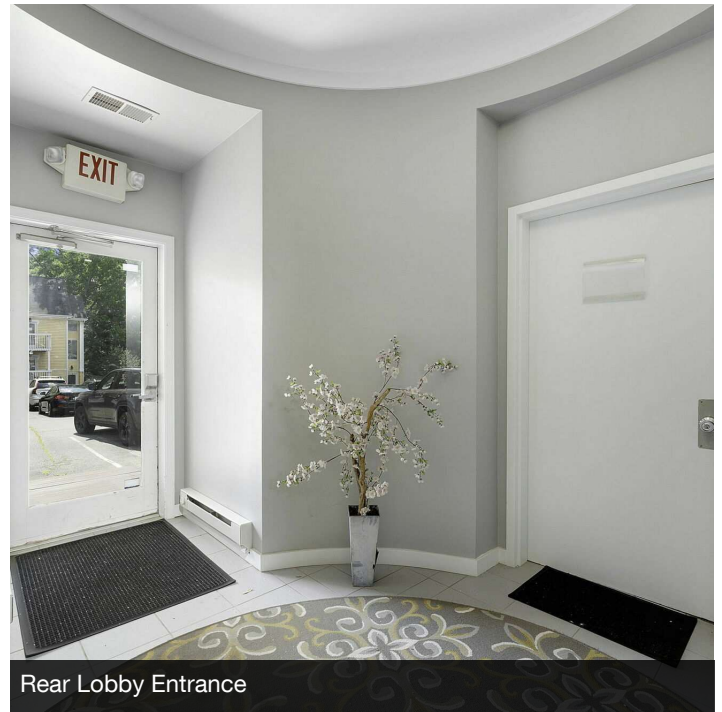
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Building Floorplan



Rear Parking Lot Entrance



Rear Lobby Entrance

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201-2nd Floor Conference Room



201-2nd Floor Conference Room

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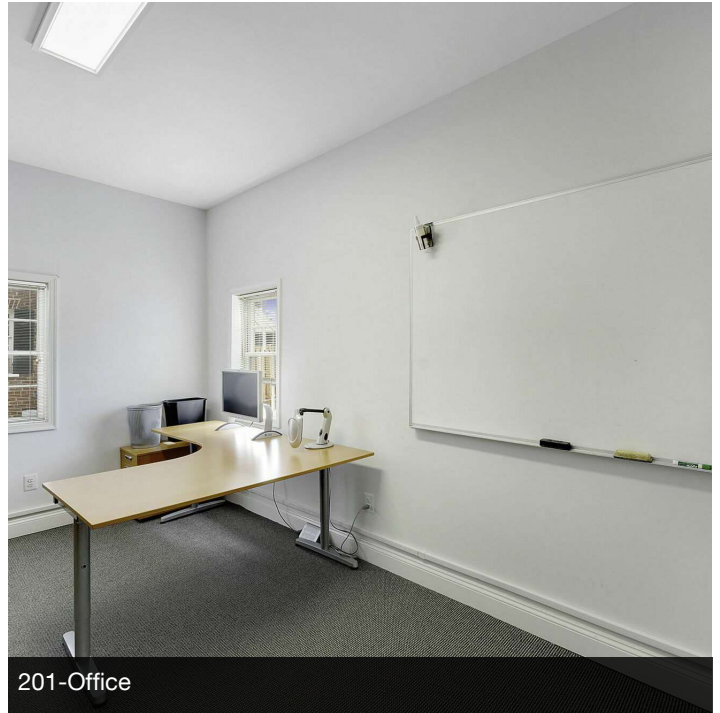
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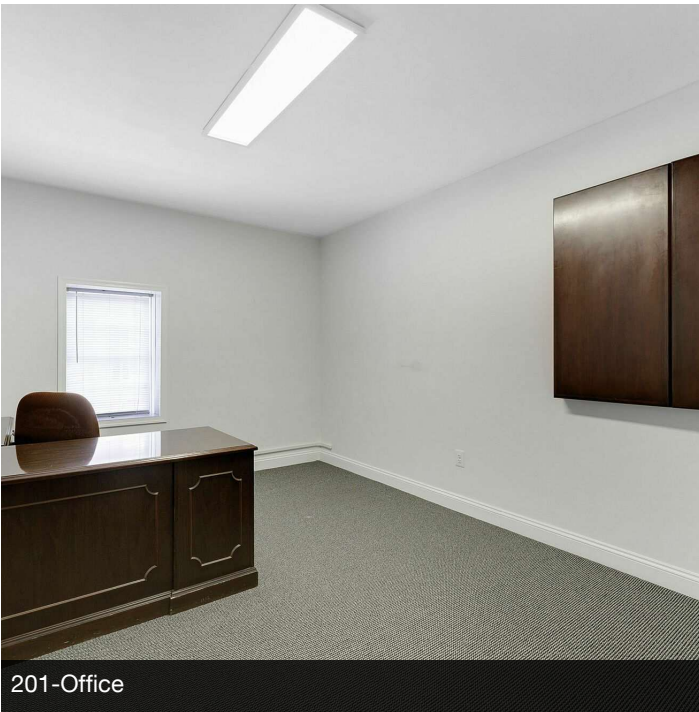
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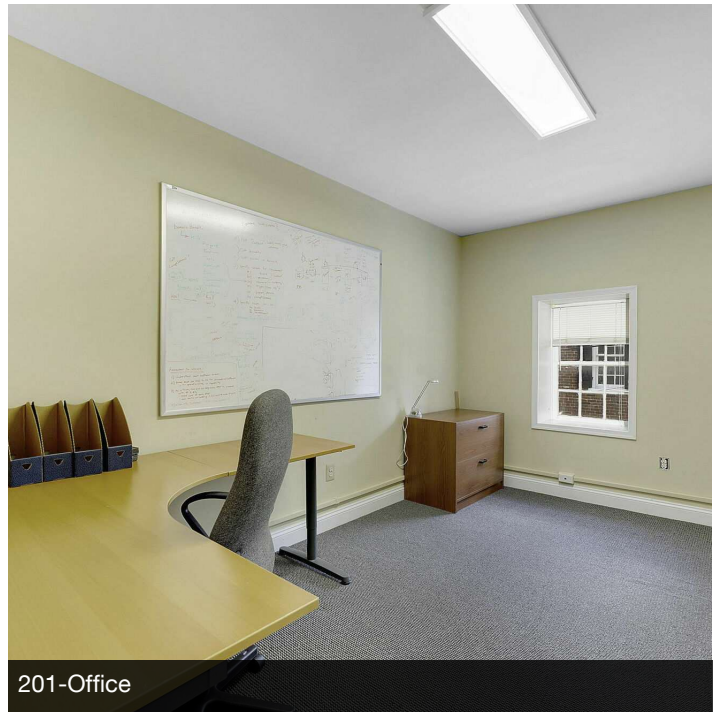
201-Kitchenette



201-Office



201-Office



201-Office

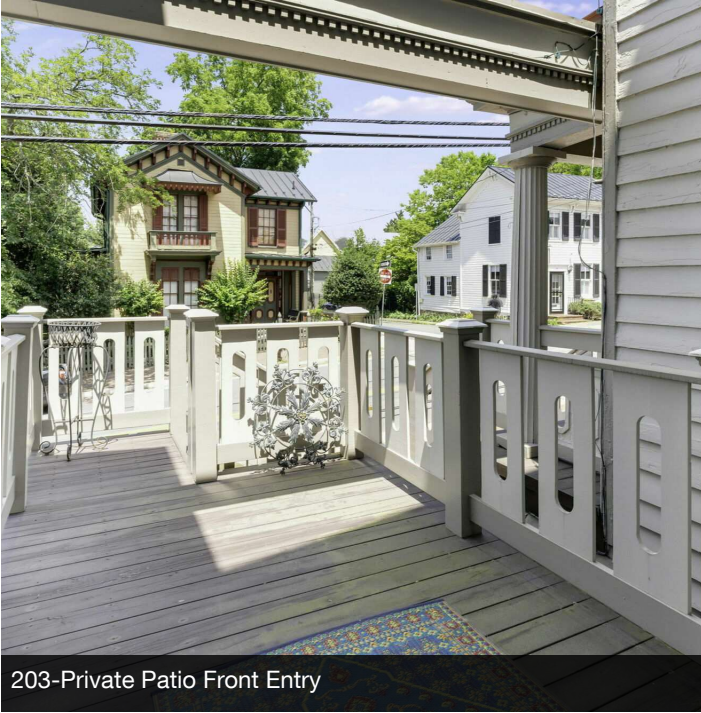
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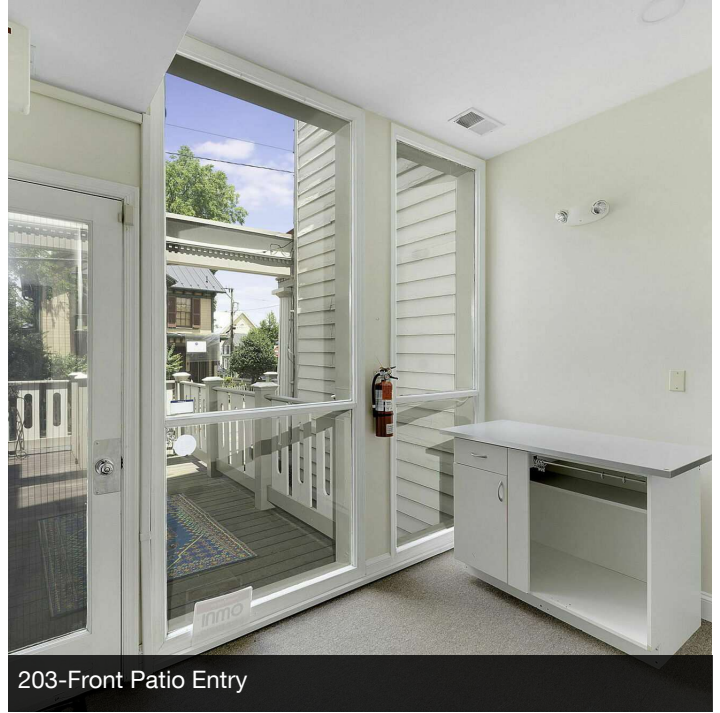
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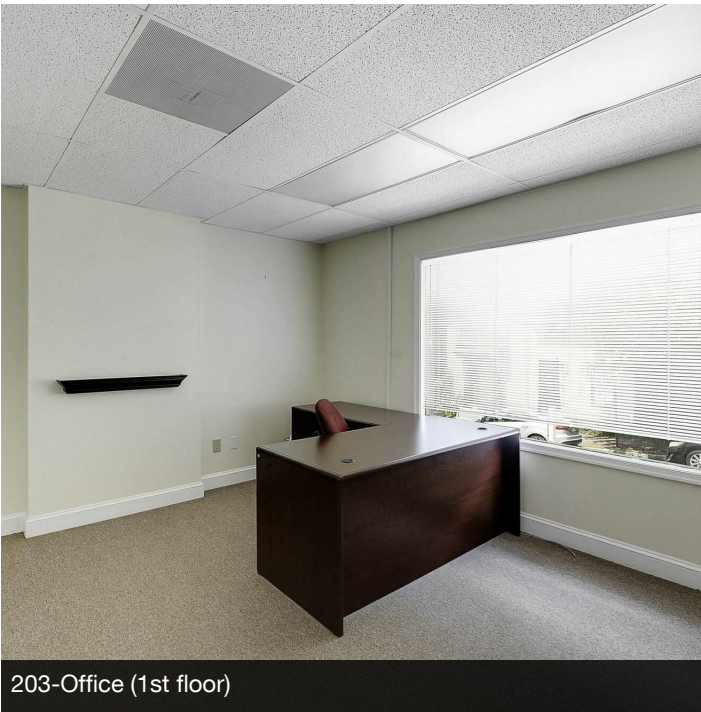
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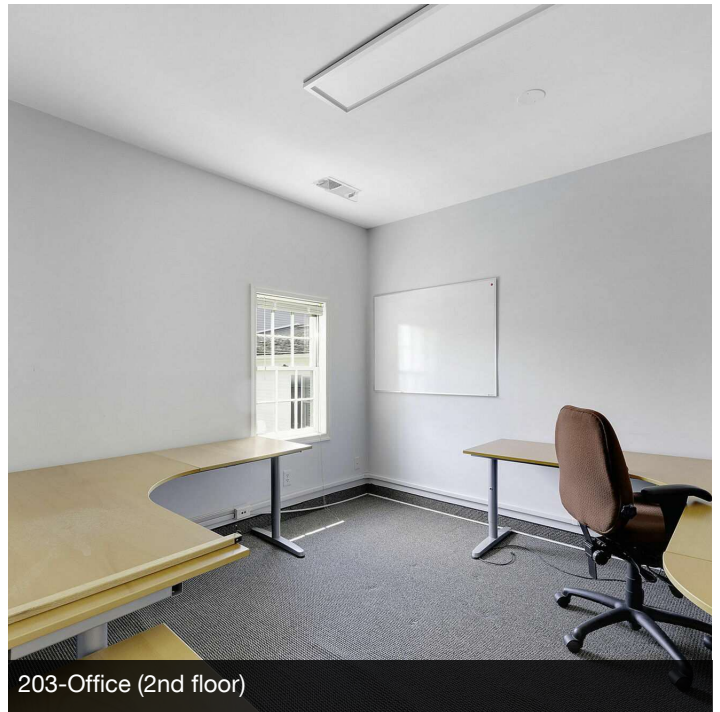
203-Private Patio Front Entry



203-Front Patio Entry



203-Office (1st floor)



203-Office (2nd floor)

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203-2nd Floor Open Workstations



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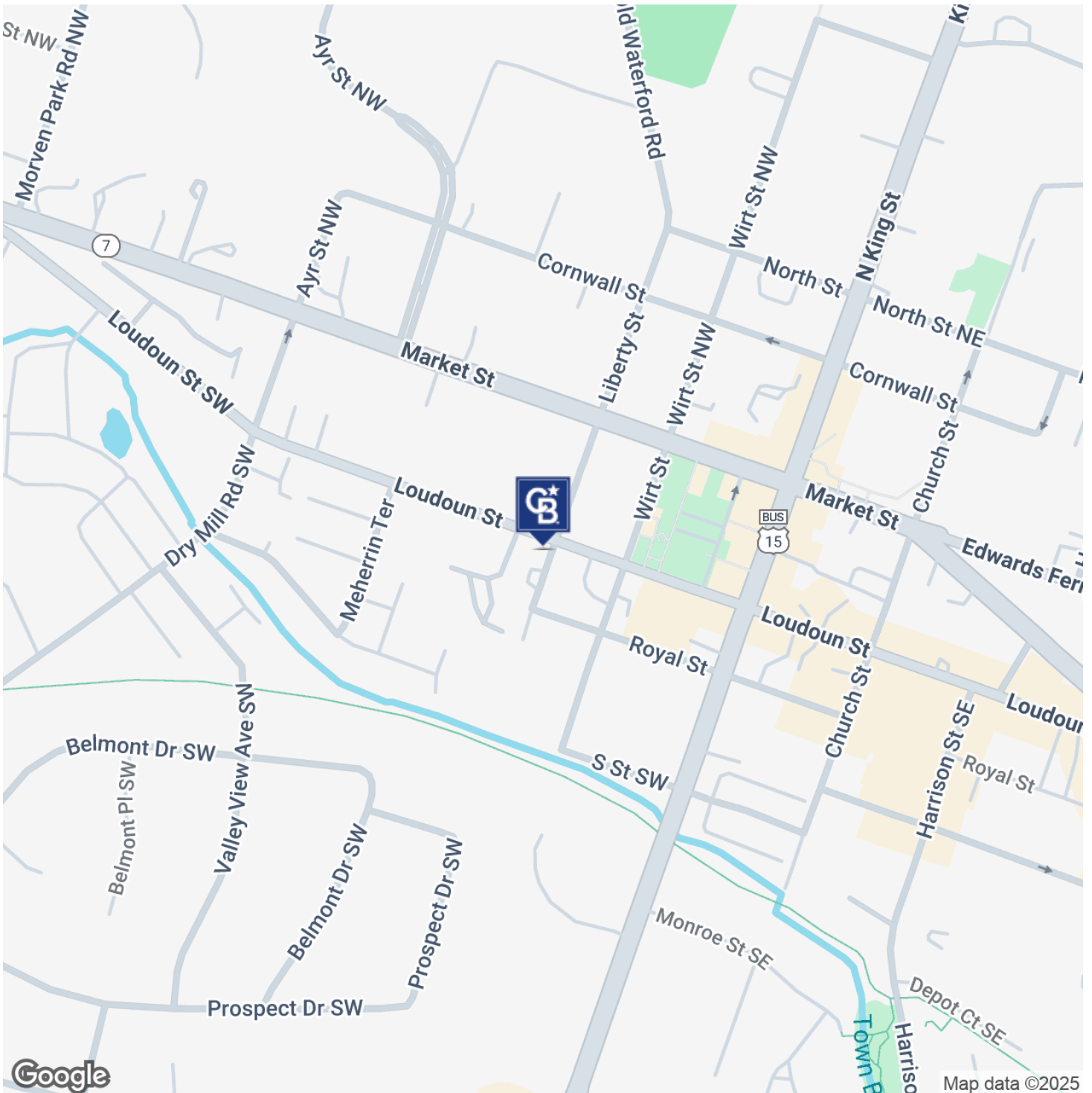


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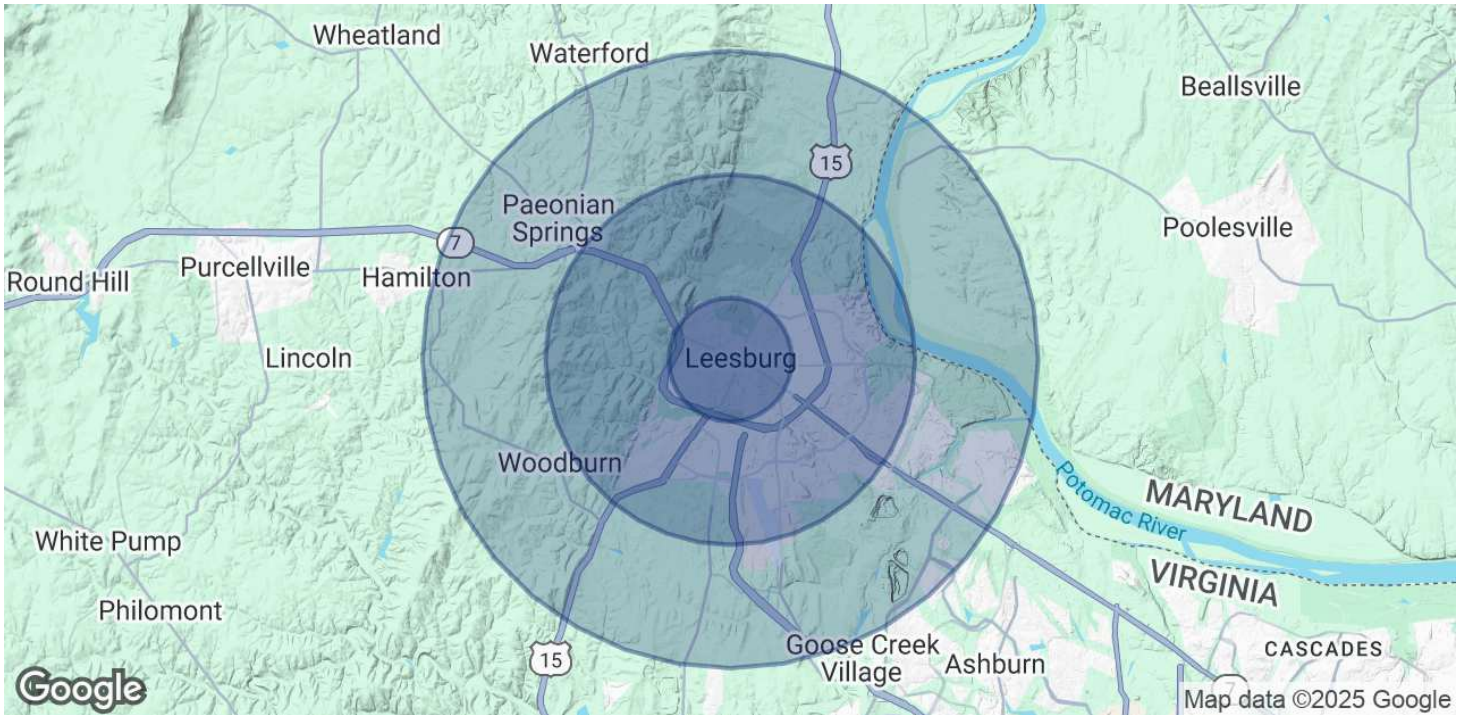


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POPULATION

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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