

Inova Hospital

19455 Deerfield Ave.

Lansdowne Office Park Condo

19455 Deerfield Avenue, Lansdowne, VA 20176

TABLE OF CONTENTS

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TABLE OF CONTENTS

| | |
|--------------------|----|
| PROPERTY OVERVIEW | 3 |
| MAPS | 10 |
| AREA OVERVIEW | 14 |
| BROKER INFORMATION | 17 |



PROPERTY
OVERVIEW

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------------|------------------------|
| LEASE RATE: | \$32.00 SF/yr |
| AVAILABLE SF: | 999 SF |
| YEAR BUILT: | 2006 |
| ZONING: | PDOP |
| MARKET: | Washington DC Metro |
| SUBMARKET: | Route 7 Corridor |

PROPERTY OVERVIEW

Serafin Real Estate presents this ±999 SF office condominium (Suite 310) located within Lansdowne Office Park, Building 3, a well-established professional office community in the heart of Ashburn. The suite is configured as a self-contained office unit suitable for a variety of professional users, including medical, healthcare-adjacent, and general office tenants seeking an efficient footprint in a premier Loudoun County submarket.

The property is part of a professionally managed office park with long-term ownership and stable tenancy. Lansdowne Office Park benefits from strong surrounding demographics, proximity to Route 7 and the Dulles Corridor, and a limited supply of small-format office condo inventory, supporting consistent demand and long-term value.

HIGHLIGHTS

PROPERTY HIGHLIGHTS

- 999 SF Office Condominium – Efficient, self-contained suite ideal for medical, professional, or service-oriented users.
- Established Office Park – Located within Lansdowne Office Park, a well-recognized professional office environment in Ashburn.
- Modified Gross Lease Structure – Competitive base rent with a clear division of operating expenses (Landlord pays taxes and Tenant pays condo fees and utilities).
- Built in 2006 – Modern construction relative to much of the surrounding office inventory.
- Commercial Zoning – Designated commercial/industrial use, supporting a wide range of office users.
- Strong Loudoun County Submarket – Ashburn/Lansdowne remains one of Northern Virginia's most desirable and supply-constrained office locations.



ADDITIONAL PHOTOS



Suite 310



Reception Area



Office 1



Office 2

ADDITIONAL PHOTOS



Conference Room



Break Room

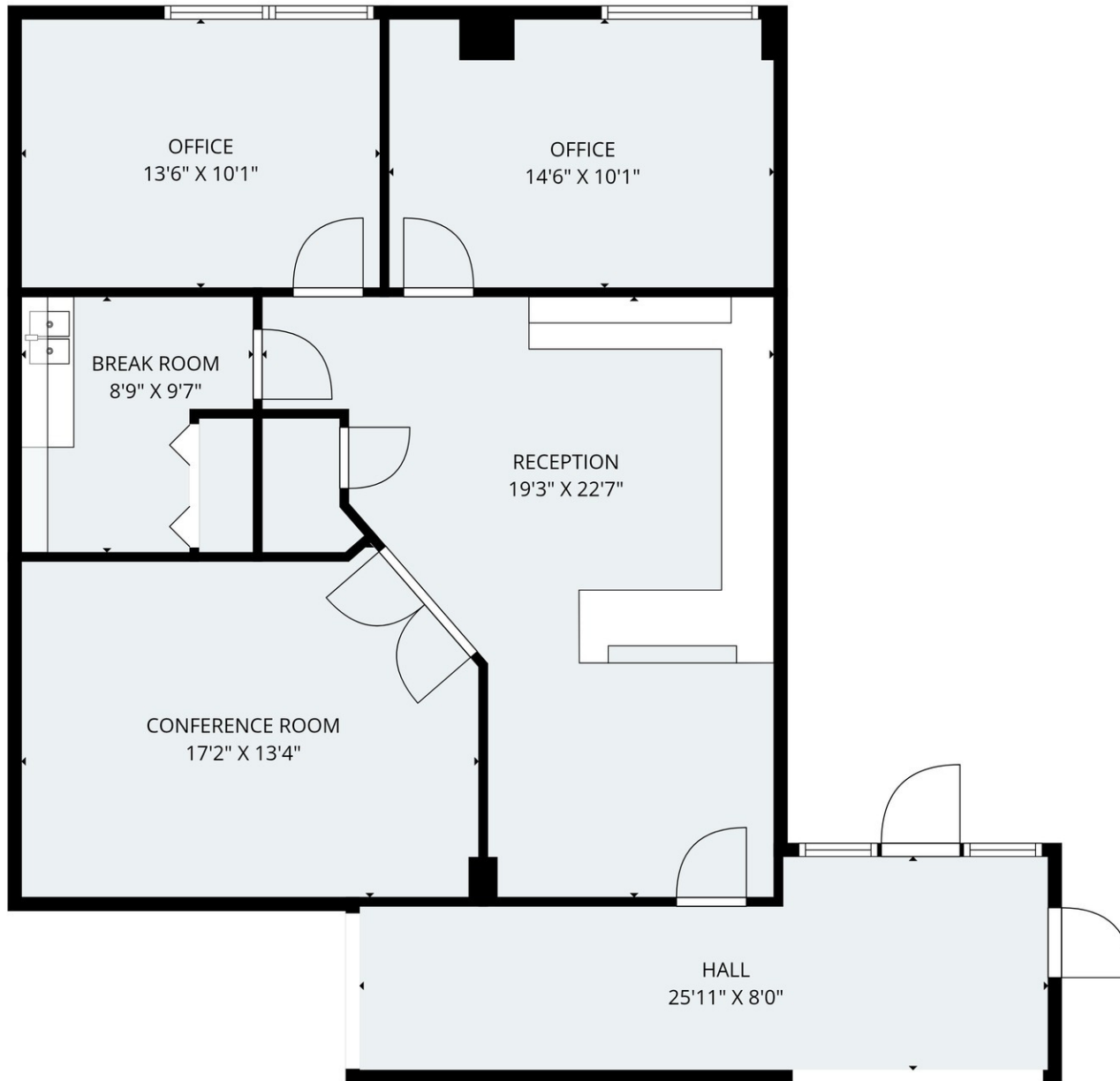


Common Area Elevators



Reception Area

FLOOR PLAN



Please check the listing detail for the square footage. All measurements are captured via lidar scan, but are approximate.

PROPERTY DETAILS

LEASE RATE

\$32.00 SF/YR

LOCATION INFORMATION

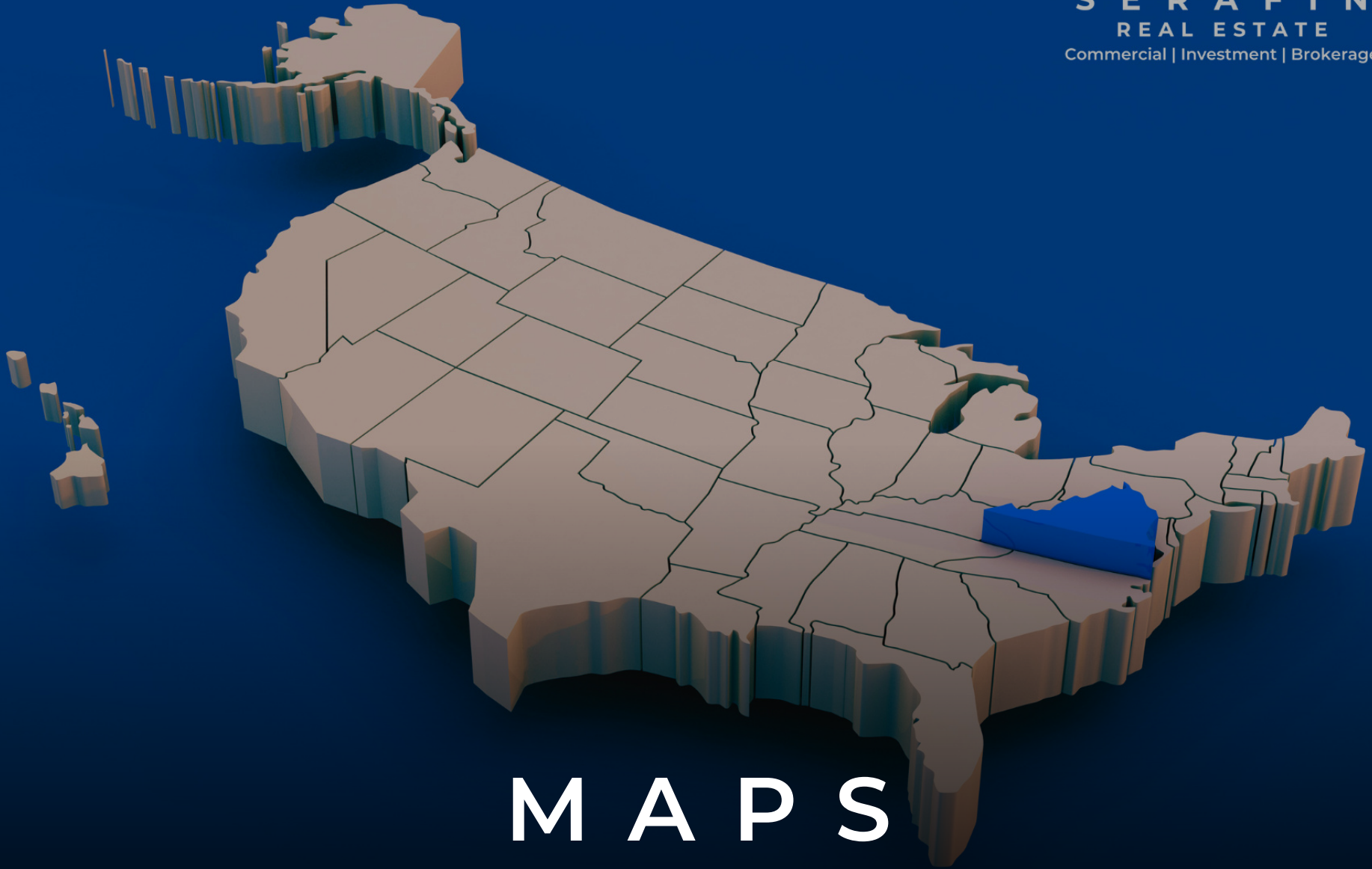
BUILDING NAME Lansdowne Office Park Condo
STREET ADDRESS 19455 Deerfield Avenue
CITY, STATE, ZIP Lansdowne, VA 20176
COUNTY Loudoun
MARKET Washington DC Metro
SUB-MARKET Route 7 Corridor
CROSS-STREETS Deerfield Ave & Riverside Pkwy
NEAREST HIGHWAY Route 7
NEAREST AIRPORT Dulles International Airport and
Leesburg Airport

PROPERTY INFORMATION

PROPERTY TYPE Office
PROPERTY SUBTYPE Medical
ZONING PDOP
APN # 082293318012

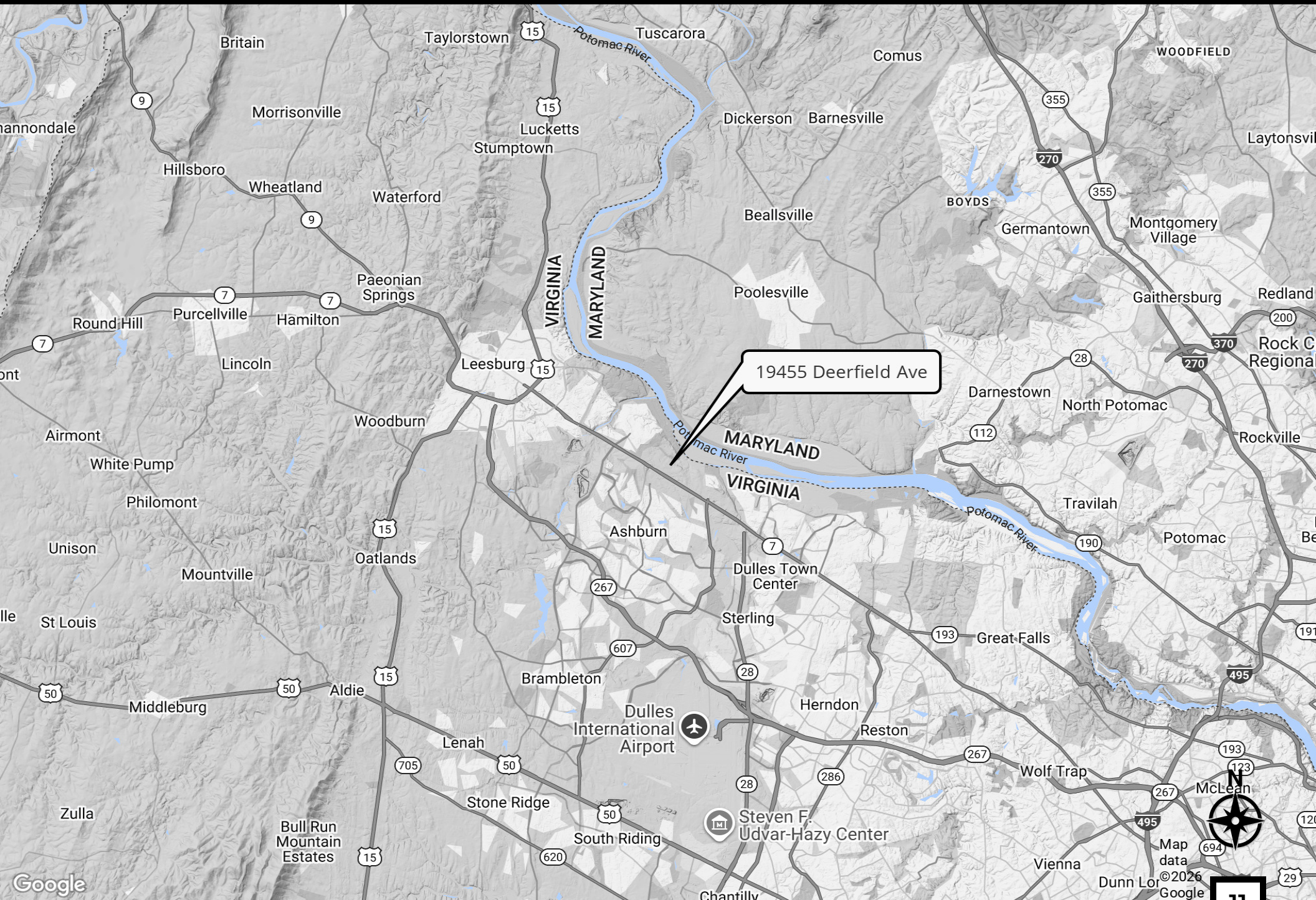
BUILDING INFORMATION

BUILDING SIZE 999 SF
BUILDING CLASS A
TENANCY Single
YEAR BUILT 2006
CONSTRUCTION STATUS Existing



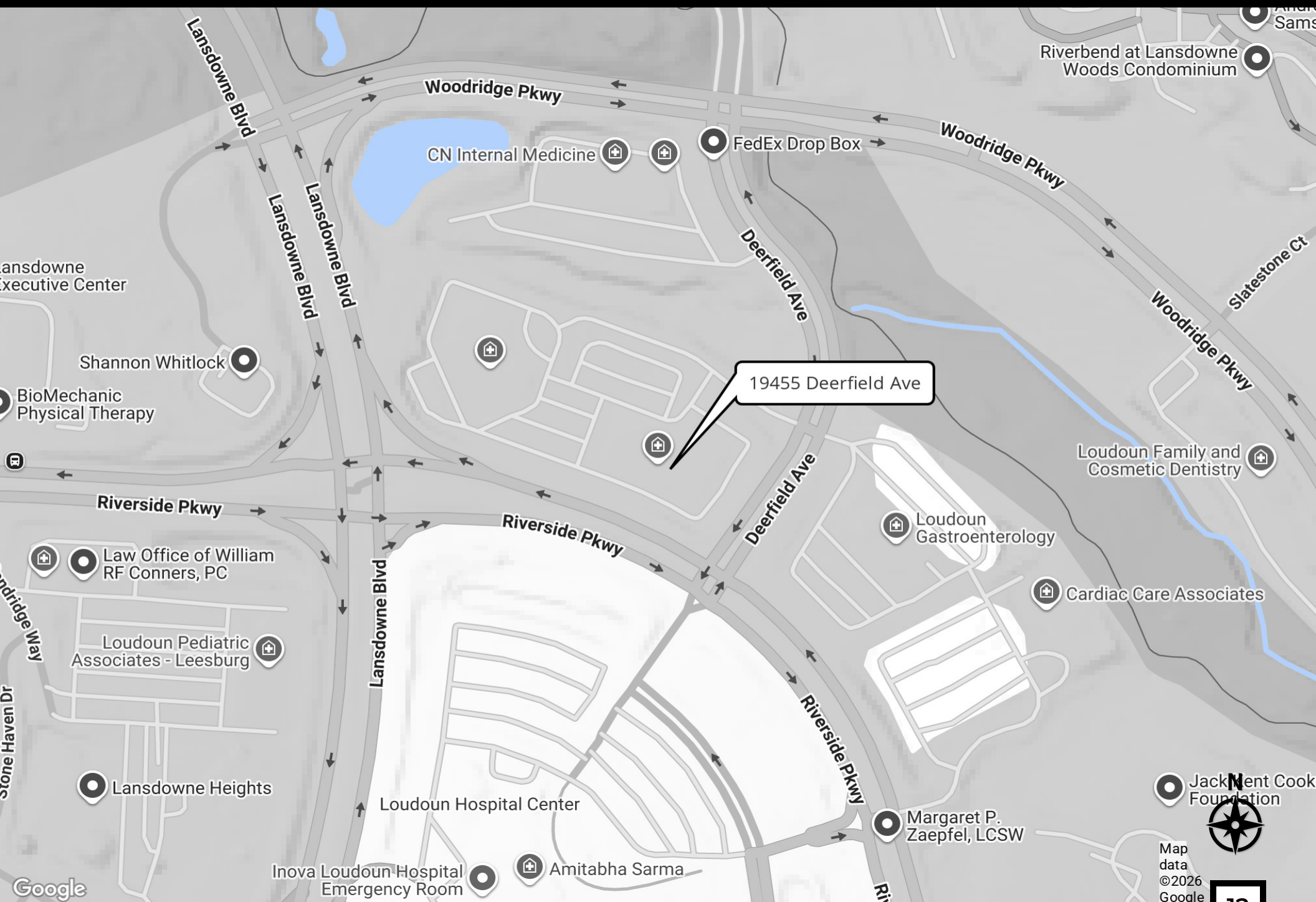
M A P S

REGIONAL MAP



19455 Deerfield Ave

LOCATION MAP



19455 Deerfield Ave

RETAILER MAP



Harris Teeter
Keep. Analyze. Food & Pharmacy.

Chick-fil-A

19455 Deerfield Ave

STARBUCKS
COFFEE

INOVA
Loudoun Hospital

WHOLE FOODS
MARKET

CVS pharmacy

WELLS FARGO

Bank of America

Imagery ©2026 Airbus, Landsat / Copernicus,



AREA OVERVIEW

CITY INFORMATION

LOCATION DESCRIPTION

Prime Medical-Oriented Location in Lansdowne, VA

19455 Deerfield Avenue is located in the heart of Lansdowne, one of Loudoun County's most affluent and well-established communities. The property sits within a concentrated medical and professional corridor and is well-suited for healthcare, outpatient, and specialty medical users. The building itself is home to medical and health-related practices, reinforcing its positioning as a medical destination.

A major advantage of this location is its immediate proximity to Inova Loudoun Hospital, located just steps away. The hospital provides full-service acute care, emergency services, specialty treatment, and serves as the primary hospital for Loudoun County. This close adjacency is highly attractive for medical offices, diagnostics, specialists, and healthcare providers that benefit from seamless access to hospital infrastructure and patient referrals.

Demographics & Income Profile

The surrounding Lansdowne and greater Leesburg market offers strong fundamentals for medical use. Lansdowne is home to approximately 12,600 residents and is characterized by exceptionally high household incomes, with median household income estimated around \$180,000—among the highest in the region. The broader 5-mile trade area supports a population exceeding 145,000 residents, providing a deep and stable patient base.

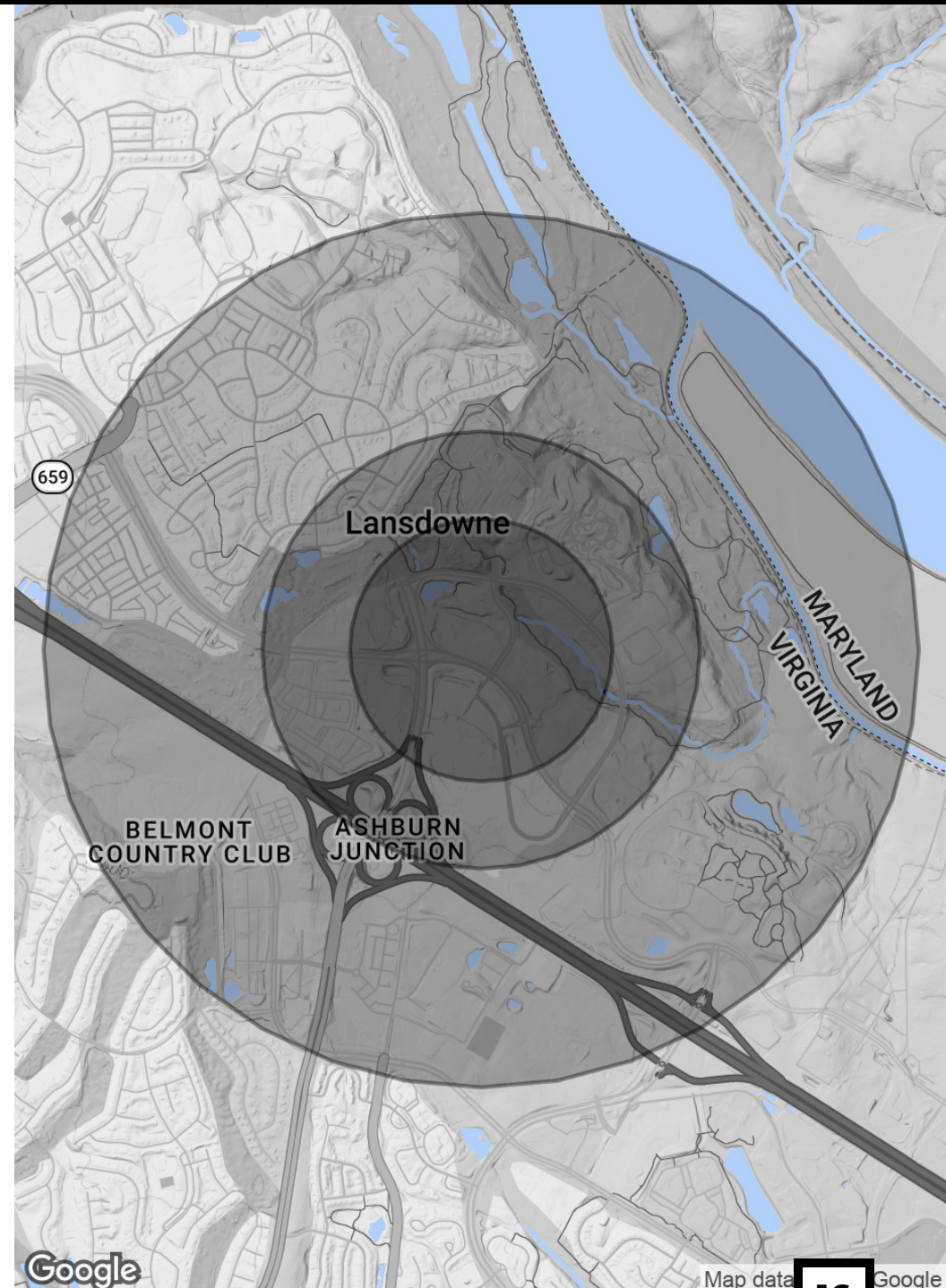
Loudoun County consistently ranks among the wealthiest counties in the United States, driven by high-income professionals, strong employment centers, and continued residential growth. This combination of affluence, population density, and immediate hospital access makes 19455 Deerfield Avenue an ideal location for medical, healthcare, and wellness-oriented uses.



DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION | 95 | 2,868 | 8,800 |
| AVERAGE AGE | 55 | 52 | 45 |
| AVERAGE AGE (MALE) | 53 | 50 | 44 |
| AVERAGE AGE (FEMALE) | 56 | 52 | 46 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| TOTAL HOUSEHOLDS | 43 | 1,557 | 3,742 |
| # OF PERSONS PER HH | 2.2 | 1.8 | 2.4 |
| AVERAGE HH INCOME | \$252,910 | \$171,148 | \$231,417 |
| AVERAGE HOUSE VALUE | \$800,851 | \$722,715 | \$829,866 |

2020 American Community Survey (ACS)



SRE

S E R A F I N

REAL ESTATE

Commercial | Investment | Brokerage

2022

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2023

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2024

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

2025

BEST OF

LOUDOUN

Loudoun Times-Mirror

WINNER

B R O K E R

I N F O R M A T I O N



\$702M
in Sold Transaction
Volume



1.35M
Total SF Sold



\$130M
in Active Listing
Inventory




#1
in Loudoun County
for Total Volume Sold

Serafin Real Estate is a premier commercial real estate brokerage based in Northern Virginia, specializing in sales, leasing, and strategic investment advisory. With over 19 years of experience and over **\$700 million in closed transactions**, we are proud to be Loudoun County's top-selling commercial brokerage and a **three-time Best of Loudoun award winner**.

At Serafin Real Estate, we are dedicated to delivering exceptional results, leveraging our deep market expertise, advanced technology, and a client-first approach. Whether you're a property owner looking to maximize your investment or a buyer seeking the ideal space, our team provides personalized strategies tailored to meet your specific goals.

Our clients trust us not only for our extensive knowledge of the market but also for our commitment to transparency, integrity, and success. Serafin Real Estate is your trusted partner for commercial real estate in **Loudoun, Fairfax, and Prince William Counties**.

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MEET THE TEAM



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Joe is an 18-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$600M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.



JENNIFER CUPITT
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Jennifer is the Office Manager for SRE and assists in the day to day administrative and client care needs of the company. Her organizational skills and process mentality ensures the company's everyday duties are carried through smoothly.



SEAN KLINE
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Sean has over 20 years of experience in real estate acquisition, negotiation, and investment. He graduated from the United States Merchant Marine Academy at Kings Point, and bought his first investment property in Falls Church after returning from sea tours in Operations Enduring Freedom and Iraqi Freedom.



GRANT WETMORE
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Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties and business evaluation.



PETER POKORNY
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Peter has over ten years of experience in commercial real estate transactions with an expertise in office and retail leasing. He advises owners, investors and businesses in all aspects of buying and selling commercial properties. Peter's geographic focus includes Alexandria, Arlington, Eastern Fairfax County, and Eastern Prince William County.