

FOR LEASE

Harrison Gateway Office Condo

891-895 HARRISON ST SE
LEESBURG, VA 20175



CO-LISTED BY:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 810 - 4,860 SF

Lease Rate: \$25.50 SF/yr (MG)

Great Location: HUB Zone

Year Built: 1991

Building Size: 4,860 SF

Zoning: B-2

Market: DC VA Burbs

Submarket: Leesburg

PROPERTY OVERVIEW

Up to 4,860 sq ft available in HUB zone location ideal for government contractors, professionals, consultants, accountants, or IT business. Lease your own private, safe, secure, office space instead of a shared suites environment or coffee shop office! Furniture shown not included.

LOCATION OVERVIEW

Harrison St at Gateway Dr. Close to Crescent District and downtown Leesburg



OFFICE LOCATION

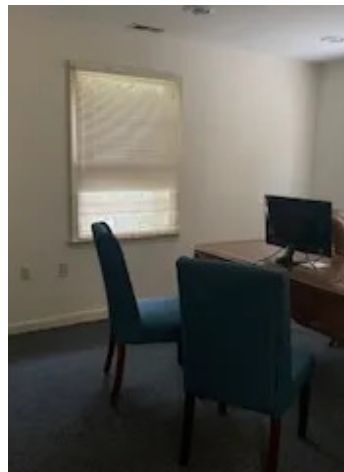
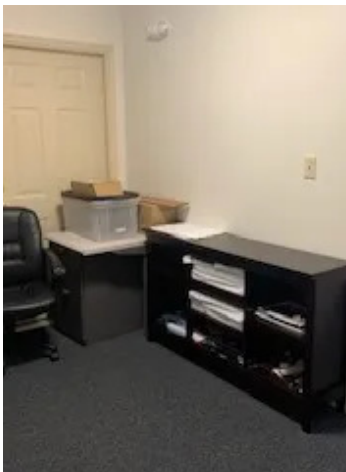
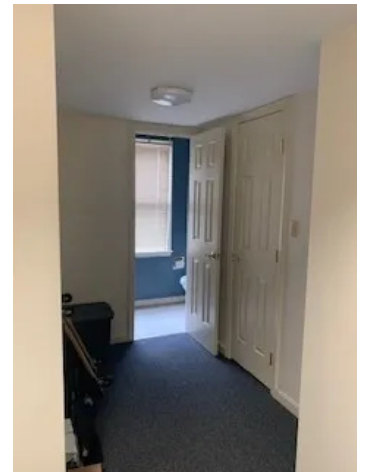
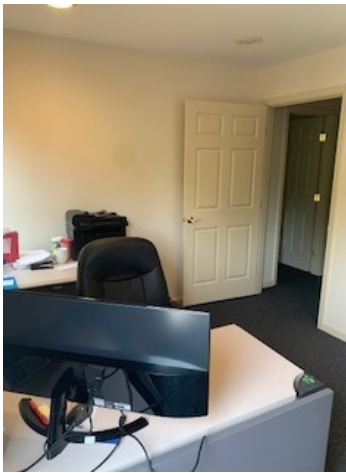
7 Loudoun St SE
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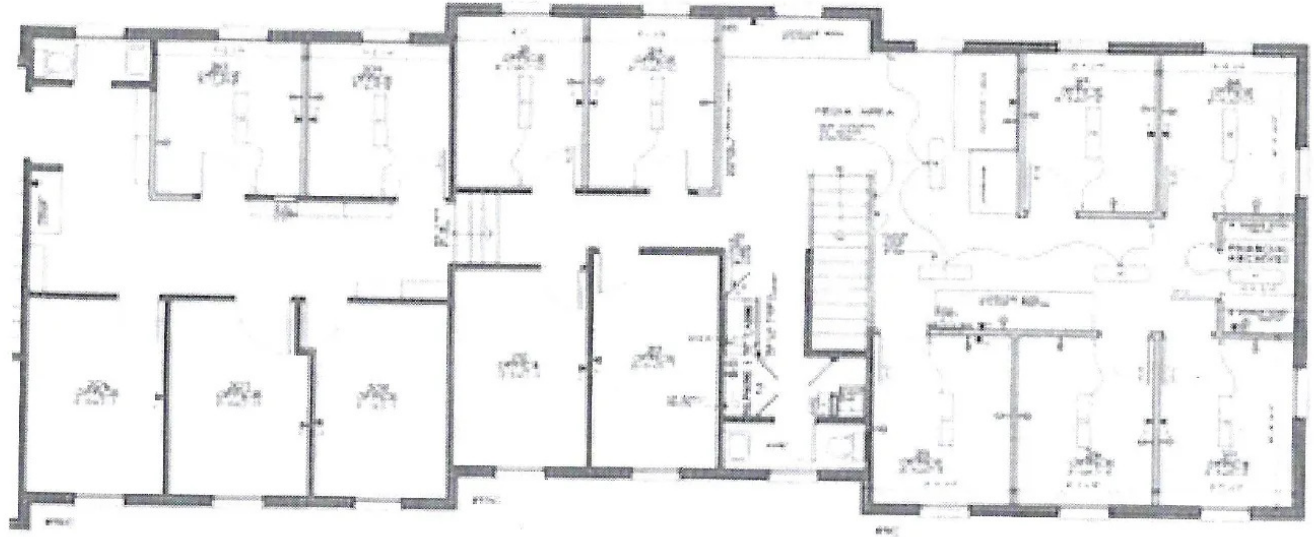
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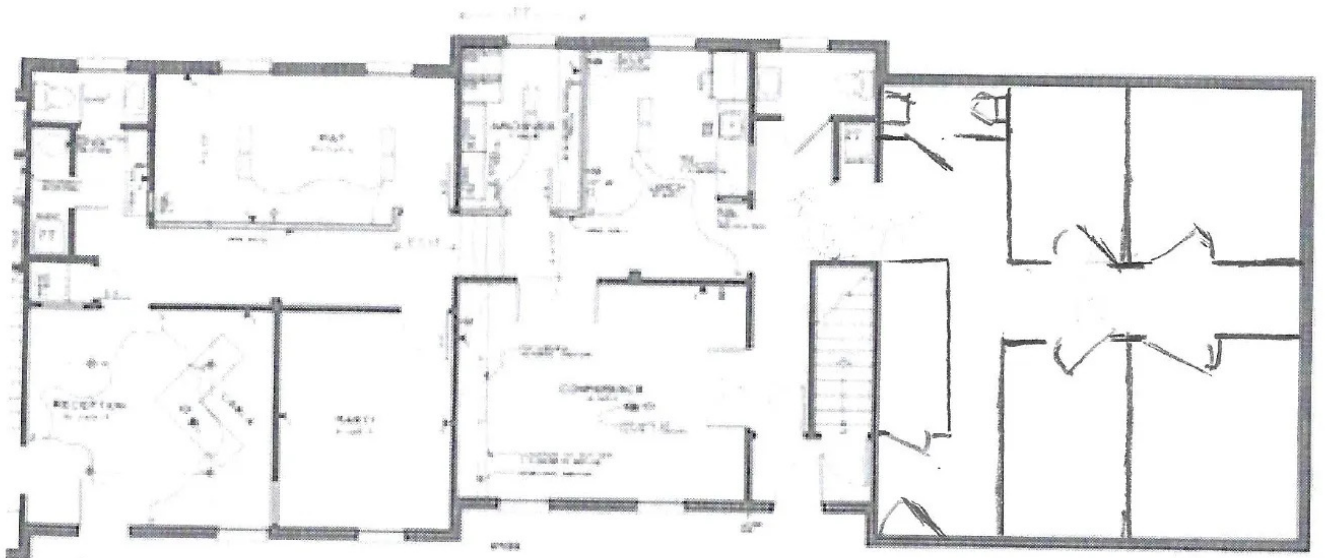
ADDITIONAL PHOTOS



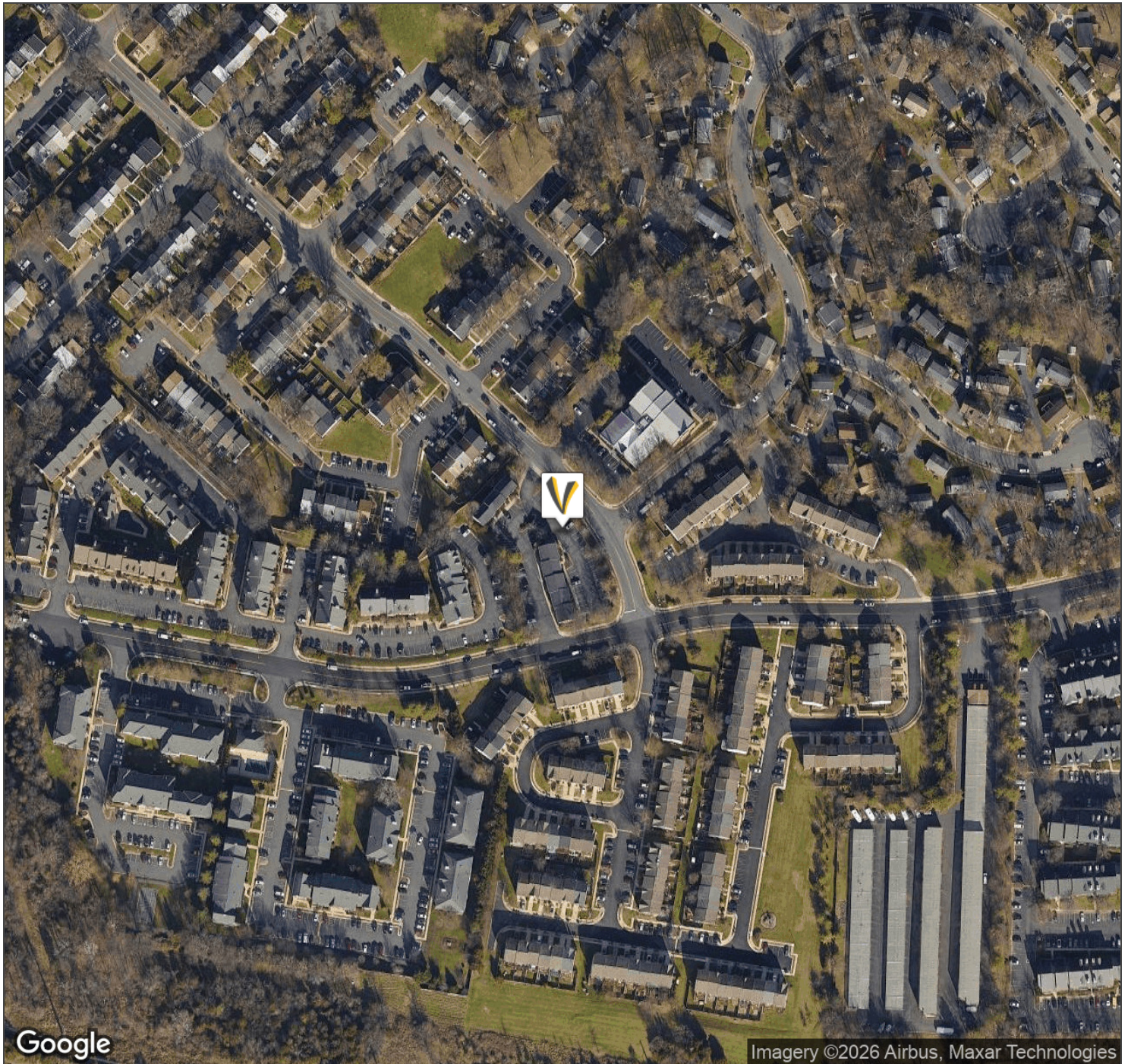
FLOOR PLAN



LEGEND
 ■ OFFICE
 □ RECEPTION
 □ STAIRS
 □ ELEVATOR
 □ RESTROOM
 □ BREAK ROOM
 □ STORAGE
 □ MEETING ROOM
 □ CONFERENCE ROOM
 □ LOBBY
 □ ENTRY
 □ EXIT
 □ PARKING
 □ DRIVEWAY
 □ LAUNDRY
 □ UTILITY
 □ GARAGE
 □ PORCH
 □ PATIO
 □ BALCONY
 □ TERRACE
 □ ROOF
 □ BASEMENT
 □ ATTIC
 □ MECHANICAL
 □ ELECTRICAL
 □ PLUMBING
 □ HVAC
 □ FIRE
 □ SECURITY
 □ COMMUNICATIONS
 □ TRANSPORTATION
 □ RECREATION
 □ EDUCATION
 □ HEALTHCARE
 □ SOCIAL
 □ CULTURAL
 □ RELIGIOUS
 □ GOVERNMENT
 □ BUSINESS
 □ INDUSTRIAL
 □ AGRICULTURE
 □ FORESTRY
 □ FISHERY
 □ MINING
 □ ENERGY
 □ UTILITIES
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 □ CONSTRUCTION
 □ MANUFACTURING
 □ DISTRIBUTION
 □ RETAIL
 □ FOODSERVICE
 □ BEVERAGE
 □ ACCOMMODATION
 □ RECREATION
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AERIAL MAP



OFFICE LOCATION

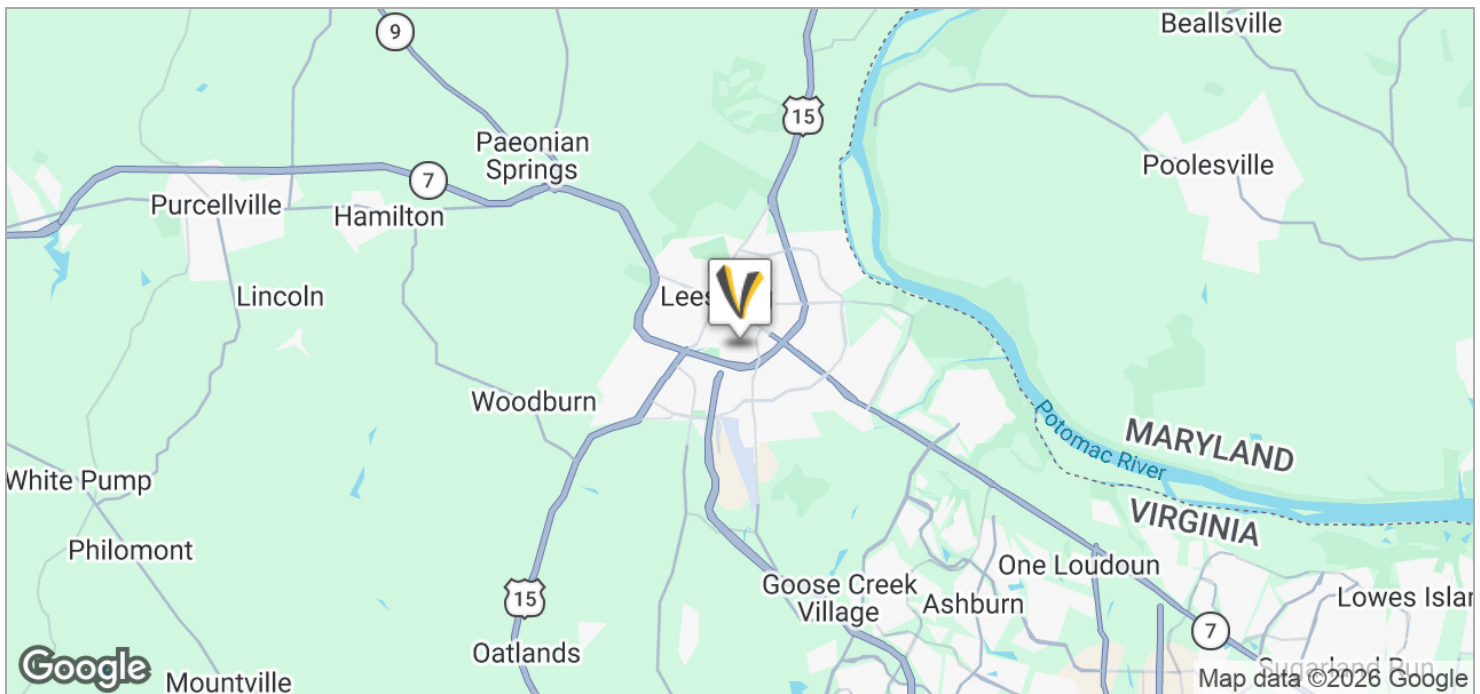
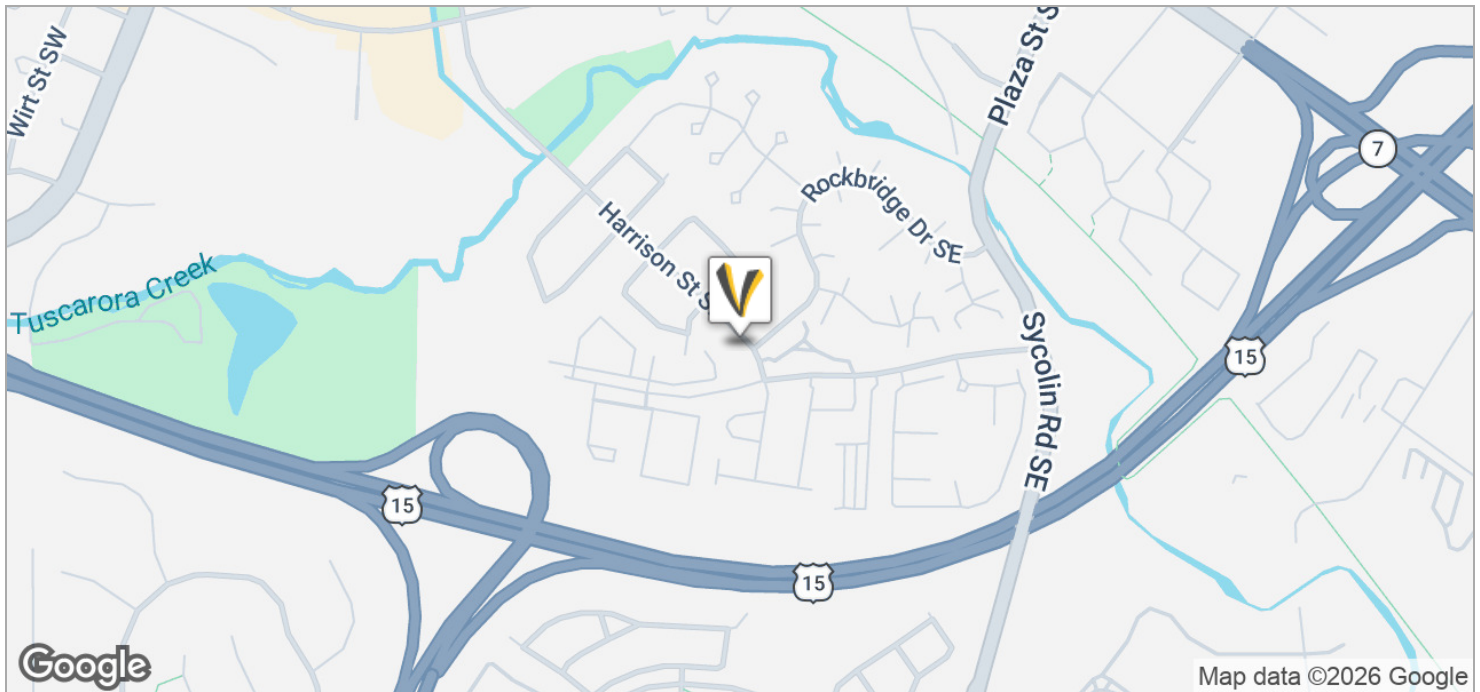
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LOCATION MAPS



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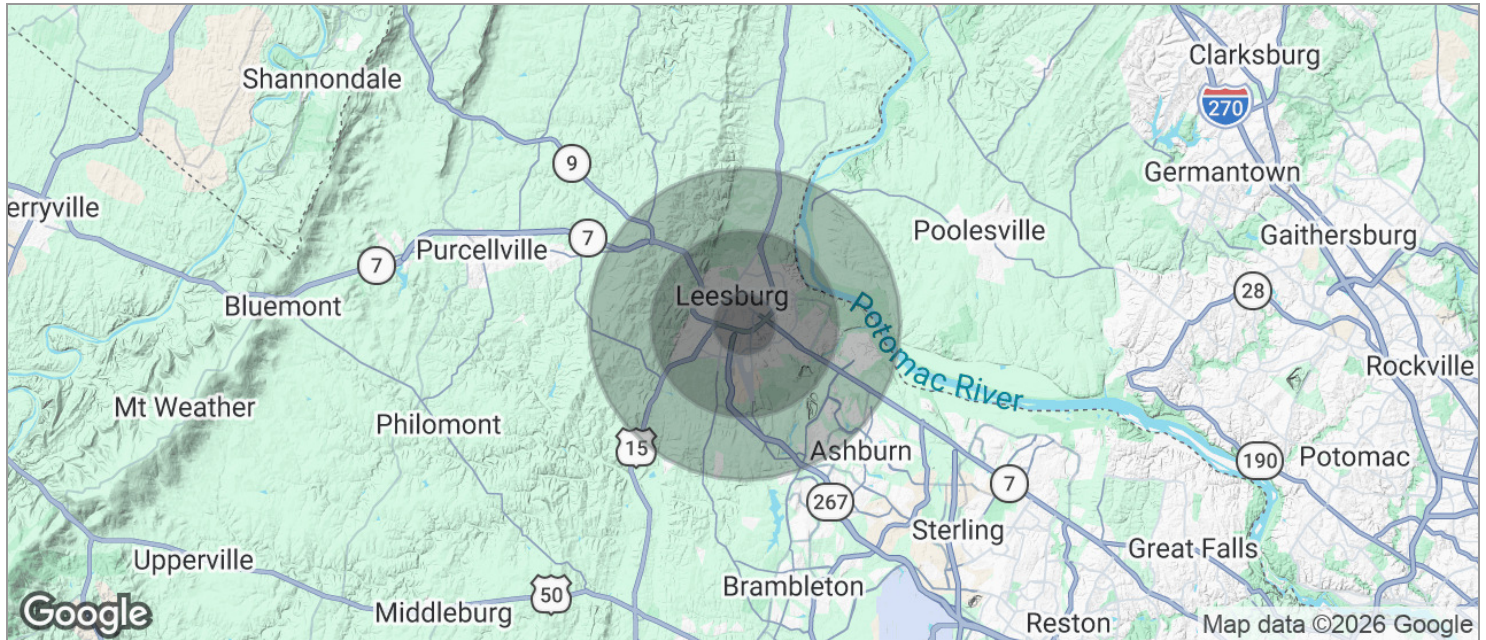
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,266	48,609	87,590
MEDIAN AGE	32.0	33.4	34.2
MEDIAN AGE (MALE)	32.0	33.1	33.8
MEDIAN AGE (FEMALE)	33.2	33.7	34.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,761	16,120	28,475
# OF PERSONS PER HH	2.7	3.0	3.1
AVERAGE HH INCOME	\$70,156	\$109,837	\$130,925
AVERAGE HOUSE VALUE	\$313,345	\$454,848	\$553,358

* Demographic data derived from 2020 ACS - US Census



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DEMOGRAPHICS REPORT

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Total persons per hh	2.7	3.0	3.1
Average hh income	\$70,156	\$109,837	\$130,925
Average house value	\$313,345	\$454,848	\$553,358

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Total population	10,266	48,609	87,590
Median age	32.0	33.4	34.2
Median age (male)	32.0	33.1	33.8
Median age (female)	33.2	33.7	34.4

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