



Summary

| | |
|-------------|-------------------------------|
| Suite 320: | 3,688 SF |
| Sale Price: | \$1,290,800 (\$350/SF) |
| Condo Fee: | \$2.71/SF |
| Taxes: | \$2.41/SF |
| Lease Rate: | \$30/SF + Electric & Cleaning |

Property Highlights

- Upscale high tech office condo suite built out and ready to lease or purchase
- Ideal for high end office or medical users
- High exposed ceilings and glass throughout
- Top floor end unit with 3 walls of windows
- Elevator building with both medical & office uses
- Efficient building with low 9% core
- Great demographics in Lansdowne area right off Rt 7 next to Inova Loudoun Hospital

Demographics

2 Mile

5 Miles

10 Miles

| | | | |
|--------------------|-----------|-----------|-----------|
| Total Households: | 11,693 | 54,889 | 107,567 |
| Total Population: | 32,528 | 156,512 | 390,022 |
| Average HH Income: | \$174,665 | \$157,633 | \$161,874 |

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Ellie Bechtle

703.435.4007 x 107

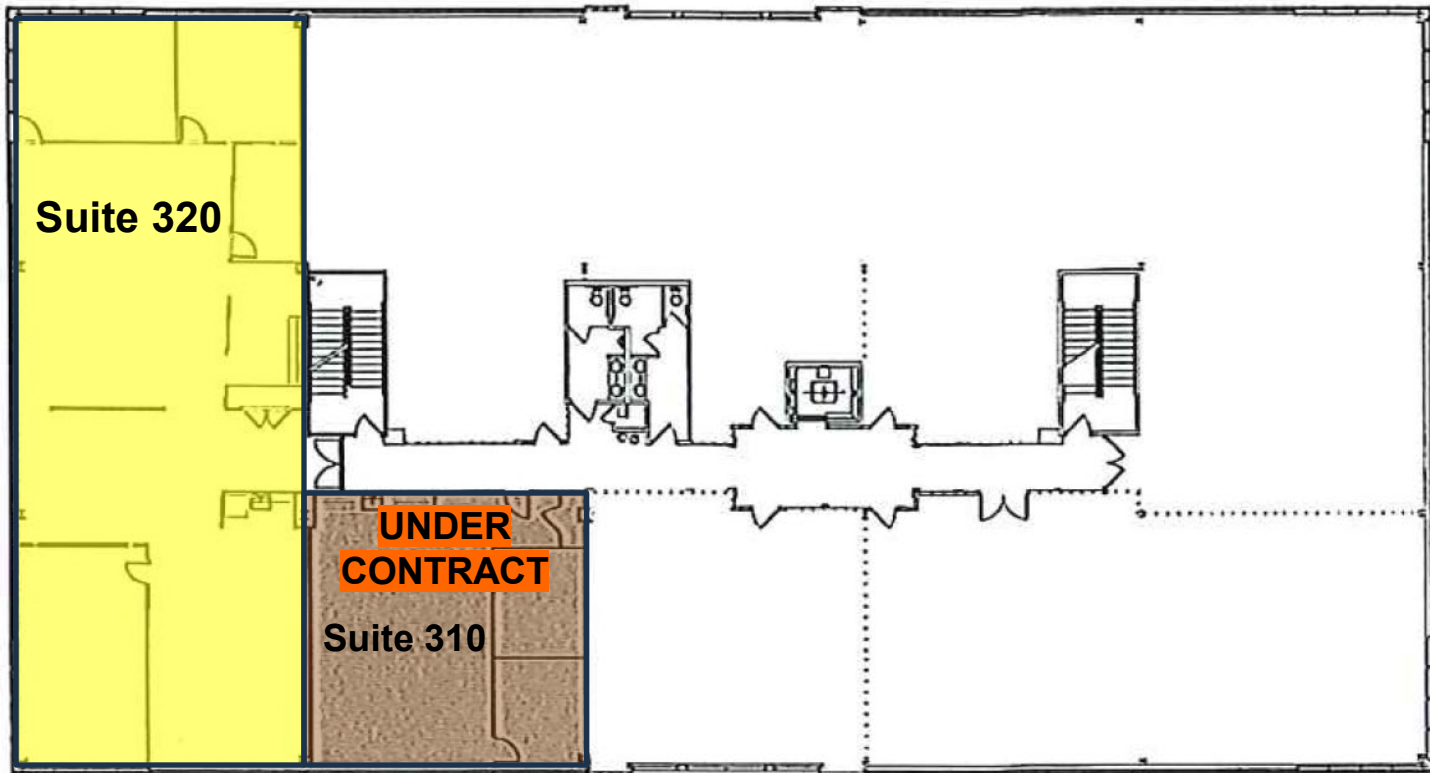
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Floor Plan – Third Floor

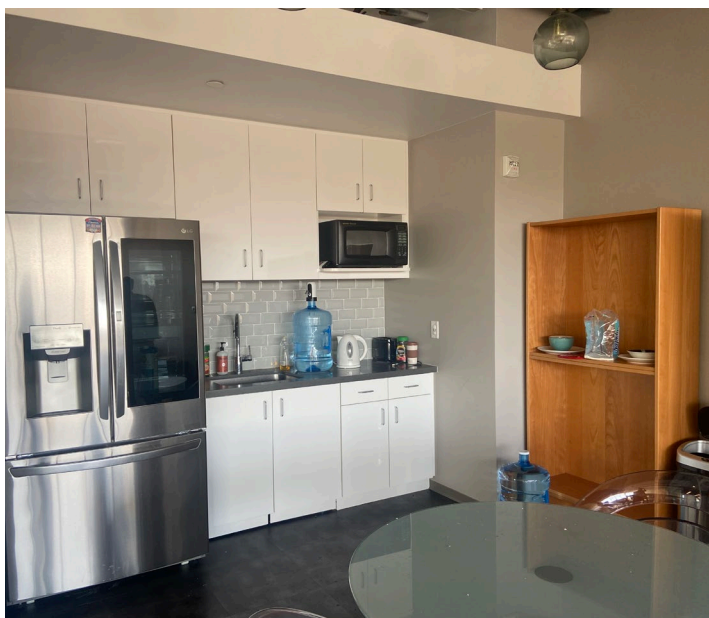


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Suite Photos



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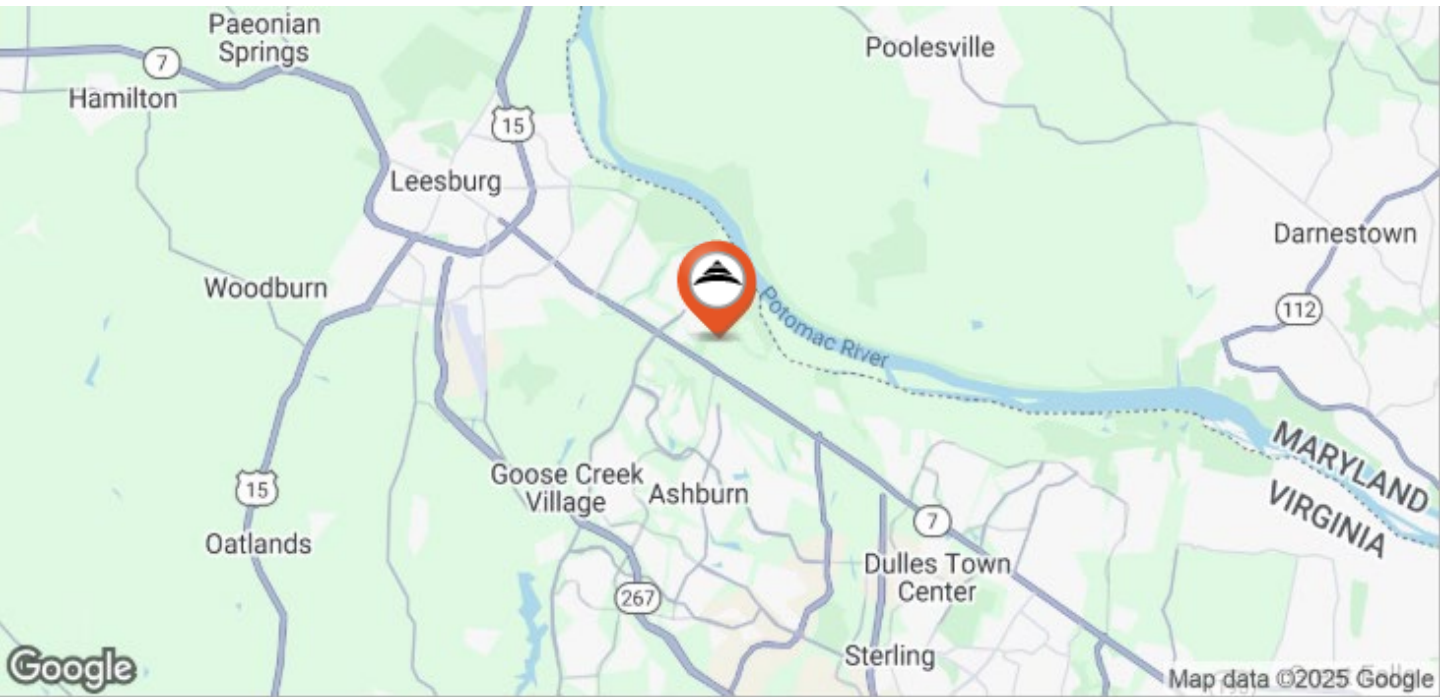
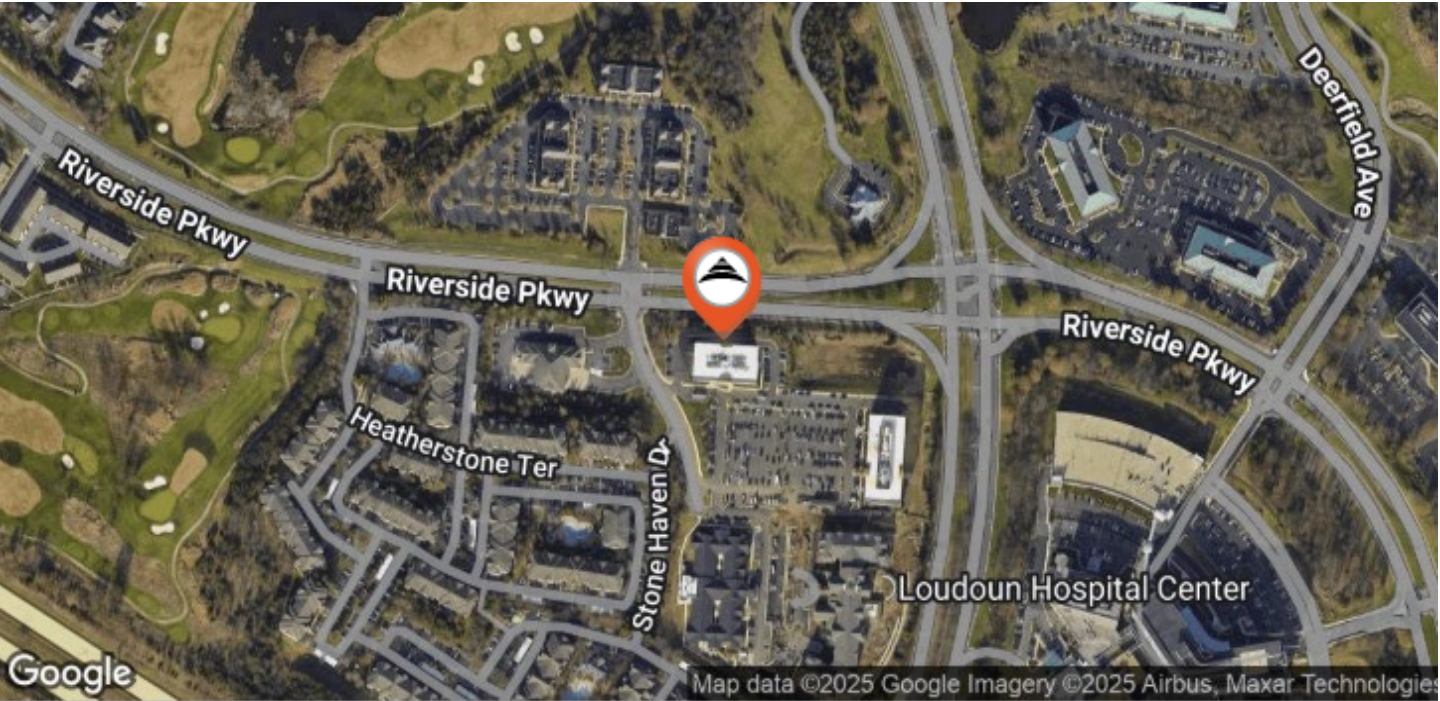


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Maps



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