



OFFICE BUILDING FOR SALE

111 CARPENTER ROAD, #K

STERLING, VA 20164



111 CARPENTER ROAD, #K**PROPERTY SUMMARY****PROPERTY DESCRIPTION**

Unit K at 111 Carpenter Road is a two-story flex-office condominium in the heart of the Rt. 28 / Dulles North corridor—one of Northern Virginia's most active and supply-constrained small-bay flex markets. The unit is marketed at 3,850 SF including its fully built-out mezzanine level.

PROPERTY HIGHLIGHTS

- Functional flex/industrial layout featuring office buildout, conference room, kitchenettes, warehouse bay, ~18' clear heights, and drive-in loading door
- Three reserved parking spaces plus shared surface parking — a limited amenity in the Dulles North submarket
- Located within a Federal Qualified Opportunity Zone offering potential tax advantages for qualified investors
- PD-IP zoning allows a broad range of office, light industrial, and service-oriented uses in a highly sought-after Sterling business corridor

OFFERING SUMMARY

Sale Price:	\$560,000
Building Size:	3,850 SF (with Mezzanine)
Zoning:	PD-IP
Clear Height:	~18 Ft (Warehouse Bay)
Opportunity Zone:	Yes
Parking:	3 Reserved Spaces
Condo Fee:	\$400/Month

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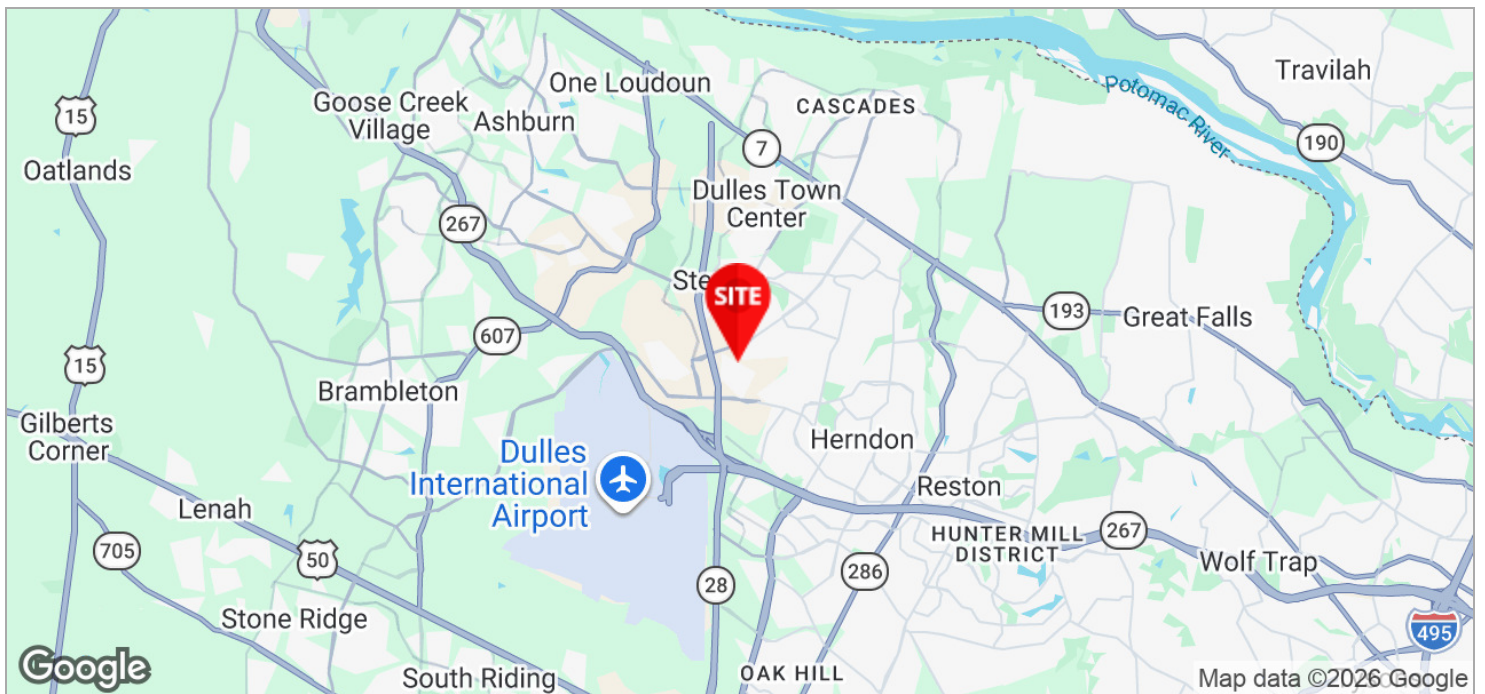
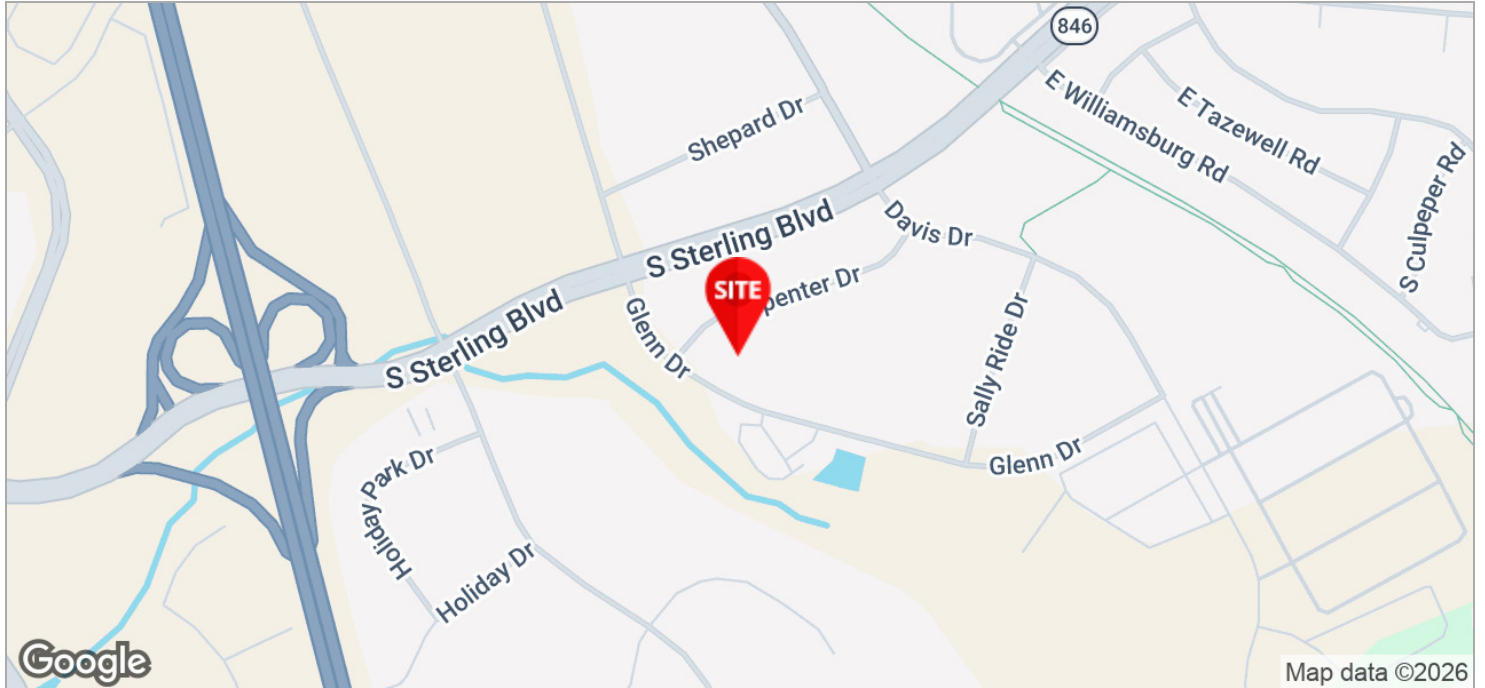
111 CARPENTER ROAD, #K

ADDITIONAL PHOTOS



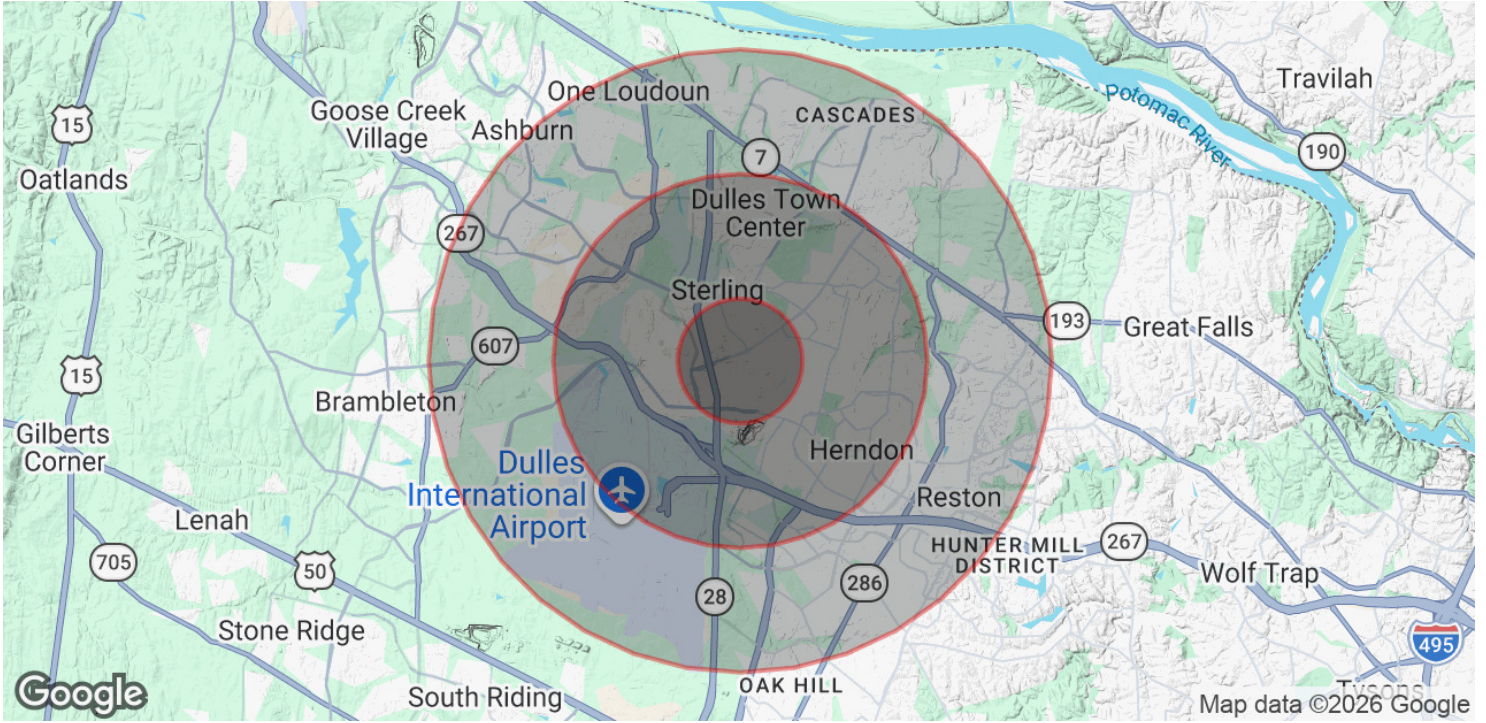
111 CARPENTER ROAD, #K

LOCATION MAPS



111 CARPENTER ROAD, #K

DEMOGRAPHICS MAP & REPORT



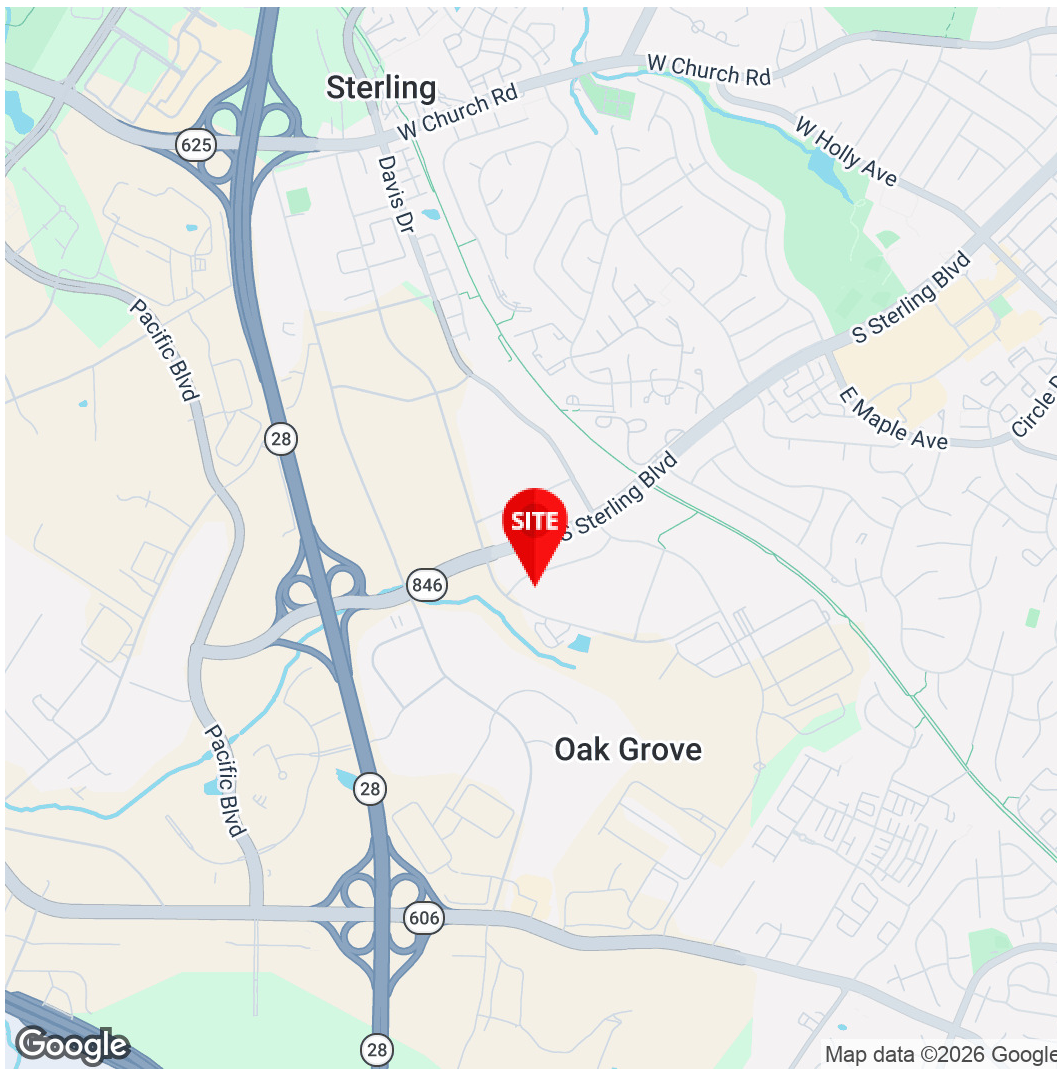
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,682	91,439	248,323
Average Age	35.9	35.6	38.3
Average Age (Male)	35.8	34.8	37.3
Average Age (Female)	36.6	36.1	39.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,189	30,499	90,687
# of Persons per HH	3.0	3.0	2.7
Average HH Income	\$147,268	\$157,792	\$177,184
Average House Value	\$522,635	\$568,282	\$660,240

2023 American Community Survey (ACS)



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