

EXECUTIVE SUMMARY

Loudoun Professional Arts Bldg. 21495 Ridgetop Circle, Unit 203, Sterling, VA 20166



OFFERING SUMMARY

Available SF:	1,358 SF
Lease Rate:	\$18.00 SF/yr (MG)
Year Built:	1989
Zoning:	PD-IP
Market:	Northern Virginia
Submarket:	Route 28 Corridor North

PROPERTY OVERVIEW

K & M Commercial Real Estate is pleased to present this turnkey medical office condo for lease priced below market. This 1,358 sq/ft Medical Office condo located in the Loudoun Professional Arts building in Sterling, VA. Each exam room has a sink making the space is suitable for a variety of medical professions. The efficient layout is comprised of reception and waiting area, three exam rooms, lab, storage closet, bathroom, and executive office space. Great location off of Route 7. Multiple exam rooms with sinks. Waiting room, reception area, and office.

PROPERTY HIGHLIGHTS

- 1358 sq/ft Medical Office
- Multiple exam rooms with sinks
- Reception area, waiting room and office
- A covered Patient Drop-Off area
- Directly off of Route 7

KAYVAN MEHRBAKSH	MATTHEW JENKINS
703.734.2822	703.734.2822
kayvan@svndc.com	matt@svndc.com

K&M Commercial Real Estate 703.734.2822
459 Herndon Pkwy #21 Herndon, VA 20170

ADDITIONAL PHOTOS

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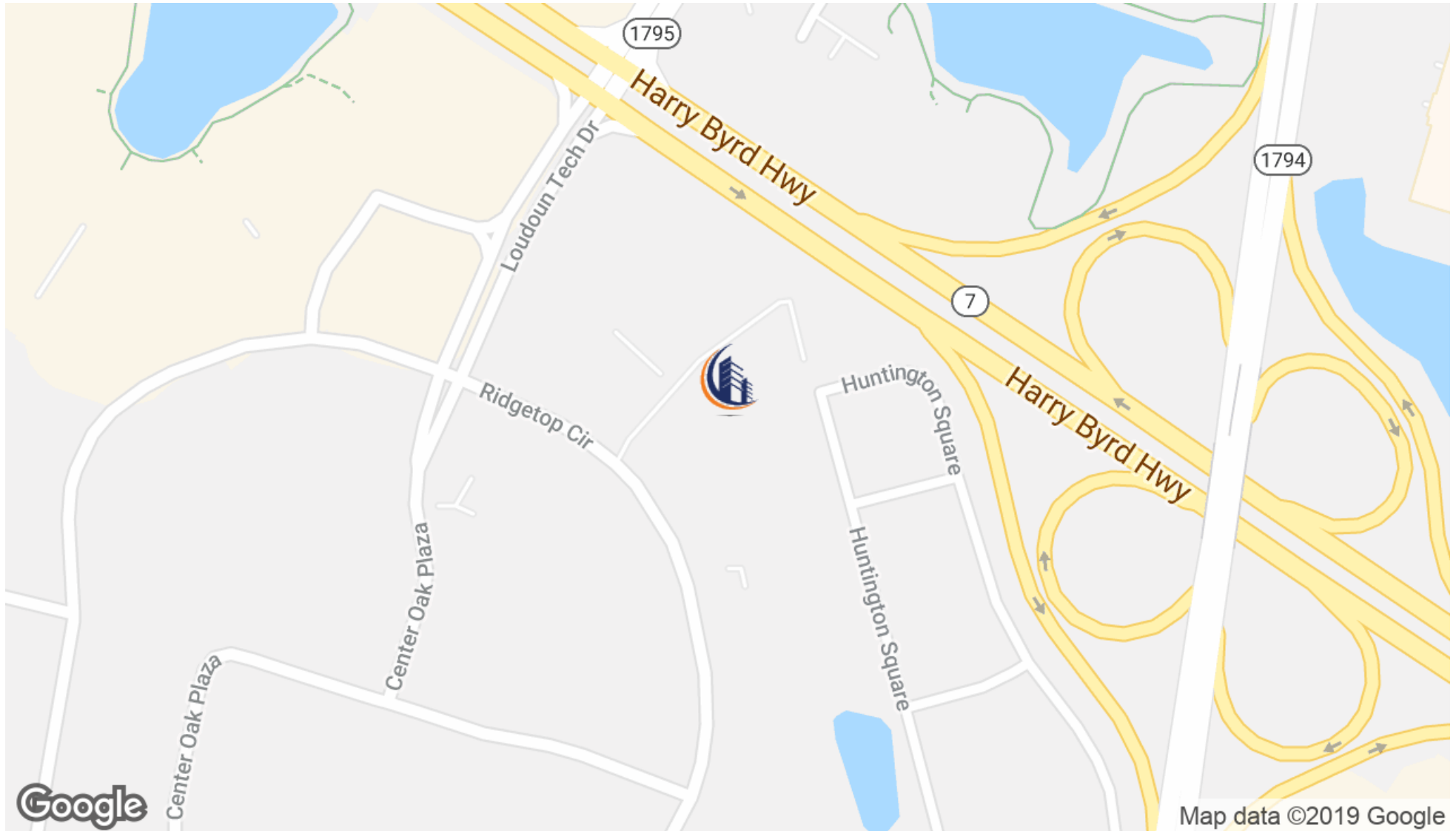
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LOCATION MAPS

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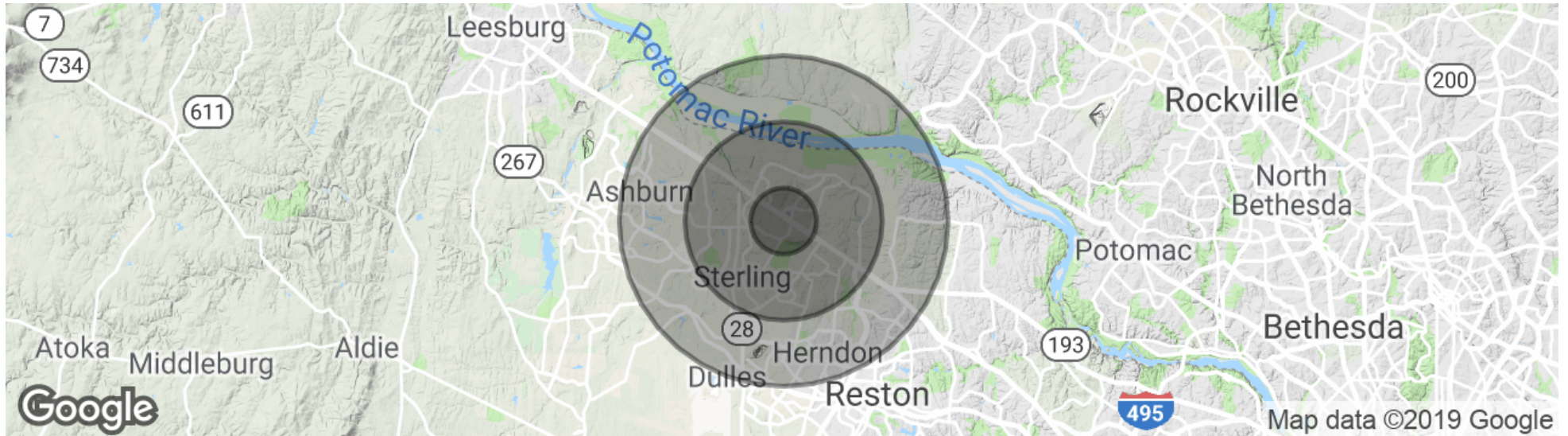
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DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	7,173	84,553	175,989
Median age	35.1	34.3	34.9
Median age (Male)	33.8	33.3	34.4
Median age (Female)	35.8	35.5	35.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,541	28,533	59,782
# of persons per HH	2.8	3.0	2.9
Average HH income	\$119,366	\$113,250	\$122,500
Average house value	\$486,786	\$481,031	\$536,210

** Demographic data derived from 2010 US Census*

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