

OFFICE SPACE FOR LEASE

Countryside Commercial and Professional Center
10 PIDGEON HILL DRIVE
Sterling, VA, 20165



1,450 - 5,880 SQ. FT. OFFICE SPACE AVAILABLE
Class B Office Building in Route 28 Corridor North Submarket



HIGHLIGHTS:

- + Fully renovated building
- + Mixed retail, professional and medical center
- + Flexible lease terms
- + Adjacent to Regal Cinemas Theatre complex
- + Safeway and CVS on site
- + Ample parking space
- + Located in Eastern Loudoun County
- + Across from Dulles Town Center
- + 30 mins from Washington Dulles International Airport
- + 30 mins from Ronald Reagan Washington National Airport.

BUILDING FACTS:

RBA: 33,000 SF
Stories: 3
Typical Floor: 11,000 SF
Class: B
Year Built: 1987 Renovated: 2014
Elevators: 2
Parking: 80 Surface Spaces available

Land: 1.44 AC | 62,599 SF
Bldg FAR: 0.53
Zoning: PD- OP
Amenities: Food Service, Restaurant,
Day Care, Concierge, Bank
Property Manager and Building Engineer on site

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AVAILABLE SPACE

Second Floor

1,450 SF | 1,800 SF | 4,000 SF | 5,880 SF

DEMOGRAPHICS:

Population:

13,310 (1 mile)

85,522 (3 mile)

Daytime Employees:

12,832 (1 mile)

41,648 (3 mile)

Median HH Income:

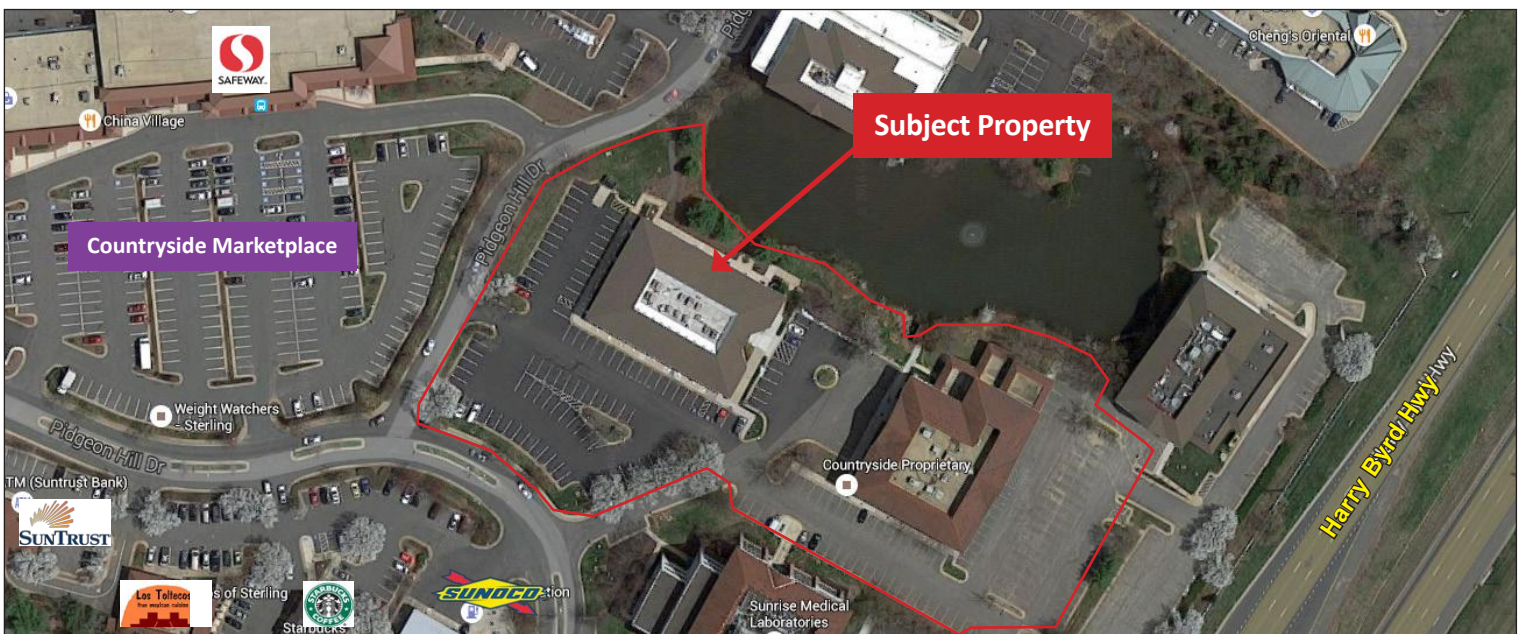
\$105,833 (1 mile)

\$99,361 (3 mile)



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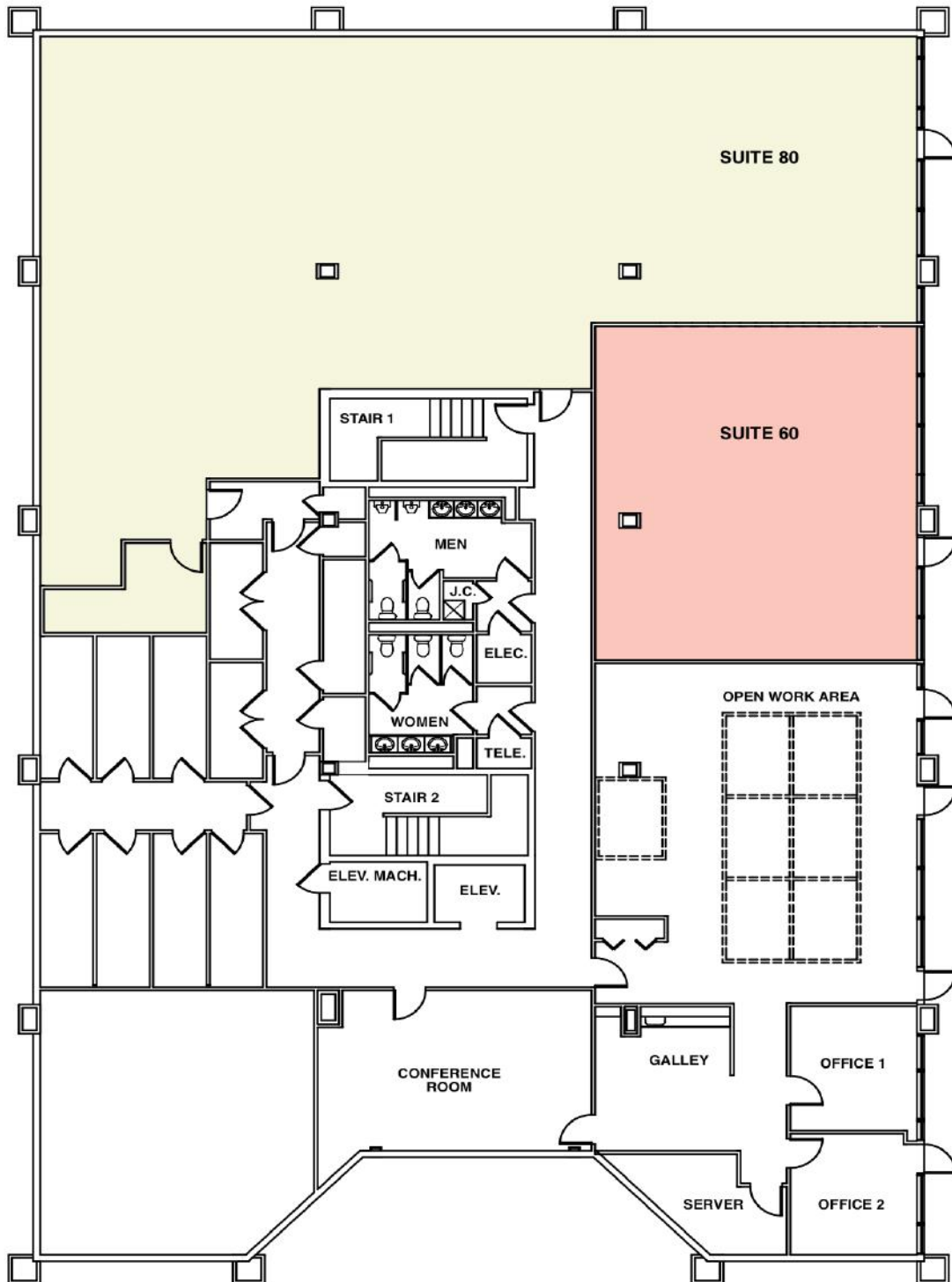


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LOWER LEVEL



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SECOND FLOOR AVAILABLE: 1,450 SF | 1,800 SF | 4,000 SF | 5,880 SF

