

OFFICE SPACE FOR LEASE

Countryside Professional Center
6 PIDGEON HILL DRIVE
Sterling, VA, 20165



23,850 SQ. FT. OFFICE SPACE AVAILABLE Class B Office/Medical Building in Route 28 Corridor North Submarket



HIGHLIGHTS:

- + Fully renovated building
- + Mixed retail, professional and medical center
- + Flexible lease terms
- + Campus like setting near Route 7 & Route 28
- + Retail amenities nearby
- + Ample parking space
- + Located in Eastern Loudoun County
- + Across from Dulles Town Center
- + 5 mins from Washington Dulles International Airport
- + 30 mins from Ronald Reagan Washington National Airport

BUILDING FACTS:

RBA: 35,422 SF
Stories: 3
Typical Floor: 11,807 SF
Class: B
Year Built: 1987
Elevators: 2
Parking: 140 Surface Spaces available

Land: 2.07 AC | 90,169 SF
Bldg FAR: 0.39
Zoning: PDH-12, County
Amenities: Concierge, Fitness Center,
Convenience Store, Day Care,
Dry Cleaner, Food Service,
Restaurant
Property Manager and Building Engineer on site

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AVAILABLE SPACE

P 1st ----- 2,200 SF and 5,500 SF
P 2nd ----- 350 SF - 2,750 SF
P 3rd ----- 1,500 SF - 5,000 SF



DEMOGRAPHICS:

Population:
13,310 (1 mile)
85,522 (3 mile)

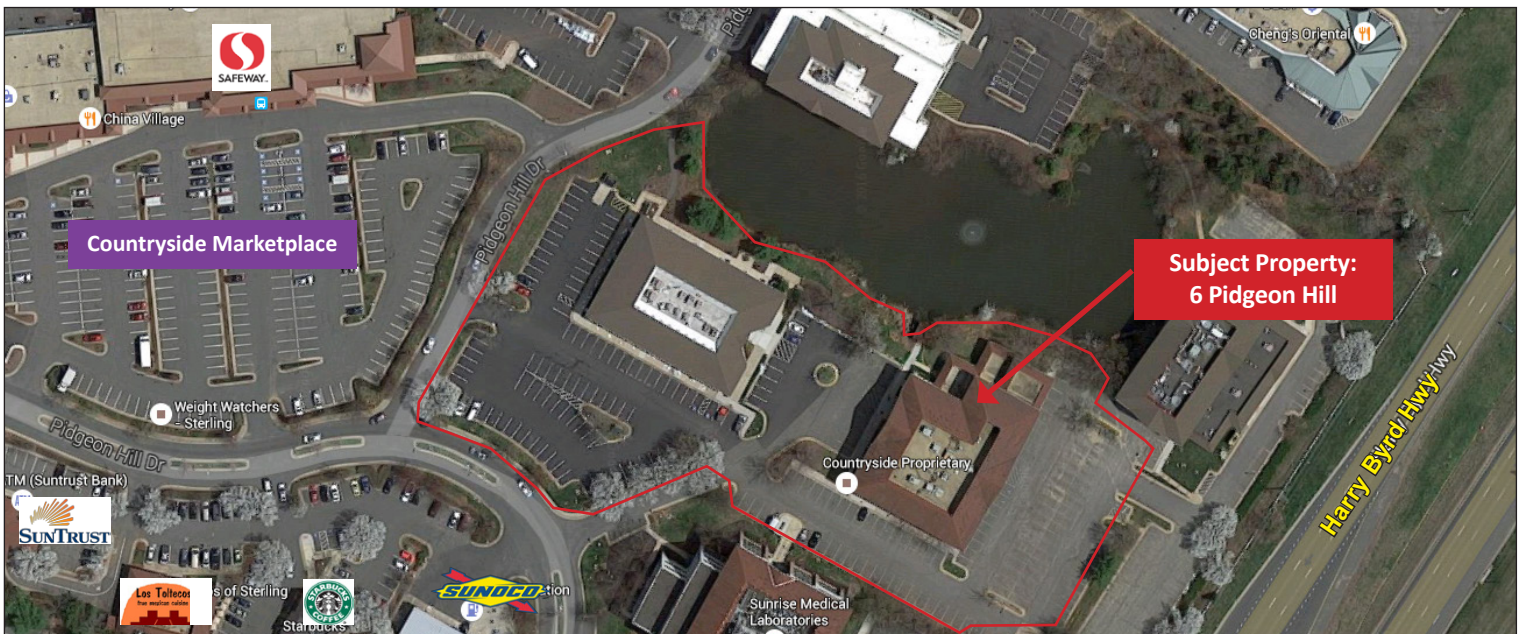
Daytime Employees:
12,832 (1 mile)
41,648 (3 mile)

Median HH Income:
\$105,833 (1 mile)
\$99,361 (3 mile)



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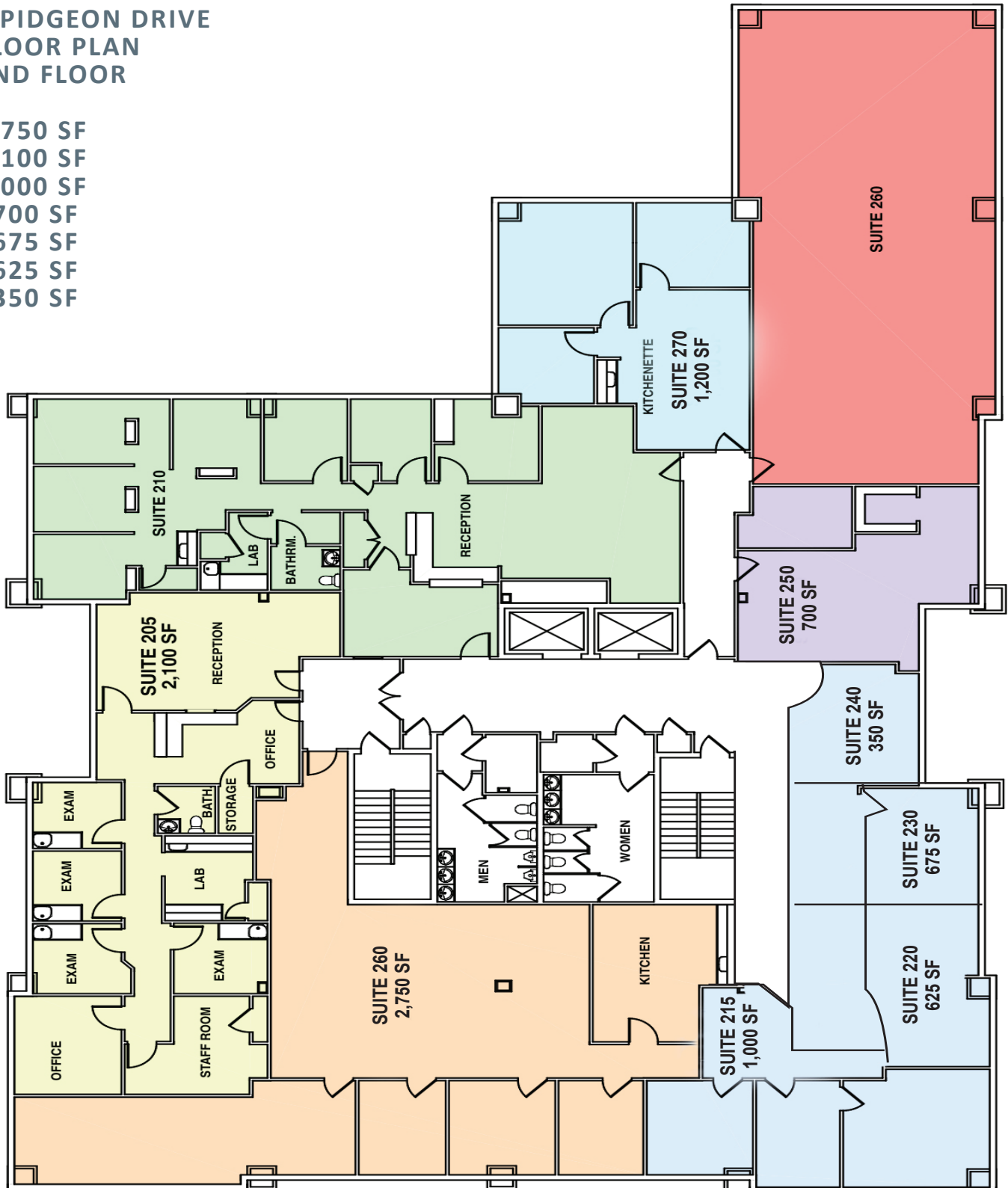
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6 PIDGEON DRIVE FLOOR PLAN 2ND FLOOR

- 2,750 SF
- 2,100 SF
- 1,000 SF
- 700 SF
- 675 SF
- 625 SF
- 350 SF



SECOND FLOOR

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6 PIDGEON DRIVE
FLOOR PLAN
3RD FLOOR
AVAILABLE 5,000 SF
4,000 SF
2,500 SF
1,500 SF

