

Medical Office Space For Lease

14 Pidgeon Hill Drive, Sterling, VA 20165

Countryside Office Park

Prime Medical Office Space in Mixed Use Center

Highlights

- Fantastic location right off of Rt. 7, less than a mile from Rt. 28.
- Fantastic access to retail amenities including hotels, banking, restaurants, entertainment options and Starbucks
- Spectacular water views
- 24-hour security camera monitoring system with key-card after hour access
- Many options for built out and first generation medical/office suites
- Several building signage opportunities available for new tenants
- Ample free parking
- Private roof top deck available on 4th floor
- Major building upgrades and renovations are underway
- On site property management



Opportunity

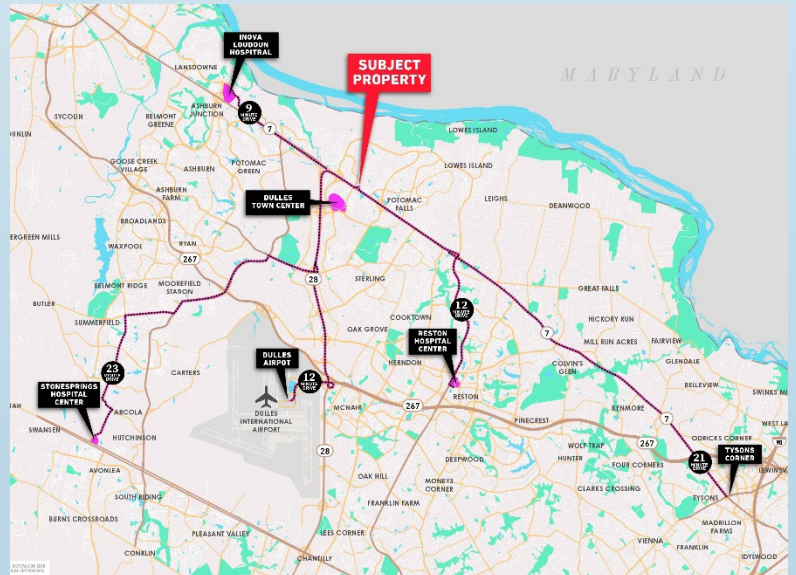
Suite 100	3675 SF
Suite 220	2414 SF
Suite 270	1320 SF
Suite 320	1858 SF
Suite 350	3118 SF
Suite 401	2269 SF
Suite 405	2116 SF

Rental Rate

\$24.00-27.00 PSF,
Full Service

Term

3-10 years



Contact:

James Legat

Principal

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Audrey Wallace

Vice President

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Amenity Map



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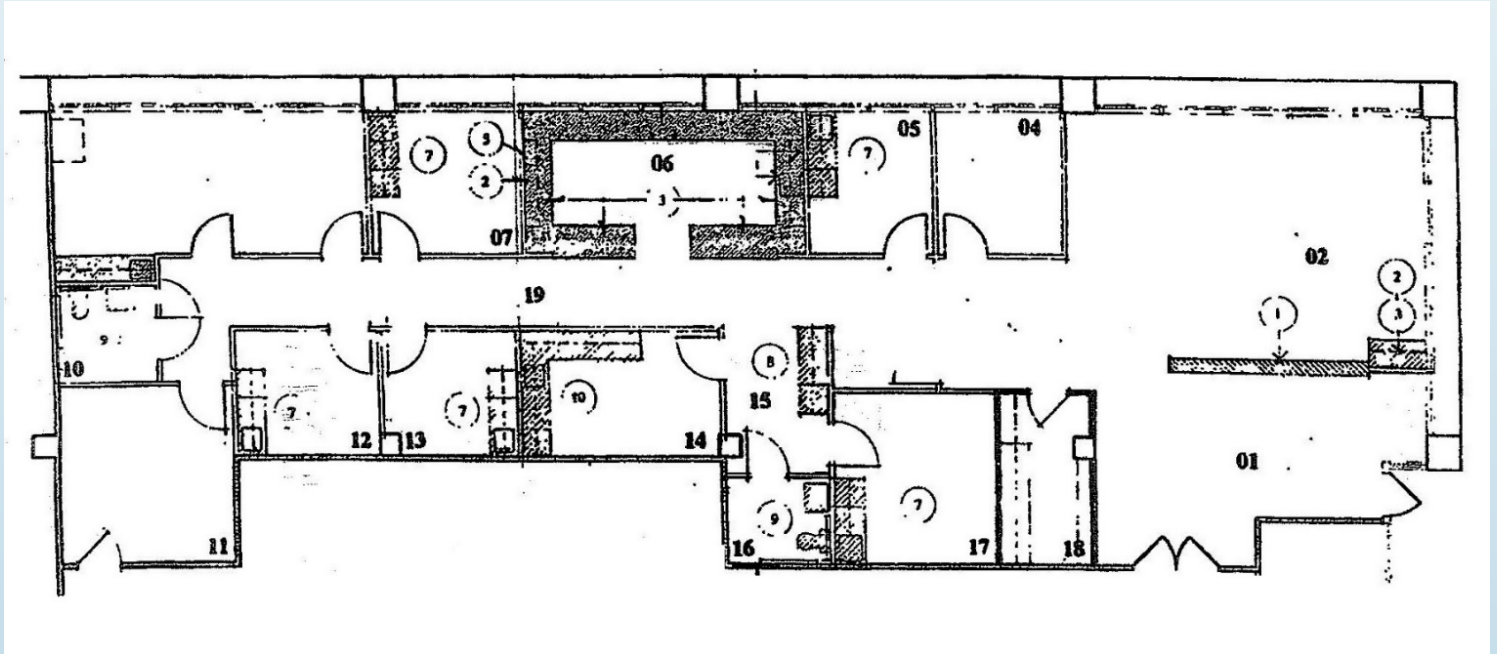
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Suite 100: 3675 RSF



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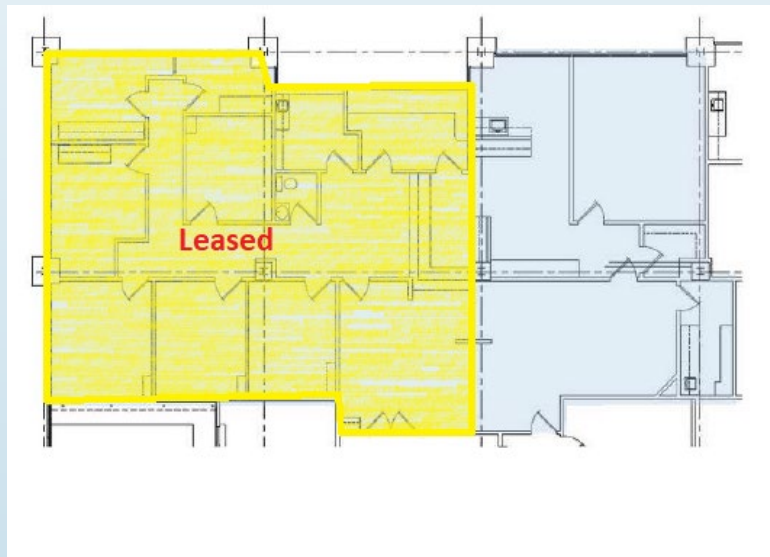


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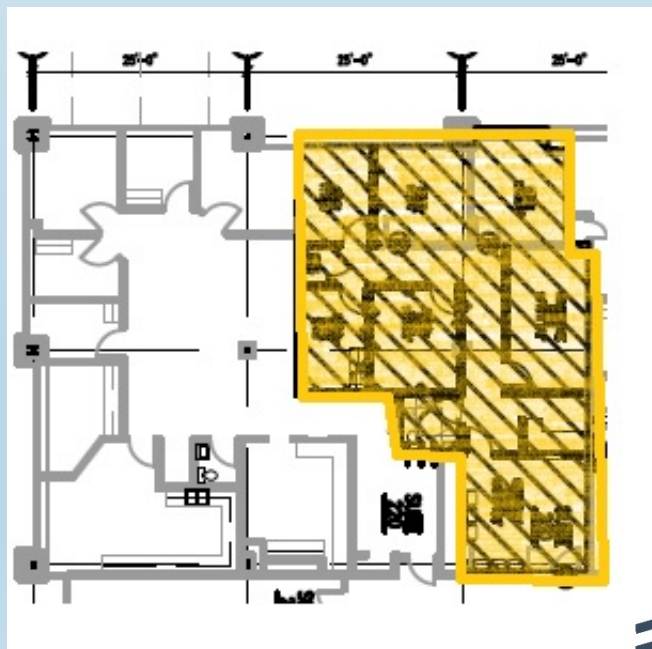
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Suite 270: 1320 RSF



Suite 220: 2414 RSF



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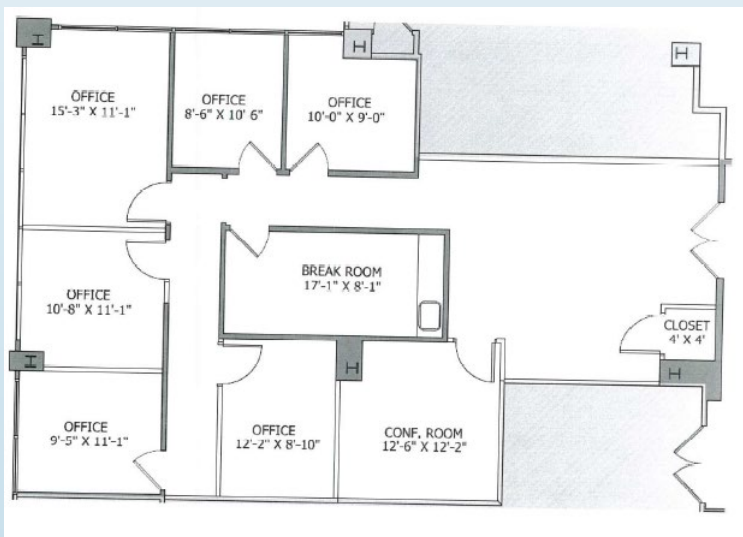
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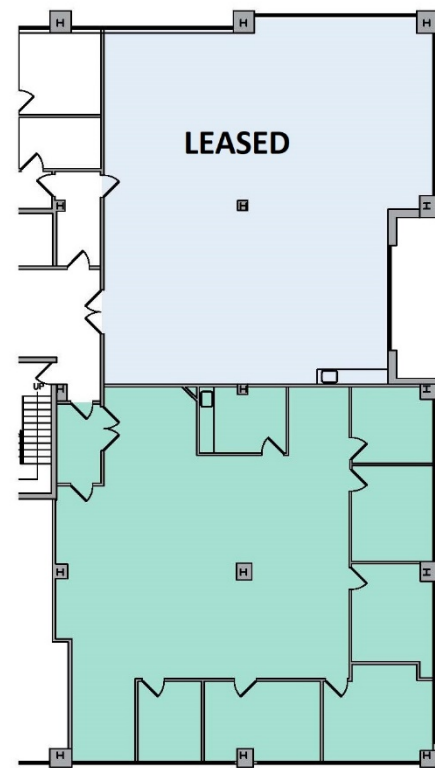
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Suite 320: 1858 RSF



Suite 350: 3118 RSF



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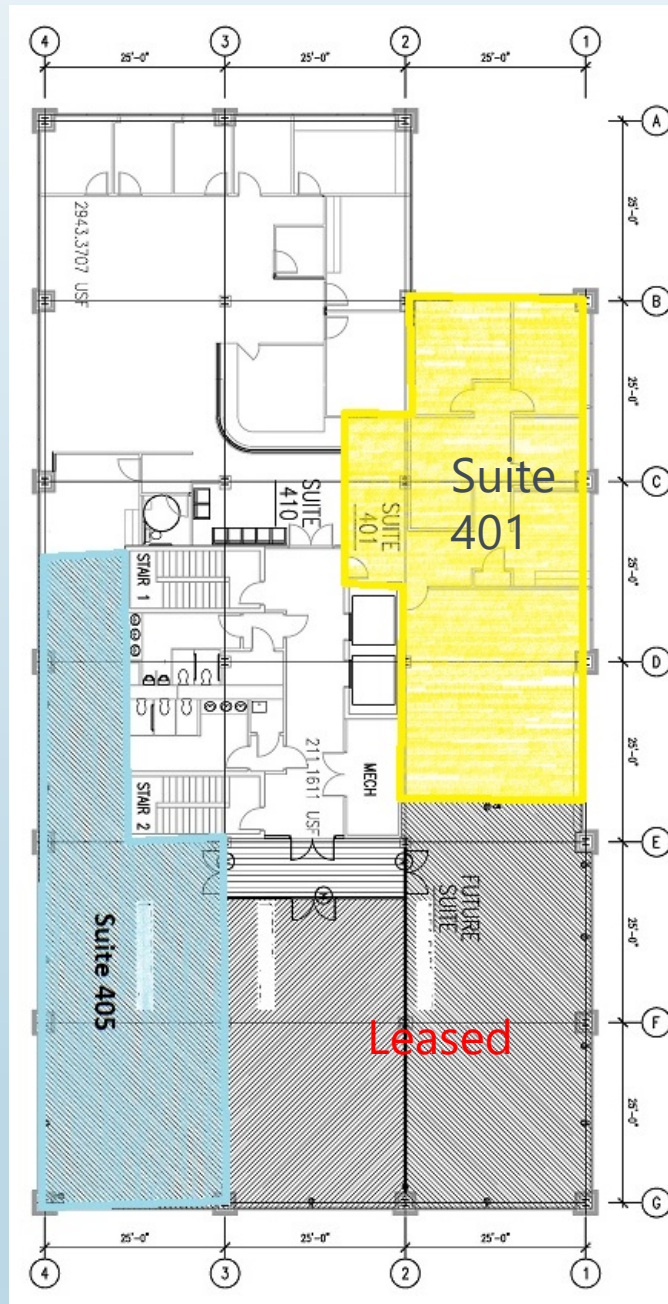


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Suite 405: 2116 RSF
Suite 401: 2269 RSF



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Photos of Recent Building Upgrades



Elevator Cab



Lobby Entrance

Recent Improvements Include:

- Renovated Lobby and Elevator Corridors
- New Modern Elevator Cabs
- Renovated Restrooms
- Exterior Improvements
- Upgraded HVAC System
- Roof Replacement
- First Class Landscaping
- New Parking Areas



Elevator Lobby

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