

# OFFICE CONDOS FOR SALE OR LEASE

*Ridgeview at Loudoun Tech Center*  
21351 Gentry Drive Sterling, VA 20166  
SCIF Space

## OPPORTUNITY

- Suite 210 1,624 SF (\$462,840)
- Suite 240 1,492 SF (\$425,220)



## HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants in the heart of Sterling near Dulles Town Center
- SCIF Space
- Former government contractor unit with well appointed offices
- Local professional management
- 24-hour security camera monitoring system with key-card after hour access
- 3.25/1000 Parking Ratio, Generous Parking
- True Class A Office Building
- Recently renovated building and new landscaping
- Lit building signage on Rt. 7 available for owner user

## PRICING

- \$285.00/SF



## LEASE INFORMATION

- \$25 PSF Plus Electric and Cleaning
- Term: 3-10 years



**LEGAT**<sup>SM</sup>  
— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**

Principal

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**AUDREY WALLACE**

Senior Vice President

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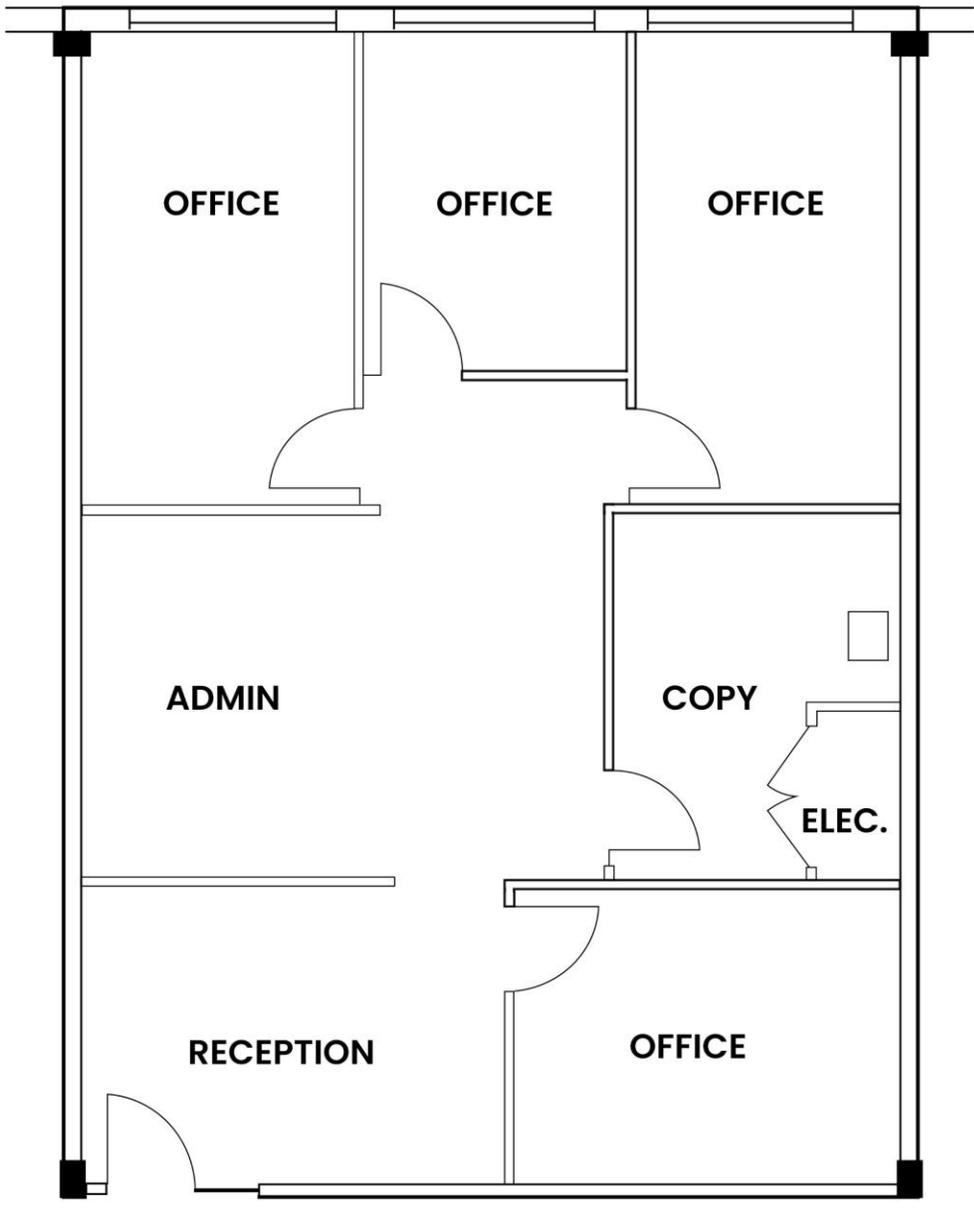
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Ridgeview at Loudoun Tech Center  
21351 Gentry Drive Sterling, VA 20166  
Former SCIF Space for Sale

Suite 210: 1,624 RSF

## SECOND FLOOR

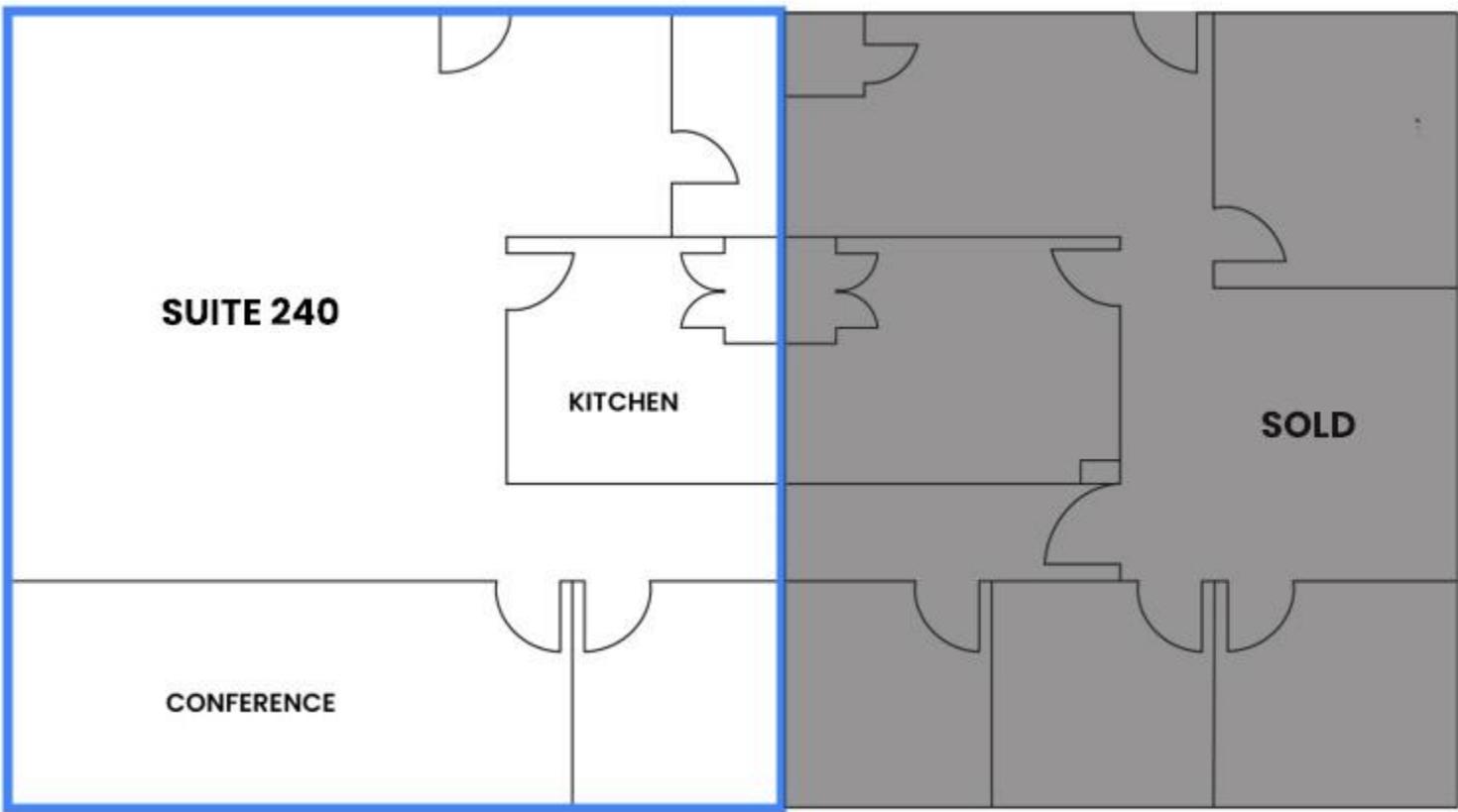


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Suite 240: 1,492 RSF

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