

MEDICAL OFFICE BUILDING FOR SALE - ROUTE 7 VISIBILITY

COUNTRYSIDE CENTER

4 Pidgeon Hill Drive Sterling, VA 20165

Former Imaging and Surgical Center

OPPORTUNITY

- 1st Floor 10,341 SF
- 2nd Floor 7,383 SF
- 3rd Floor 7,383 SF



HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants on Rt. 7 and within Countryside Mixed Use Development.
- Owner/User opportunity
- Former imaging and surgical center with back up generator and heavy power.
- Local professional management
- 24-hour security camera monitoring system with key-card after hour access
- 3.5/1000 Parking Ratio, Generous Parking
- Stellar water views with Rt. 7 signage exposure
- Shared lot maintenance through property association
- Unique zoning allows for excellent multiple signage opportunities.

PURCHASE PRICE

- \$6,780,000 (\$270.00 PSF)

BUILDING SIZE

- 25,107 SF



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

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AMENITY MAP



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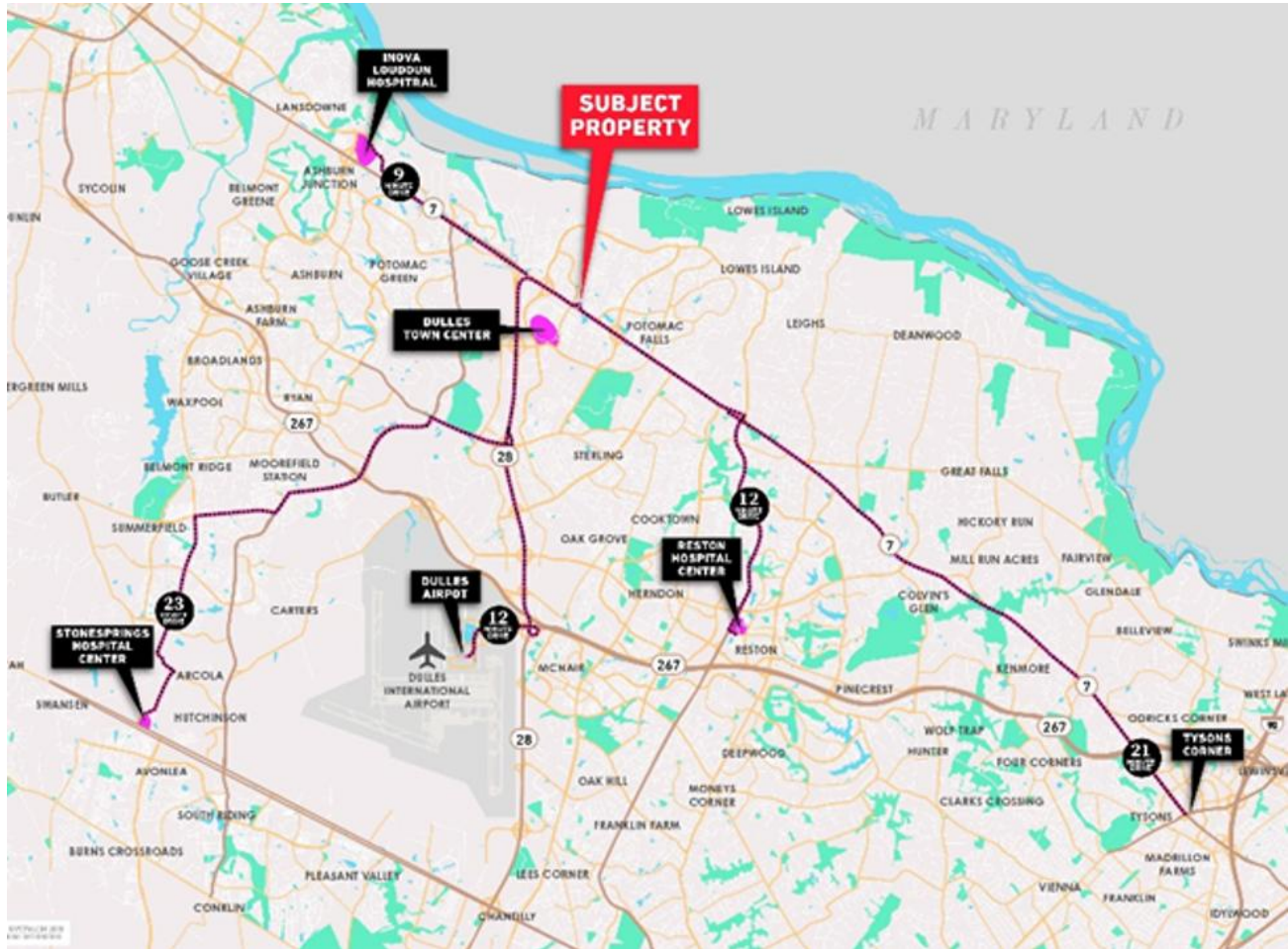
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AREA MAP



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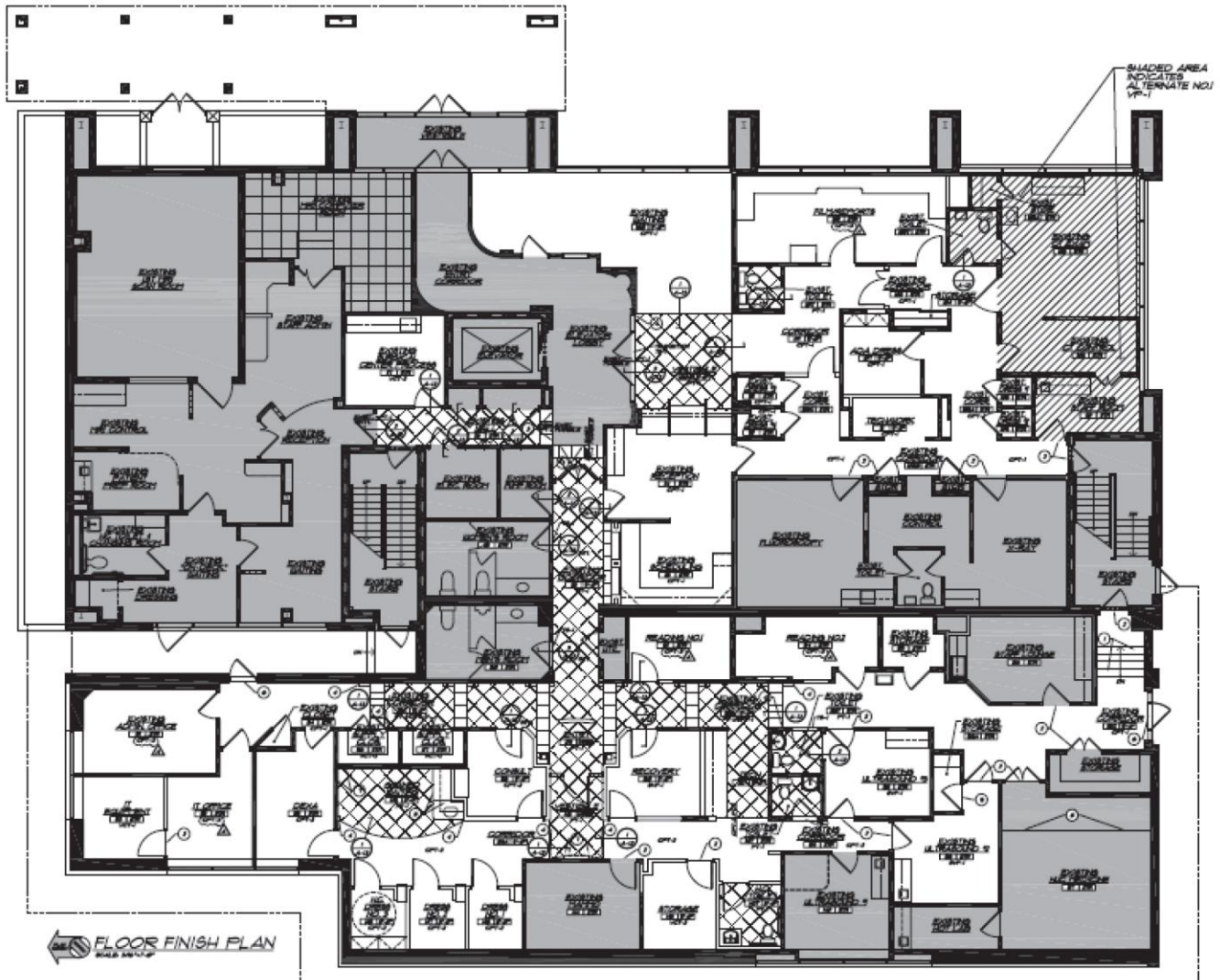
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1st Floor:

10,341 SF (Existing plan does not show the 4,200 SF MRI addition to the building)

1ST FLOOR PLAN



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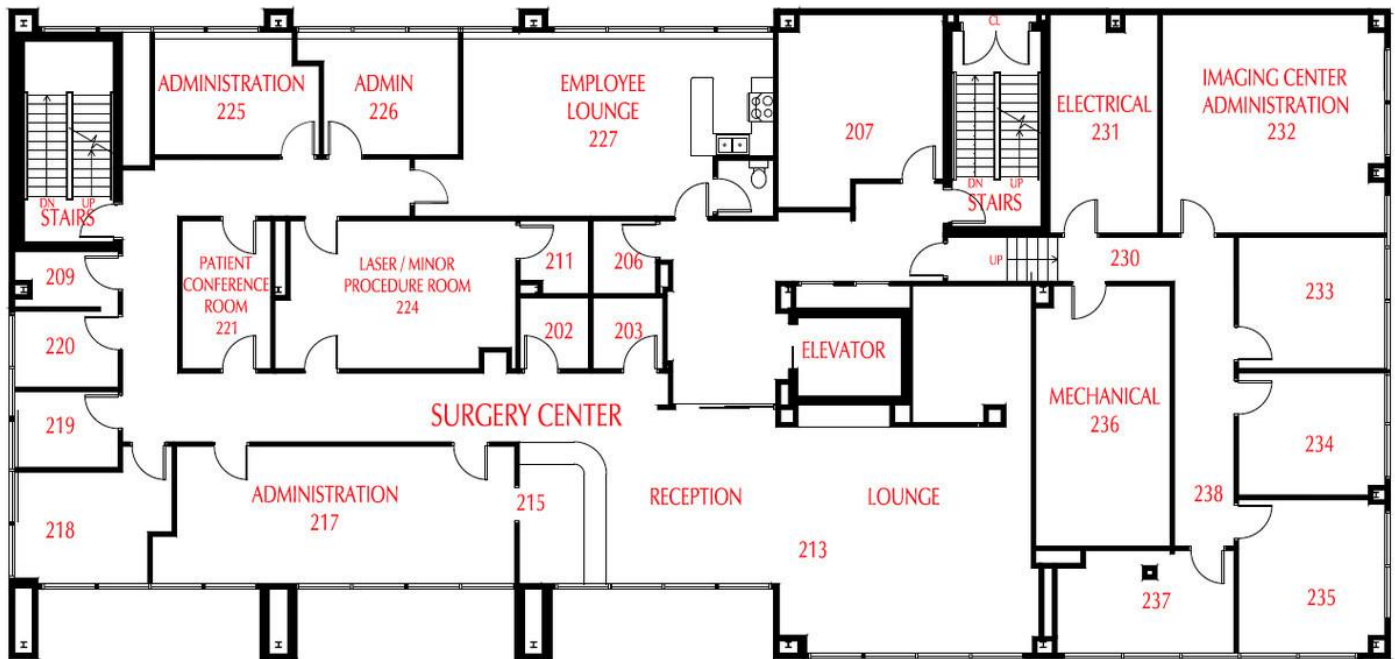
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2nd Floor: 7,383 SF

2ND FLOOR PLAN



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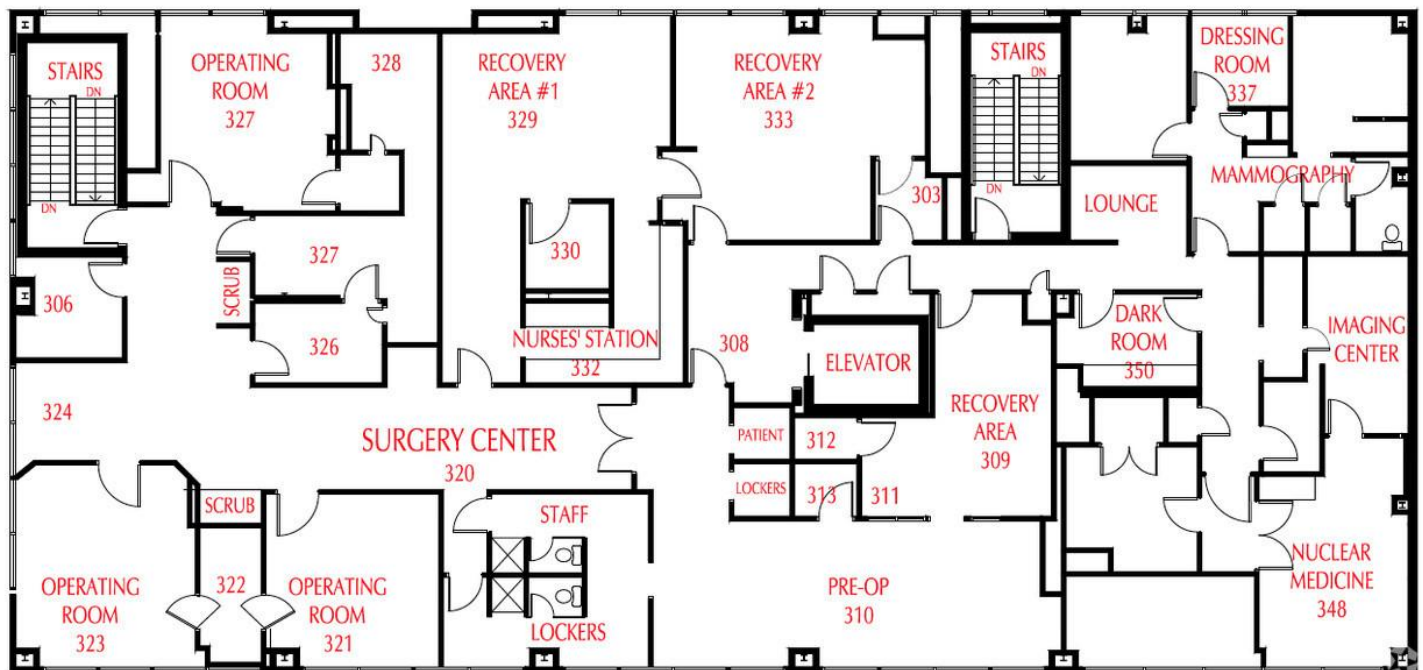
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2nd Floor: 7,383 SF

3RD FLOOR PLAN



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