

CASCADES OFFICE CENTER CONDO

21145 Whitfield PI #207, Sterling, VA 20165



PROPERTY DESCRIPTION

Vacant Professional Office Space ready for your business. Convenient to other offices and retail spaces in Cascades Office Park. Multiple private offices including one soundproof room. Exterior door is soundproof as well. End Unit allows for private views of treed common areas. Cathedral Ceilings offer great daylight. Two Rest Room. Drapes and Furniture convey to buyer or tenant upon request. Condo Fee \$380/Month

PROPERTY HIGHLIGHTS

- Close to Rt 7 and Cascades Parkway
- Also available for lease - \$15/SF NNN
- Perfect for professional or medical.

OFFERING SUMMARY

Sale Price:	\$299,000
Lease Rate:	Negotiable
Available SF:	1,587 SF
Building Size:	1,587 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	218	1,102	4,916
Total Population	535	2,902	14,629
Average HH Income	\$171,902	\$153,126	\$137,642

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

ED MARTIN, CCIM

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OFFICE FOR SALE & LEASE

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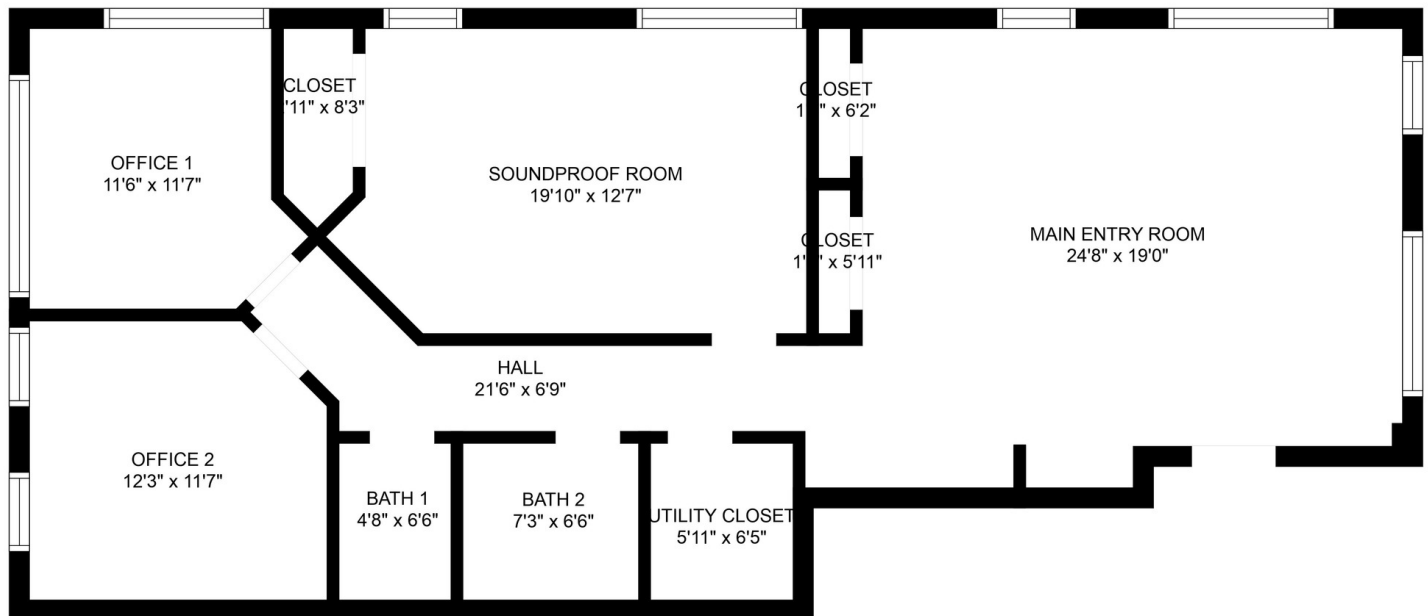
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Estimated areas
GLA FLOOR 1: 1343 sq. ft, excluded 0 sq. ft
Total GLA 1343 sq. ft, total scanned area 1343 sq. ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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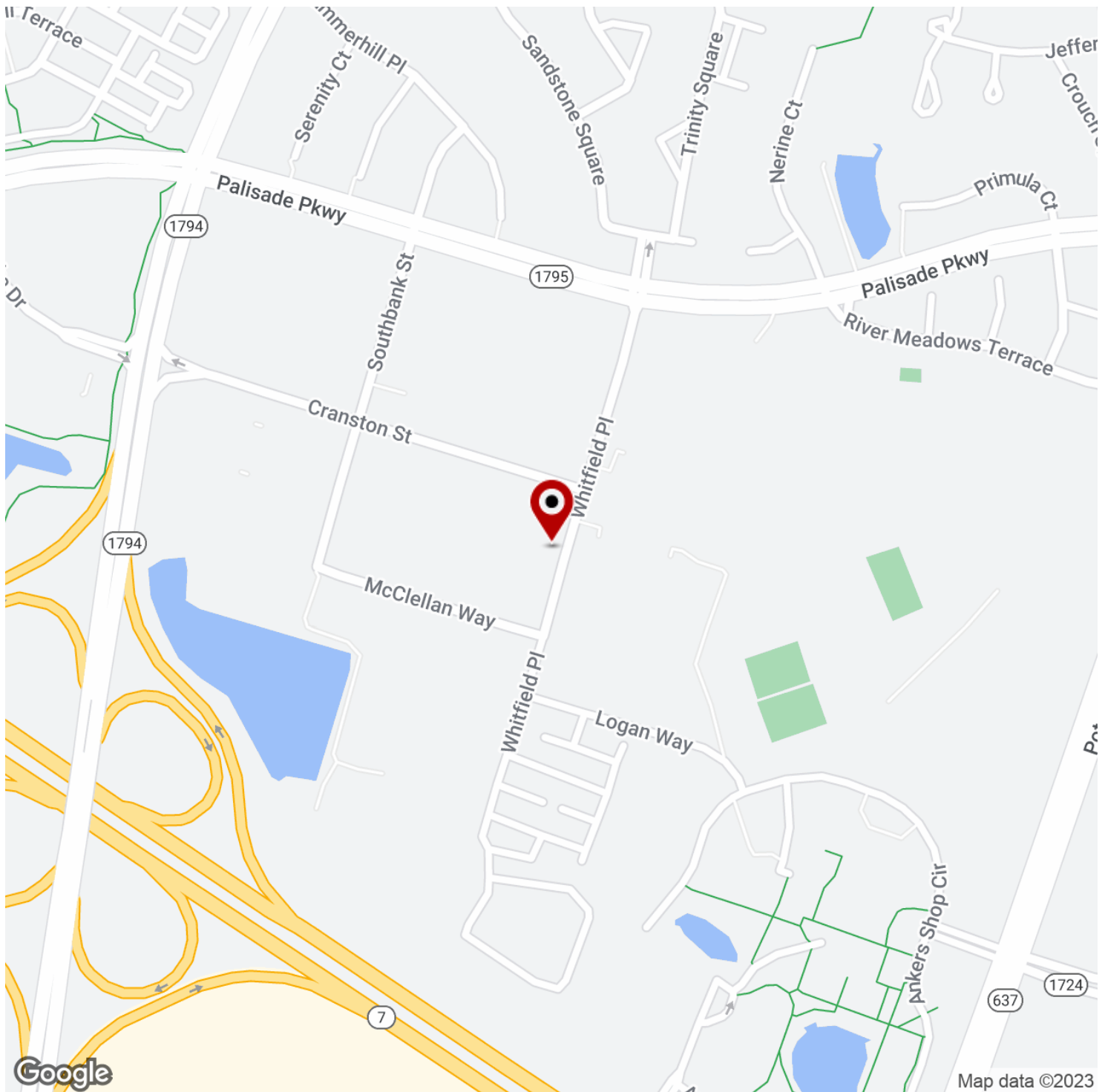
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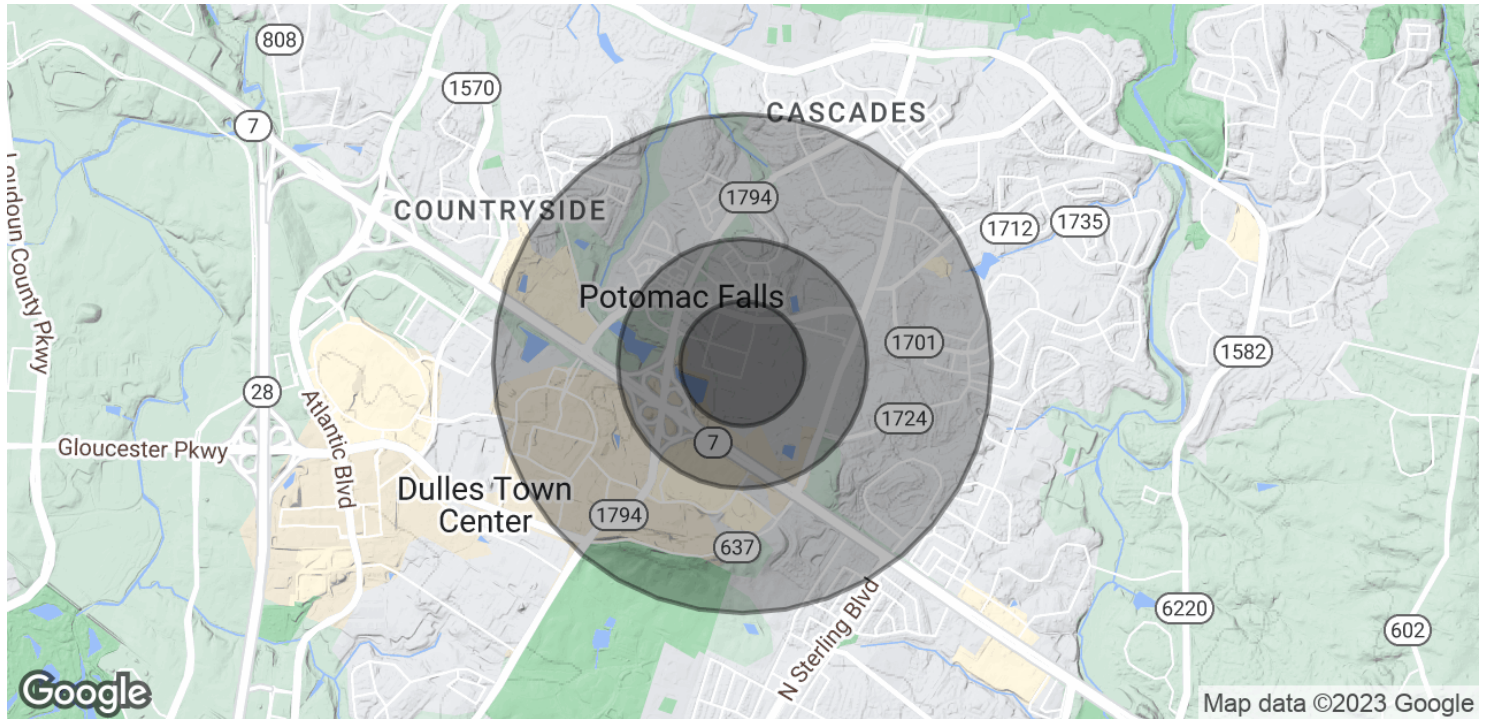
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	535	2,902	14,629
Average Age	38.8	36.9	34.9
Average Age (Male)	38.9	36.0	33.7
Average Age (Female)	38.6	37.9	35.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	218	1,102	4,916
# of Persons per HH	2.5	2.6	3.0
Average HH Income	\$171,902	\$153,126	\$137,642
Average House Value	\$477,493	\$451,595	\$451,886

* Demographic data derived from 2020 ACS - US Census

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