

# CLASS A OFFICE FOR SALE OR LEASE

## *RIDGEVIEW AT LOUDOUN TECH CENTER*

21351 GENTRY DRIVE, SUITE 140, STERLING, VA 20166



**SALE PRICE**  
\$459,500  
(\$270 PSF)

**LEASE RATE**  
\$2,553  
PER MONTH  
\$18 PSF PLUS  
ELECTRIC  
& CLEANING

### FEATURES:

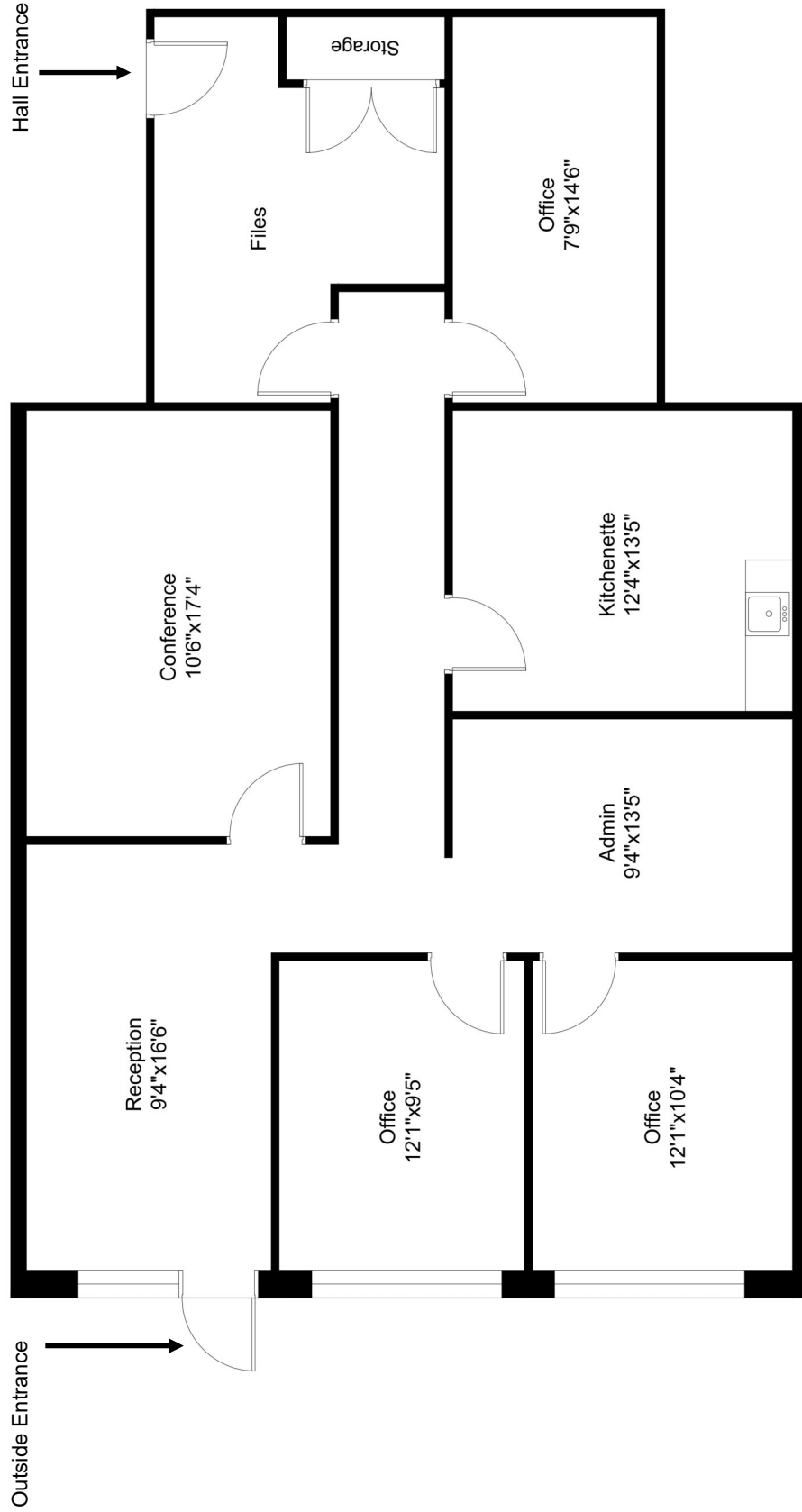
- 1,702 SF OFFICE CONDO
- FIRST FLOOR SUITE WITH OUTSIDE ENTRANCE
- 4 OFFICES, CONFERENCE ROOM, KITCHEN AND RECEPTION AREA
- EASY ACCESS TO ROUTES 7 AND 28
- LOCAL AMENITIES INCLUDE HOTEL, BANKING, RESTAURANTS AND SHOPPING (SOME WITHIN WALKING DISTANCE)
- OWNER/USER INVESTMENT OPPORTUNITY
- MONTHLY CONDO DUES: \$620.15
- 2022 ANNUAL TAXES: \$3,240.62



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Exclusive Listing By:

**CGR**  
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UNIT 140  
1,702 sq. ft.