

FLEX CONDO FOR SALE

1306 SQUIRE CT, UNIT A, STERLING, VA 20166



SALE PRICE: \$1,228,000 (\$230 PSF)

USER OR INVESTORS

FOR INVESTORS: SELLER LEASE BACK OPTION WITH A 6.5% CAP RATE

UNIT A: 5,338 GROSS SQ. FT.

PROPERTY: THE UTICA BUILDING COMMERCIAL CONDOMINIUM ASSOCIATION.

1306 SQUIRE, STERLING, VIRGINIA CONSISTS OF FIVE (5) UNITS OF FLEX CONDOMINIUM TOTALING 33,756 TOTAL SQUARE FEET IN BRICK AND BLOCK CONSTRUCTION. THE UTICA BUILDING IS LOCATED IN THE HEART OF THE DULLES TECH/DATA CENTER CORRIDOR.

EASY ACCESS TO ROUTE 28 AMENITIES. 1 MILE TO DULLES TOWN CENTER, 2 MILES TO ROUTE 7, 2 MILES TO ASHBURN, 4 MILES TO DULLES GREENWAY, 6 MILES TO DULLES INT'L AIRPORT.



Individual Member

DAVID GUNTER, CCIM
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Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

FLEX CONDOS FOR SALE

1306 SQUIRE CT, UNIT A, STERLING, VA 20166

Sq. Ft.:	5,338 GROSS SQ. FT.
IMPROVEMENTS:	PRIMARILY IMPROVED WITH OFFICE WITH DRIVE IN LOADING, THE PREMISES CAN BE MODIFIED TO INCLUDE TWO EXISTING, DOCK DOOR KNOCKOUTS. THIS CORNER UNIT, AFFORDS OVER 90' OF FRONT OFFICE GLASS LINE.
LOADING:	ONE (1) RAMPED DRIVE IN AND TWO (2) DOCK DOOR KNOCK OUTS.
CEILING HEIGHT:	13' CLEAR
ZONING:	PD-IP
UNIT DESCRIPTION:	REAR LOADING FLEX UNIT PRIMARILY IMPROVED AS OFFICE WITH EXPANSIVE GLASS LINE.
CONDO FEE:	\$867.51 PER MONTH
REAL ESTATE TAXES:	\$7,929.02 ANNUALLY (2021)
INVESTORS:	SELLER LEASE BACK OPTION WITH A 6.5% CAP RATE.
SELLER LEASE BACK TERMS:	\$15.00 NNN, 3 YEAR TERM, 3% ESCALATION ANNUALLY.



TOP PARAPET WALL 259.3

CEILING ELEV.

251.7

FLOOR ELEV.

243.6

C.E.

UNITS A, B, C, D, & E VERTICAL BOUNDARY

ELECTRICAL AND
SPRINKLER ROOM
C.E.

C.E.

NOTES:

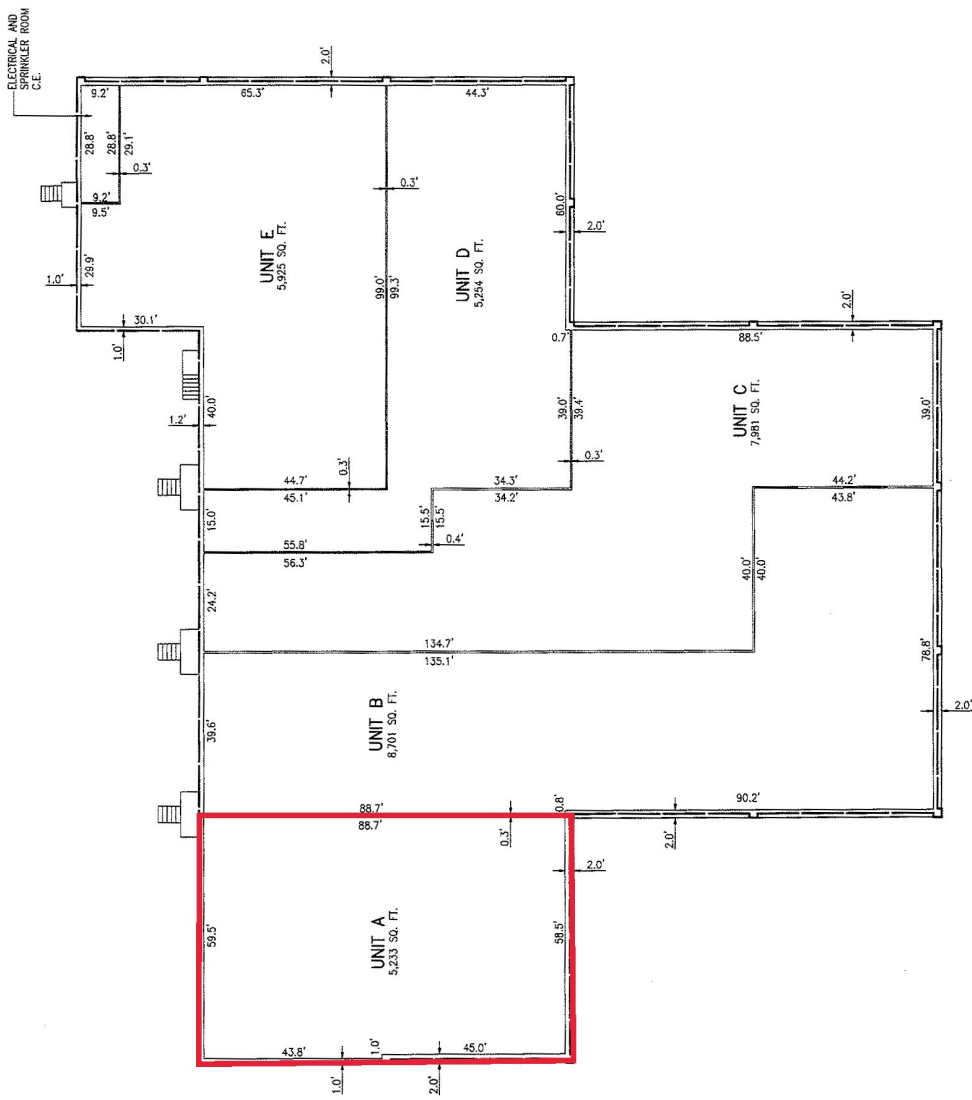
1. VERTICAL DATUM IS REFERENCED TO NAD 1988.
2. ALL DIMENSIONS SHOWN HEREON FOR THE INDIVIDUAL UNITS ARE MEASURED FROM THE FACE OF THE STUDS OF ALL WALLS BOUNDING THE UNIT.

LEGEND:

L.C.E. = LIMITED COMMON ELEMENT
C.E. = COMMON ELEMENT

EXHIBIT "E" LOCATION AND DIMENSIONS OF UNITS ON THE UTICA BUILDING COMMERCIAL CONDOMINIUM

BROAD RUN MAGISTERIAL DISTRICT
LOUISIANA COUNTY, VIRGINIA
SCALE: 1"=20' DATE: AUGUST 7, 2007
REVISED MAY 15, 2008
SEPTEMBER 18, 2010
WINNIE E. GARDNER ASSOCIATES, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS • LANDSCAPE ARCHITECTS
24 W. Piccadilly Street, Suite A, Winchester, Virginia 22601
(540) 542-1737



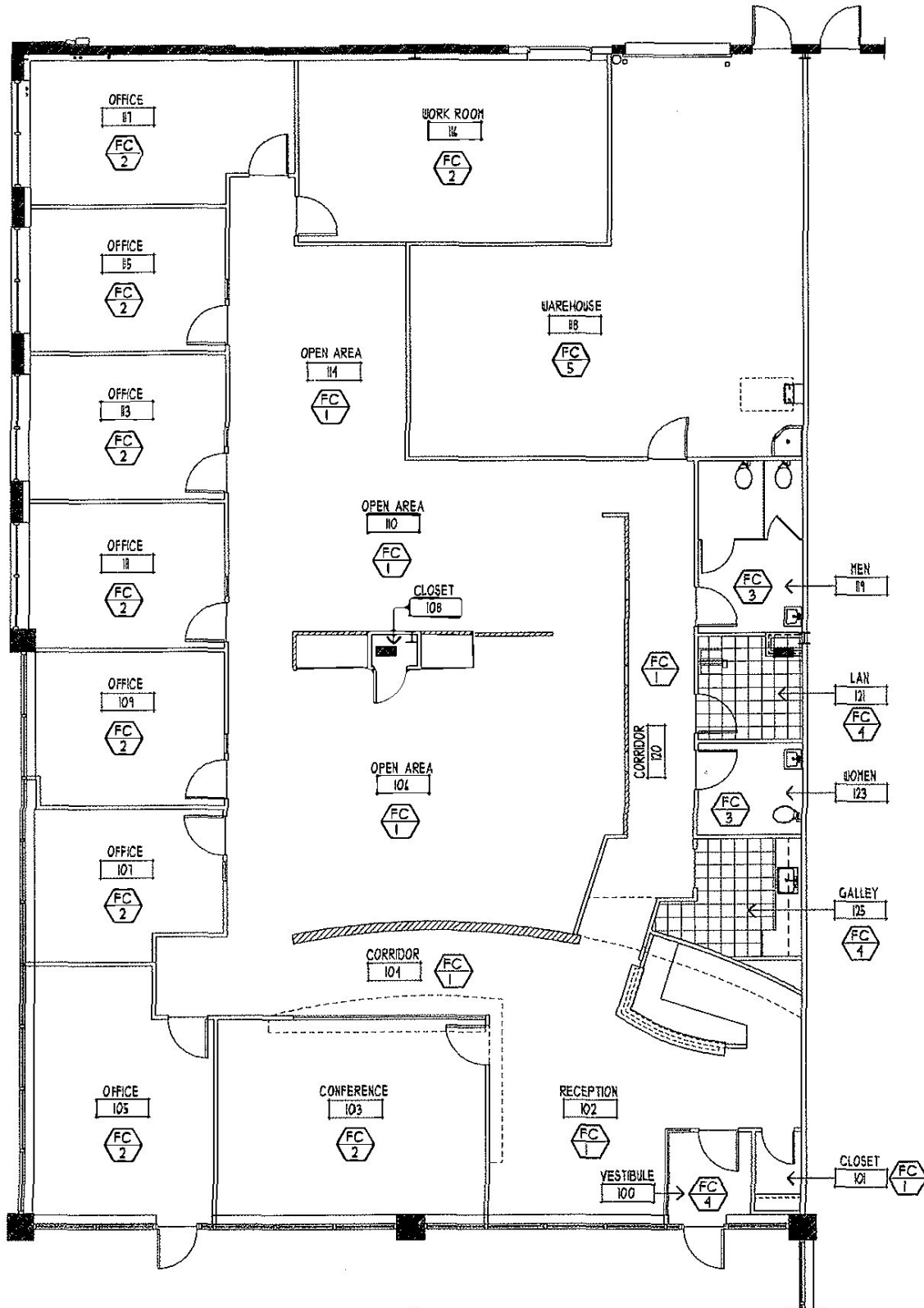
SURVEYOR'S CERTIFICATE:

I, KEVIN D. NELSON, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE VIRGINIA CONDOMINIUM ACT, AS AMENDED, AND THAT THE UNITS SHOWN THEREON AND LISTED ON THIS EXHIBIT "E" ARE SUBSTANTIALLY COMPLETED.

KEVIN D. NELSON, L.S. No. 002419 DATE



1306 SQUIRE CT, UNIT A FLOOR PLAN



2
A-5

FLOOR FINISH PLAN

1/8" = 1'-0"

