

FLEX CONDO FOR SALE/LEASE

1306 SQUIRE CT, UNIT C, STERLING, VA 20166



SALE PRICE: \$1,925,000 (\$236 PSF)

LEASE RATE: \$14.95 NNN PSF (5-7 YEAR TERM)

UNIT C: 8,141 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
DEG@CGR-INC.COM
703-544-1013 · EXT 111

DAVID AUSTIN, CCIM
AUSTIN@CGR-INC.COM
703-544-1013 · EXT 114

THOMAS HERTEL
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Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

FLEX CONDOS FOR SALE

1306 SQUIRE CT, UNIT C, STERLING, VA 20166

SQ. FT.: 8,141 GROSS SQ. FT.

IMPROVEMENTS: PRIMARILY IMPROVED FOR CONDITIONED STORAGE, THE PREMISES CAN BE MODIFIED TO PROVIDE ANY RANGE OF OFFICE, FABRICATION AND TECH STORAGE USES WITH DOCK LOADING AND 127' OF FRONT, CORNER GLASS LINE. ALL RACKING TO CONVEY.

LOADING: ONE (1) 4' DOCK

CEILING HEIGHT: 13' CLEAR

ZONING: PD-IP

UNIT DESCRIPTION: REAR LOADING FLEX UNIT PRIMARILY IMPROVED AS OPEN CONDITIONED STORAGE WITH EXTENSIVE GLASS LINE.

CONDO FEE: \$1,323.08 PER MONTH

REAL ESTATE TAXES: \$10,899.46 ANNUALLY (2021)



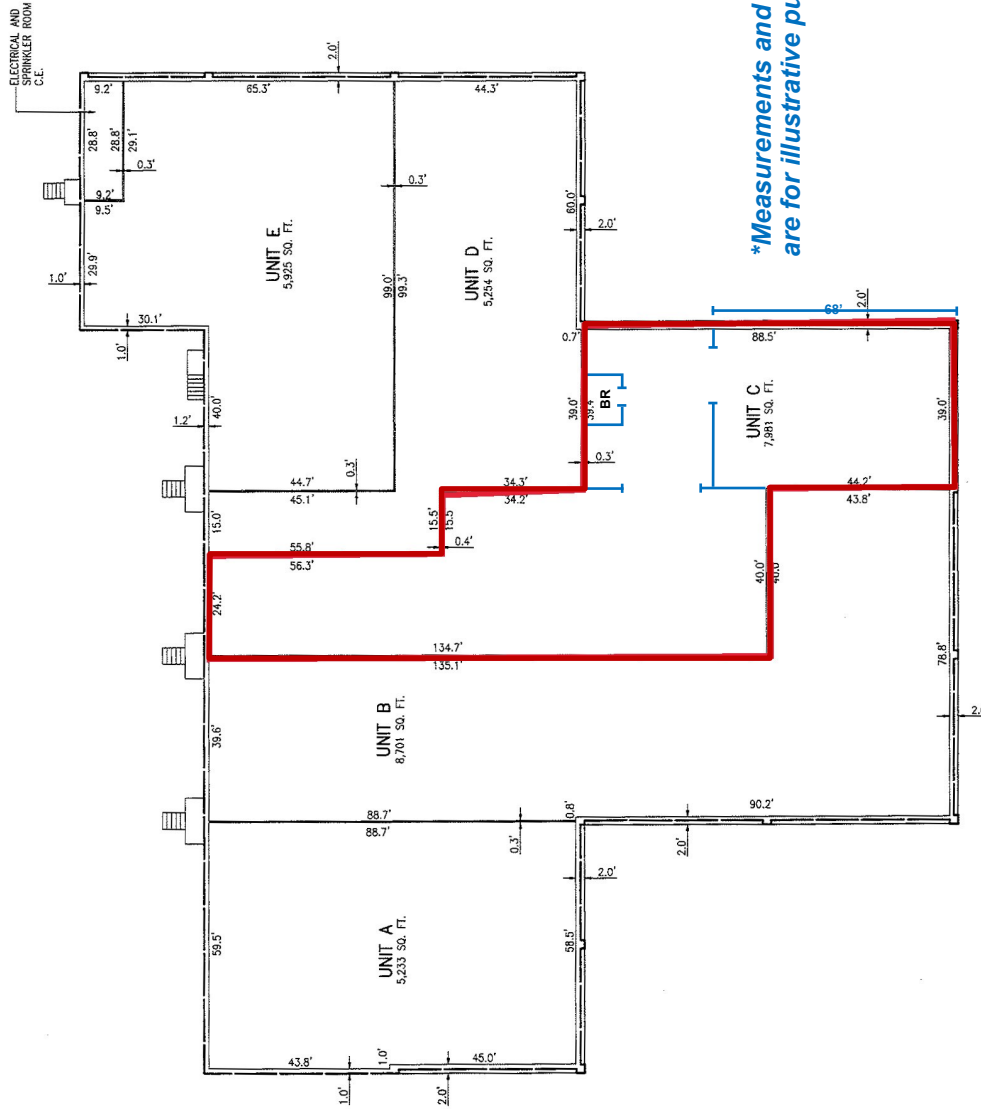
TOP PARAPET WALL 259.3

CEILING ELEV.	259.17
FLOOR ELEV.	258.8

C.E.

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

ELECTRICAL AND
SPRINKLER ROOM
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

SURVEYOR'S CERTIFICATE:

I, KEVIN D. NELSON, A DULY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN FOR THE UTICA BUILDING COMMERCIAL CONDOMINIUM, LABELED EXHIBIT "E" TO THE PLAT SHOWING THE LOCATION AND DIMENSIONS OF UNITS ON THE UTICA BUILDING COMMERCIAL CONDOMINIUM, WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE VIRGINIA CONDOMINIUM ACT, AS AMENDED, AND THAT THE UNITS SHOWN THEREON AND LISTED ON THIS EXHIBIT "E" ARE SUBSTANTIALLY COMPLETED.

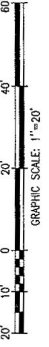
KEVIN D. NELSON, L.S. No. 002419

DATE

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

BROAD RUN MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=20' DATE: AUGUST 7, 2007
REVISED: MAY 16, 2008
SEPTEMBER 10, 2010

William H. Gordon Associates, Inc.
ENGINEERS - SURVEYORS - LAND PLANNERS - LANDSCAPE ARCHITECTS
24 W. Piedmont Parkway, Suite 200, Fairfax, Virginia 22031
(540) 542-1737



306

RUE

MOAD FILE: 2388-0101_CNRs.dwg

SHEET 1 OF 1

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	CHORD	CHORD BEARING
C1	141.87'	60.00'	132.54'	111.20°
C2	31.82'	40.00'	43.51'	16.82°
				23.88°
				82.40' 00" W

N/A
 NA DULES REAL ESTATE INVESTOR, LLC
 PIN #042296582
 INST. # 200308180104823

N89°52'28"E 325.00'

SUBMITTED LAND

108,008 SQ. FT.
 2.48154 AC.

APPROX. 40' X 25' ELEV. 48' 0" PC 54'

ELECTRIC TRANSFORMER & METAL STEPS

METAL DECK & STEPS

1 STORY

BRICK MANUFACTURING OFFICE BUILDING

115' X 100' ELEV. 48' 0" PC 54'

FT. ELEV. = 24.5'

ASPHALT PARKING

ASPHALT DRIVEWAY

ASPHALT DRIVEWAY

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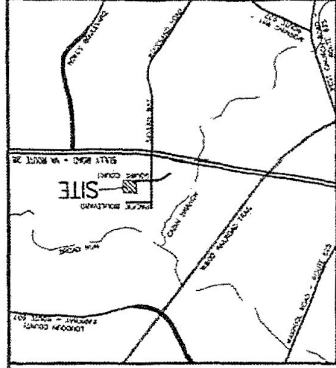
ASPHALT DRIVEWAY

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VICINITY MAP
 (SCALE 1" = 200')

NOTES:

1. THE PROPERTY DELINEATED HEREON IS LOCATED IN LOUDBON COUNTY, VIRGINIA, AND IS LOCATED WITHIN THE ROUTE 28 CORRIDOR. THE PROPERTY IS LOCATED WITHIN THE ROUTE 28 CORRIDOR. THE PROPERTY IS LOCATED WITHIN THE ROUTE 28 CORRIDOR.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF 100% ASSOCIATES LLC BY DEED DATED JULY 16, 2007 AND RECORDED IN INSTRUMENT # 2007016-0052831 AMONG THE LAND RECORDS OF LOUDBON COUNTY, VIRGINIA.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". AREAS OUTSIDE THE 100-YEAR FLOODPLAIN, ACCORDING TO PANEL 100004A (FLOOD MAP) OF THE FLOOD INSURANCE RATE MAP FOR LOUDBON COUNTY, VIRGINIA, DATED JULY 5, 2001.
4. TITLE REPORT PREPARED BY COMMERICAL TITLE AND TITLE INSURANCE COMPANY, 7000 OLD OYSTERS, HAVING AN EFFECTIVE DATE OF APRIL 20, 2007.
5. ALL SIGNALLS, STOPS, AND STAIR AREAS ARE COMMON ELEMENTS.
6. ALL ASPHALT PARKING SPACES ARE COMMON ELEMENTS WHICH MAY BE ASSIGNED AS LIMITED COMMON ELEMENTS.

LEGEND:

- LINE = IRON RE-BAR FOUND
- PIPE = IRON PIPE 10" DIA
- CONCRETE SIDEWALK

SURVEYOR'S CERTIFICATE:

I, KENNETH D. NELSON, A DAY LICENSED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAN FOR THE UTICA BUILDING COMMERCIAL CONDOMINIUM, LABELED EXHIBIT "D" TO THE DECLARATION, IS ACCURATE AND COMPLETES WITH SECTION 25-79.504 OF THE VIRGINIA DECLARATION ACT. I HAVE REVIEWED THE RECORDS OF THE VIRGINIA DEPARTMENT OF LAND AND WATER, AND THAT THE INFORMATION SHOWN HEREON ARE SUBSTANTIALLY COMPLETE.

Kenneth D. Nelson
 KENNETH D. NELSON, L.S. No. 007419



EXHIBIT "D"

LOCATION AND DIMENSIONS OF
 SUBMITTED LAND, WITHDRAWABLE LAND
 EXISTING IMPROVEMENTS AND EXISTING EASEMENTS
 THE UTICA BUILDING
 COMMERCIAL CONDOMINIUM

20070824-0052704

FILED WITH THE VIRGINIA DEPARTMENT OF LAND AND WATER

DATE: JULY 6, 2007

RECORDED: AUGUST 22, 2007

SCALE: 1" = 20'

BRAND RIN MAGNETIC DISTRICT

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