

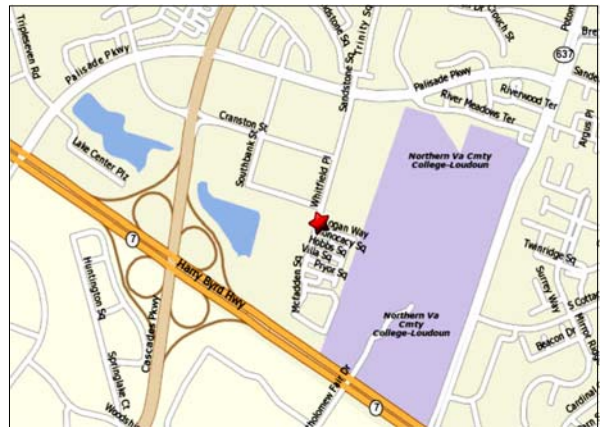
OFFICE FOR SALE

21165 WHITFIELD PLACE, SUITE 206 | STERLING | VA | 20165



\$295,000.00
(\$186.95 PSF)

- 1,578 SF SECOND FLOOR OFFICE CONSISTING OF FOUR OFFICES, LARGE OPEN AREA AND COFFEE BAR
- ZONING ALLOWS OFFICE AND MEDICAL USE
- CURRENT LEASE EXPIRES APRIL 30, 2019
- ANNUAL TAX: \$3,297.10
- CONDO DUES: \$3,624.00
- LOCATION: LOCATED IN CASCADES WITH EASY ACCESS TO CASCADES PARKWAY AND ROUTE 7



Exclusive Listing By:



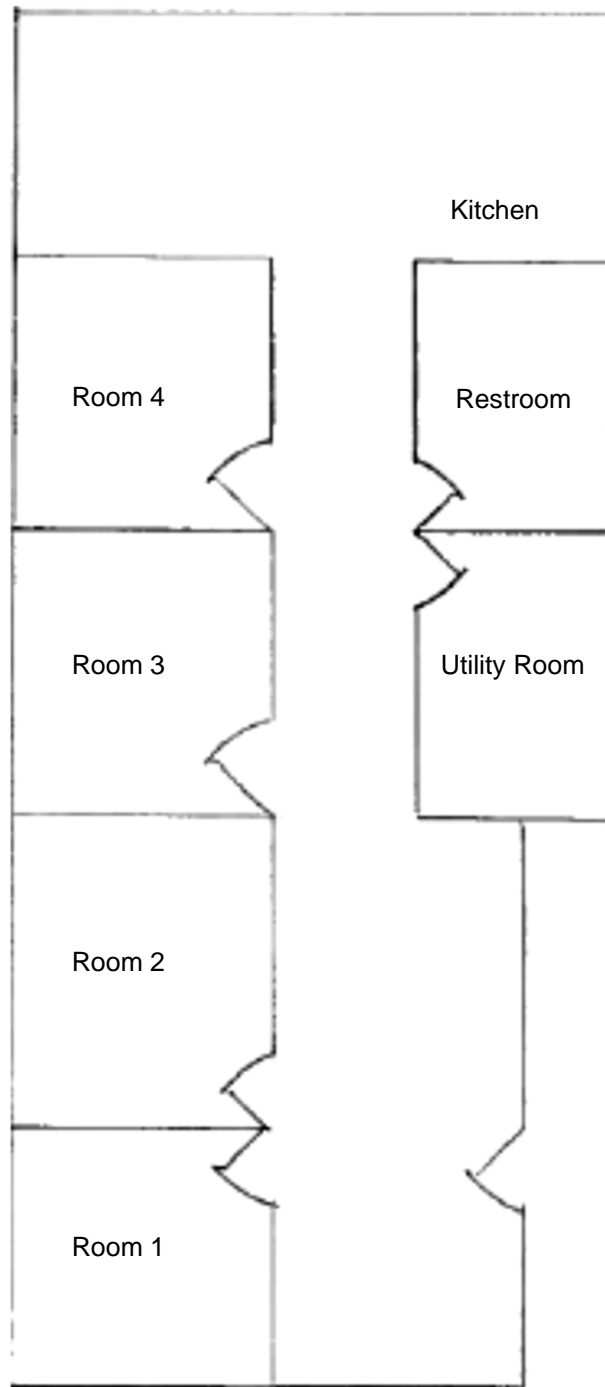
DAVID AUSTIN, CCIM EXT 114
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703-544-013



Approximate Dimensions

Room 1	12' x 10'
Room 2	12' x 11'
Room 3	12' x 11'
Room 4	12' x 11'

This is not prepared by an Architect and not to scale. For planning purposes only.