

RETAIL | MEDICAL | OFFICE BUILDING

46045 PALISADE PKWY, STERLING VA 20165



BERNSTEIN
MANAGEMENT GROUP

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Property Highlights

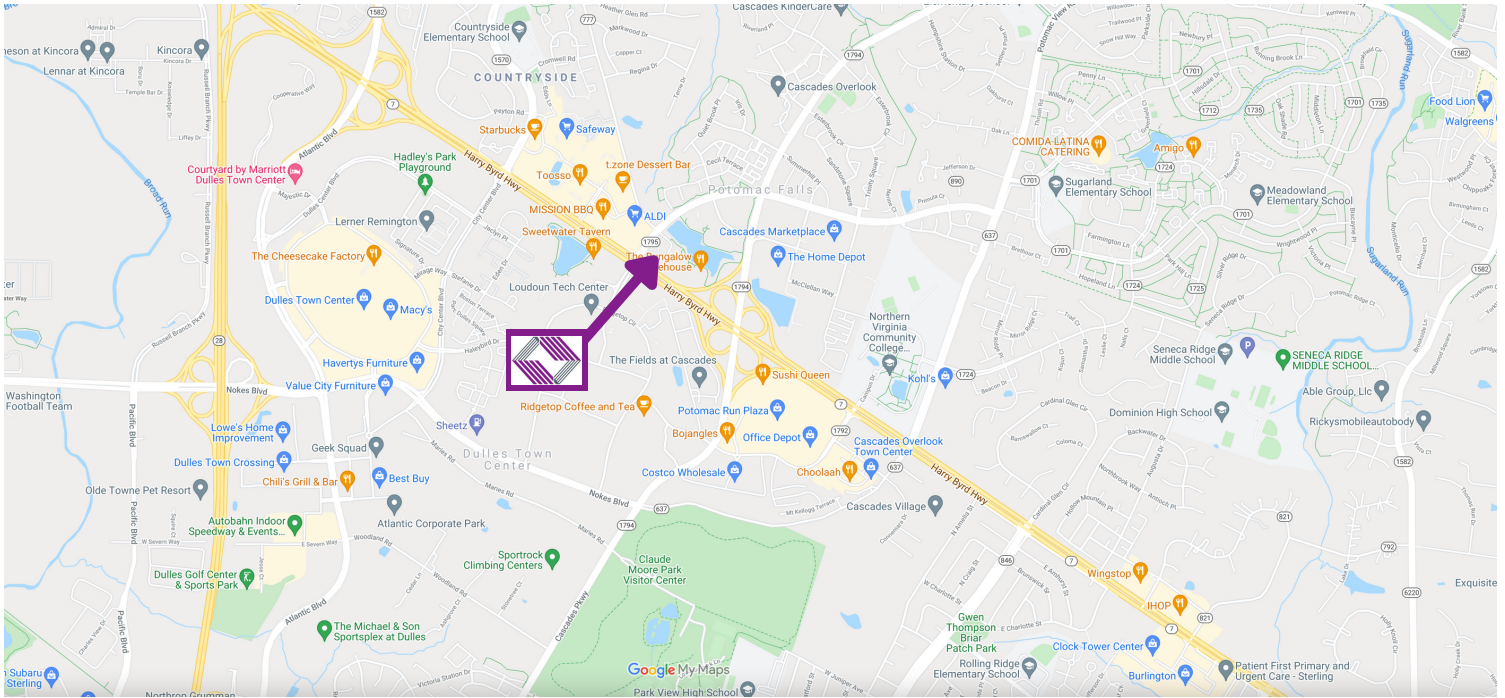
Located at the intersection of Rt. 7 and Palisade Pkwy, this office features spaces excellent for general office users and medical professionals.

- Over 79,000 cars pass this space daily on Rt. 7
- Building signs on three sides. Visible from Rt. 7!
- 2nd Floor Suite: An office featuring 2,750 sq.ft., a conference room, break room & 7 offices
- 3rd Floor Suite: A medical office featuring 4,500 sq.ft., a reception, break room, in-unit restrooms with showers, four private offices and large flex space
- Median income within five miles: \$117,642
- Close to ALDI, Chipotle, The Home Depot, Northern Virginia Community College, CVS, Dulles Town Center, Strayer University, Rt. 28, Loudoun County, and Cascades Parkways.



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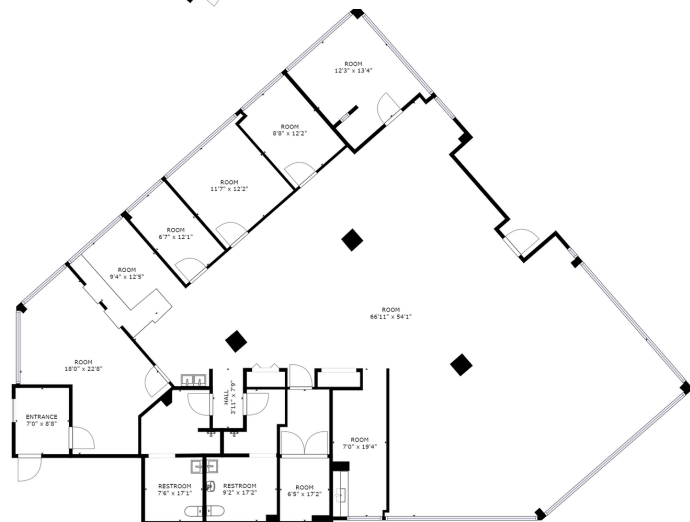


Signage on three sides of the building. Visible From Rt. 7 in the Heart of Loudoun County!

- 2nd Floor Suite - Office space with conference room, break room, and seven private offices.
- 3rd Floor Suite - Medical office suite with waiting area and reception, break room, in-unit restrooms with showers, four private offices, ample flex space, and plenty of stunning natural light.



2ND FLOOR SUITE



3RD FLOOR SUITE

