

1,359 SF 1st Floor Medical Office End Suite for Sale at Rt 7

**21495 Ridgetop Circle
Sterling, VA 20166**



Prime medical office space available on the first floor of the Route 7 Professional Arts Building. This quiet, end-of-hall unit features a 5 person waiting room that flows into a two staff receptionist area with 4 exam rooms and private bathroom. Suite 106 is a 1,359 Net SF/1,876 Gross SF office includes four private exam rooms/offices & 34'x14' conference room. One exam room has a sink and the other three exam rooms feature extensive windows for natural light. Additional amenities include an in-unit restroom, a dedicated kitchenette, and storage closet. The condo association provides a shared conference room on 3rd floor and handles HVAC. Low utility cost running \$95 per month. Highly adaptable for medical use or a variety of professional firms. Building located in the Loudoun Tech Center.

Chiropractor leases 1 exam room for \$1200 mo for Mon, Tue, Thur and Friday only. Lease is month to month. Otherwise space is vacant.

Located at intersection of RT 7 and Cascades Parkway. BIG PRICE REDUCTION: Priced \$30,000 below the 2026 tax assessed value.

For sale: \$275,500.00

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