



**OFFICE OR RETAIL SPACE FOR LEASE
3,782 SF AVAILABLE**

SECOND FLOOR OFFICE SPACE FOR LEASE

310 NORTH 21ST STREET

PURCELLVILLE, VA 20132



SECOND FLOOR OFFICE SPACE FOR LEASE

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Modern workspace in the heart of Purcellville, ready for move-in. This suite combines updated aesthetics with a highly visible location and abundant parking. It is perfectly positioned and accessible.

PROPERTY HIGHLIGHTS

- Size: 3,782 SF Prime Office Space
- Easy access to Route 7
- Located at 310 N. 21st Street in the heart of Purcellville
- On-site kitchen.
- Modern interior design
- Abundant parking
- Zoning: PV:C4
- Tenant is responsible for utilities (water and trash removal) and routine maintenance of the premises.

OFFERING SUMMARY

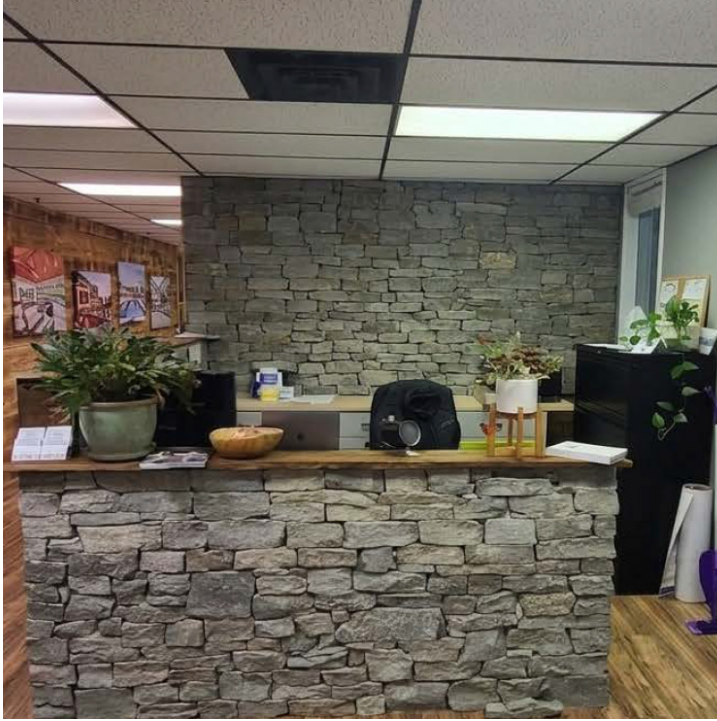
| | |
|-----------------------|------------|
| Lease Rate: | Negotiable |
| Available SF: | 3,782 SF |
| Lot Size: | 3.08 Acres |
| Building Size: | 24,576 SF |

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Total Households | 1,539 | 5,502 | 8,851 |
| Total Population | 4,848 | 18,213 | 28,753 |
| Average HH Income | \$194,654 | \$217,699 | \$227,450 |

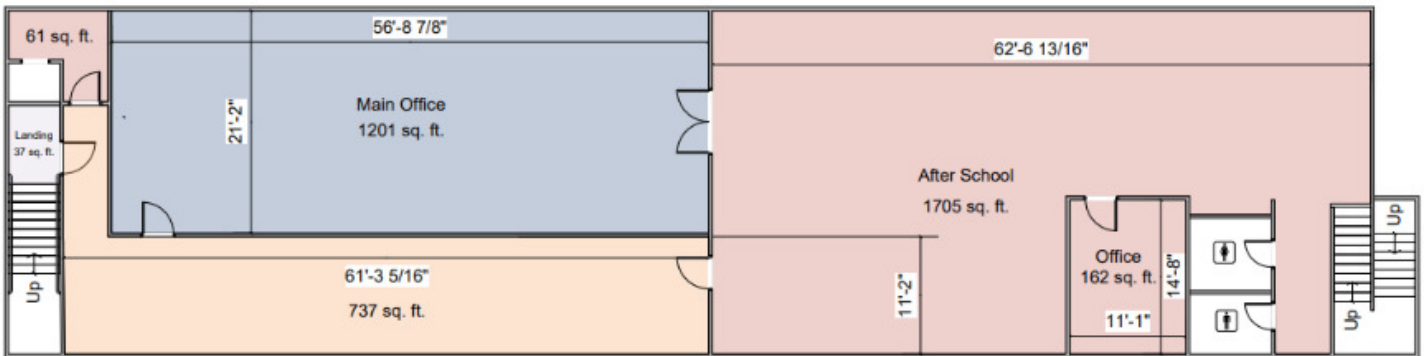
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INTERIOR PICTURES



SECOND FLOOR OFFICE SPACE FOR LEASE

FLOORPLAN



2nd Floor

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LOCATION MAP

