

FOR LEASE

## Village at Leesburg Office Condo

1507 DODONA TER SE STE 105  
LEESBURG, VA 20175



CO-LISTED BY:

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$28 SF/yr (MG)
Building Size:	1,032 SF
Available SF:	1,032 SF
Market:	DC-VA Burbs
Submarket:	Leesburg

## PROPERTY OVERVIEW

Unlock the potential of this impressive property, featuring modern architecture, and a prime location in Leesburg, VA. With efficient layout creating a productive environment for businesses. The property boasts ample parking, an inviting lobby, and office suite to accommodate a variety of tenant needs. Tenants will appreciate the convenience of nearby dining options and retail amenities, as well as easy access to major transportation routes. Elevate your business in this dynamic and versatile space designed to inspire collaboration and success. Tenant pays condo fee \*\$353/mo) + utilities and cleaning. Landlord pays real estate taxes.

## PROPERTY HIGHLIGHTS

- - Modern architecture and design
- - Rt 7 Signage/Visibility
- - Ample on-site parking for tenants and visitors
- - Convenient access to nearby dining and retail amenities
- - Proximity to major transportation routes
- - Landlord will repaint neutral color prior to occupancy
- - Partially furnished - 4 workstations included



## OFFICE LOCATION

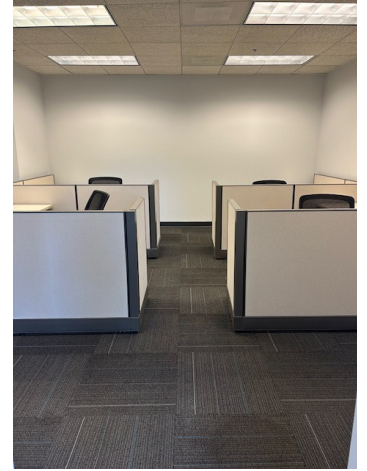
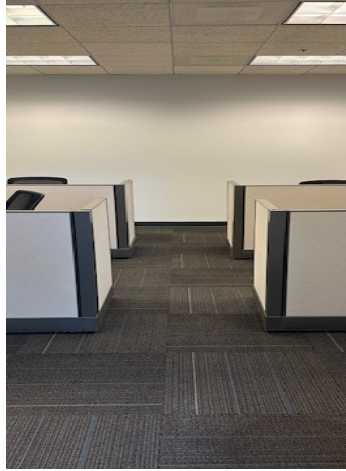
211 Gibson St NW  
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## ADDITIONAL PHOTOS



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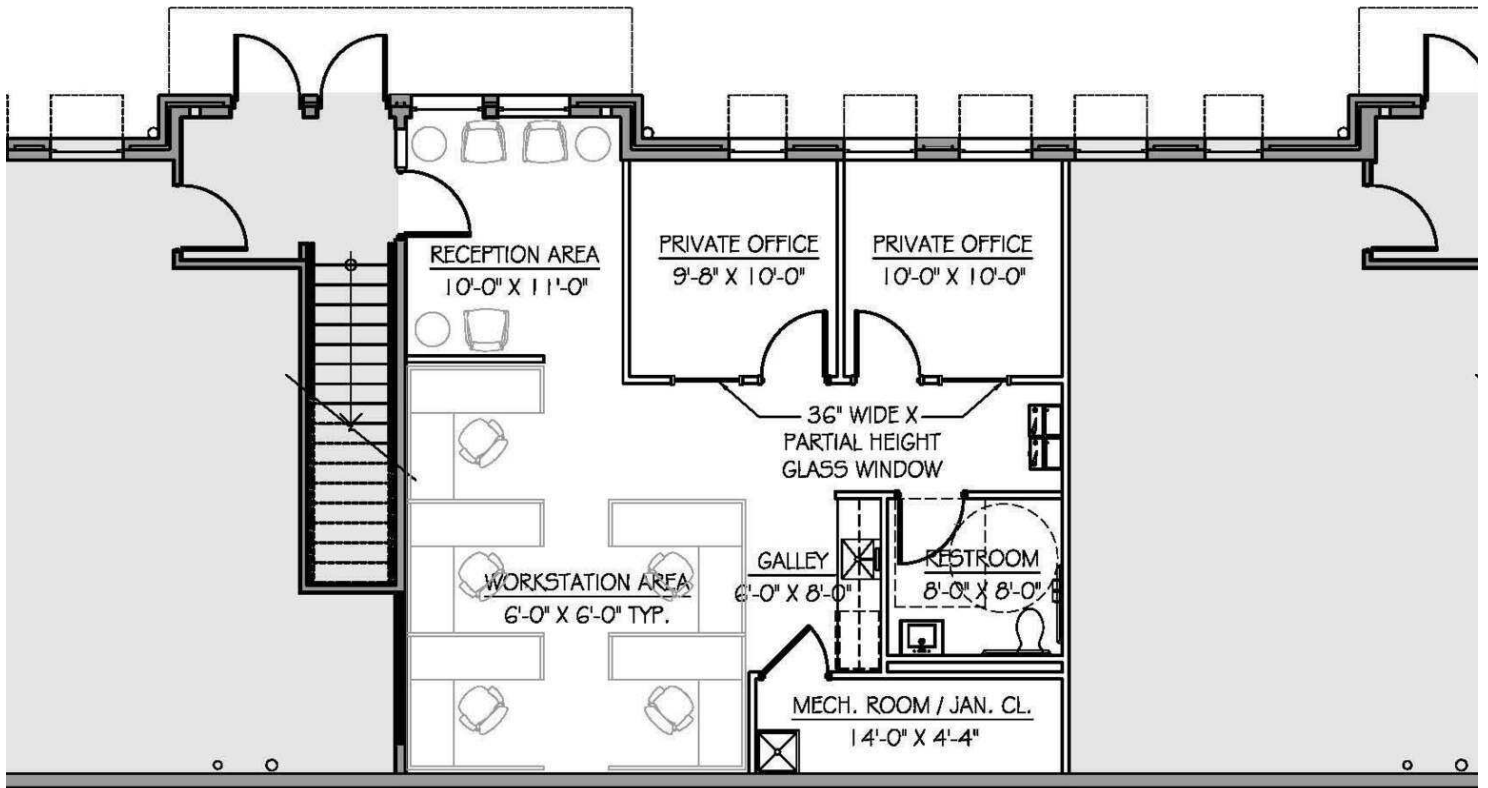
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FLOOR PLAN



	Building:	ALLSTATE VILLAGE AT LEESBURG LEESBURG, VIRGINIA	Title:	REVISED SPACE PLAN OPTION #1	Date:	02/25/14	Floor:	1	InterSp
					Scale:	1/8" = 1'-0"			8245 Boot Ven (7C)



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AERIAL MAP



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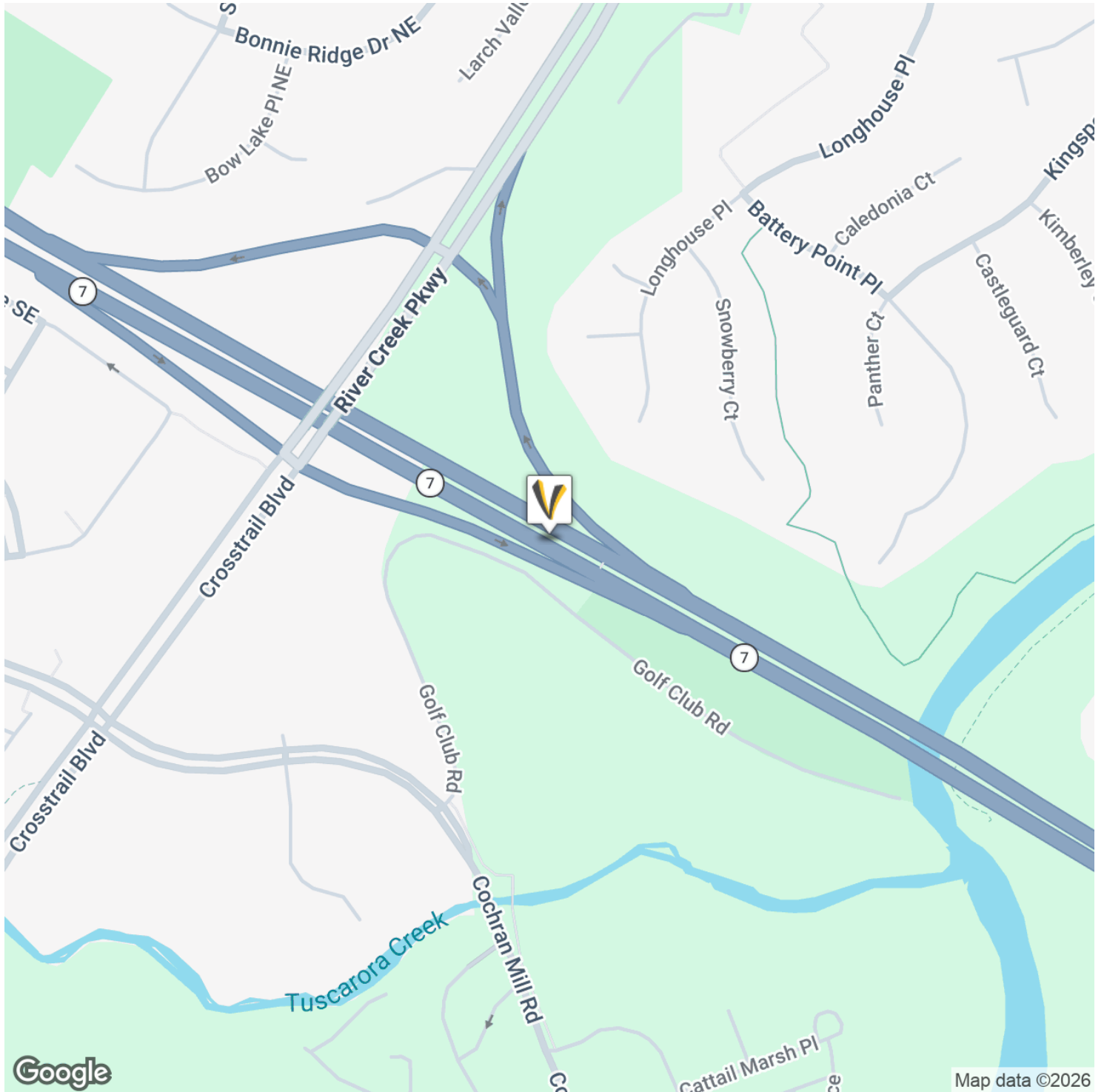
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# LOCATION MAP



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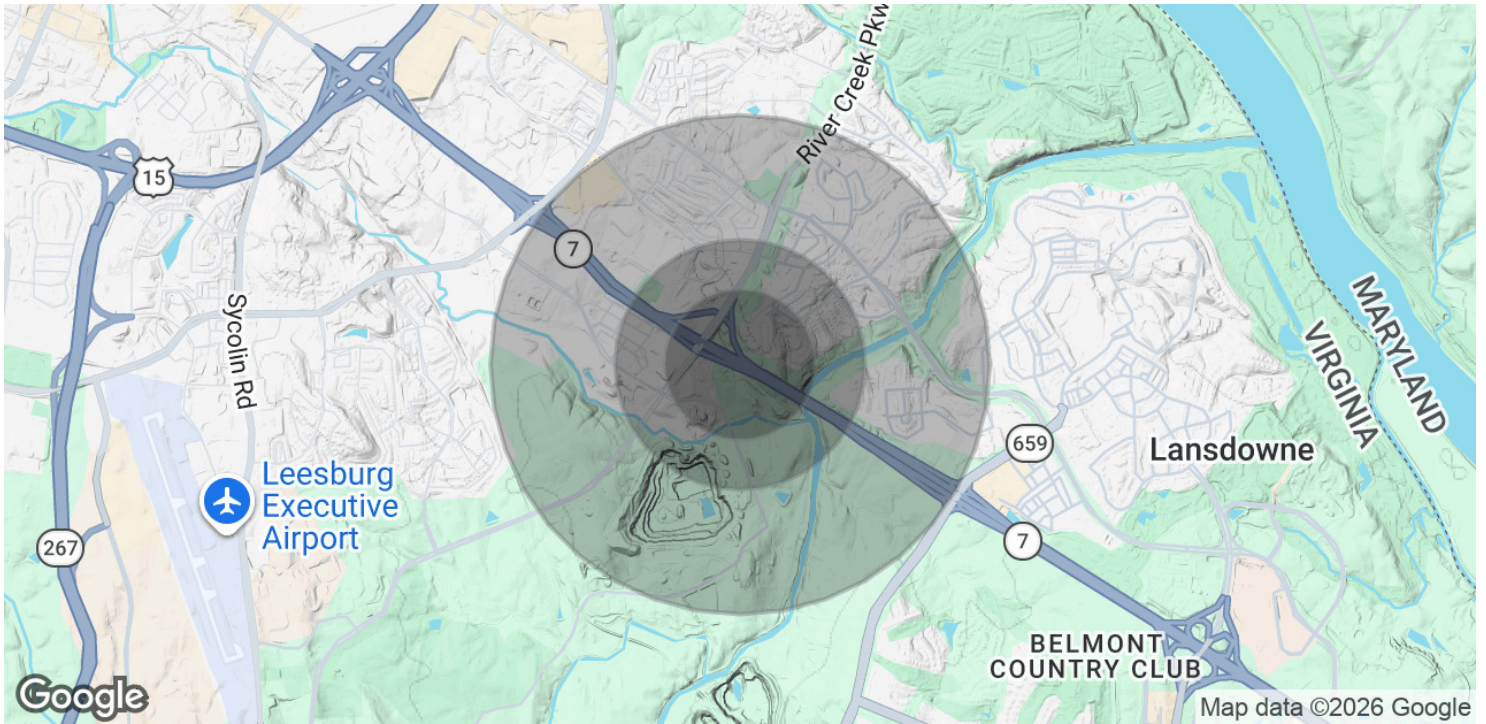
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## DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	394	1,902	7,687
Average Age	37	38	37
Average Age (Male)	37	37	36
Average Age (Female)	37	38	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	127	698	2,439
# of Persons per HH	3.1	2.7	3.2
Average HH Income	\$293,908	\$247,039	\$235,173
Average House Value	\$754,609	\$786,055	\$791,242

2020 American Community Survey (ACS)



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