

FOR SALE OR LEASE

PROFESSIONAL OFFICE CONDO

LANSDOWNE OFFICE PARK
19465 DEERFIELD AVENUE, SUITE 207, LANSDOWNE
www.baileys4u.com/commercial/deerfield

For more information,
or to see the property,
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For Sale or Lease in Lansdowne Office Park
Class A Office Condominium new in 2006

1,701 gross SF available; includes free broadband
Internet access and cable

Plenty of parking, ratio of 3.8 spaces/1,000 SF

Conveniently located on Route 7 corridor directly
across from Inova Loudoun Hospital

OFFERED FOR SALE
Just \$529,900.00

OFFERED FOR LEASE
Only \$3,047.63/month or \$21.50 per SF
Rent includes condo fee, property taxes, Internet.

THE
Bailey★Team
REAL ESTATE



SPACE OVERVIEW
LANSDOWNE OFFICE PARK
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PROFILE	Lansdowne Office Park comprises a series of four Class A office condominium buildings catering primarily to the medical community at the neighboring Loudoun Hospital Center. All of the buildings use water-loop heat pump technologies for heating and ventilation needs. 19465 Deerfield Avenue is in the third phase of the development. Constructed in 2006, it consists of 98,845 SF of office and medical space. A four-story elevator building offering ownership opportunities for medical practitioners and other businesses or related services.
OVERVIEW	Suite 207 consists of 1,701 gross square feet (1,534 net square feet) of high-end, quality office build-out. Upgraded lighting, ceiling tile, bucket ceilings, carpet, custom lighting, granite-top reception counter, and more! Magnificent window line including two corner rooms. Lots of natural light and great golf course views. Features reception area, large conference room, windowed offices (1 executive size), and interior offices and work areas.
LOCATION	Outstanding accessibility and visibility, near the intersection of Route 7 and Lansdowne Blvd., where Inova Loudoun Hospital is located. Less than thirty minutes to Washington Dulles International Airport.
PARKING	Parking ratio is 3.8 spaces/1,000 SF; parking is in common with others. There are a total of 150 free surface spaces available.
ZONING	The property is zoned PDOP (Planned Development Office Park) in Loudoun County.
TAXES & CONDO FEES & EXPENSES	Property Taxes are \$5,385.00 per year Condominium fees are \$6,519.52 per year, paid quarterly \$1,629.88 and includes broadband Internet and cable Electric is approximately \$100.00 per month
PRICING	Offered For Sale for an outstanding value of \$529,900.00 Offered For Lease for \$21.50/SF or \$3,047.63 per month (lease rate includes condo fees and property taxes and Internet; tenant pays electric and janitorial) Lease-to-Own option available.

PHOTOS
LANSDOWNE OFFICE PARK
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DEMOGRAPHICS

LANSDOWNE OFFICE PARK 19465 DEERFIELD AVENUE, SUITE 207, LANSDOWNE

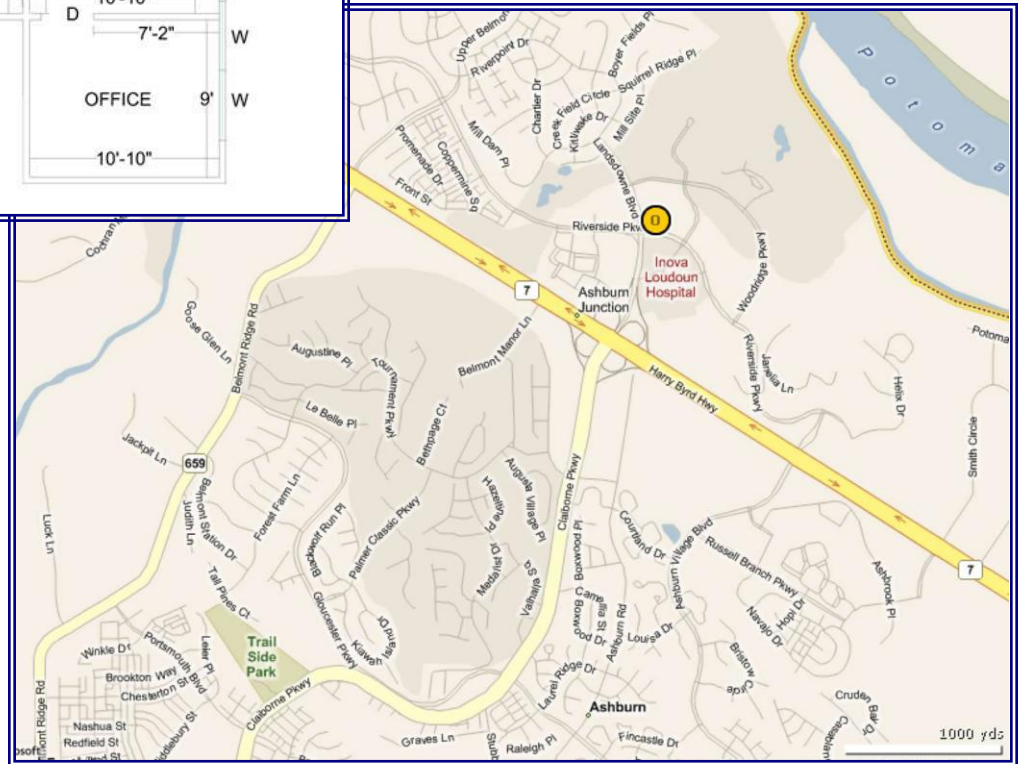
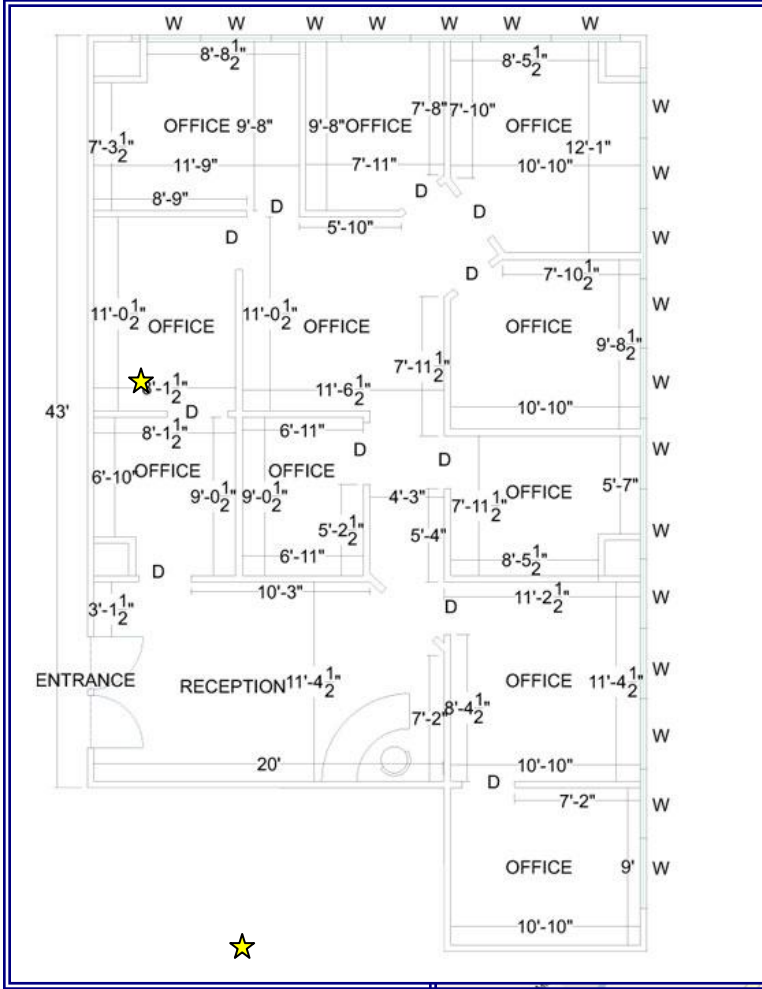
Radius	1 Mile	3 Mile	5 Mile
Population:			
2014 Projection	9,480	70,738	158,434
2009 Estimate	6,755	53,582	124,710
2000 Census	687	19,982	63,517
Growth 2009-2014	40.30%	32.00%	27.00%
Growth 2000-2009	883.30%	168.20%	96.30%
2009 Population By Hispanic Origin:	268	4,220	11,286
2009 Population by Race:			
White	5,372	40,614	95,463
Black or African American	457	4,349	10,289
American Indian and Alaska Native	7	129	274
Asian	625	4,896	9,984
Native Hawaiian and Pacific Islanders	0	15	78
Other Race	68	1,601	4,151
Two or More Races	226	1,978	4,471
2009 Households:			
2014 Projection	5,212	24,566	53,064
2009 Estimate	3,719	18,632	42,016
2000 Census	405	7,008	22,276
Growth 2009-2014	40.20%	31.80%	26.30%
Growth 2000-2009	818.30%	165.90%	88.60%
Owner Occupied	3,413	15,188	32,514
Renter Occupied	306	3,444	9,502
2009 Avg Household Income	\$133,358	\$139,281	\$139,759
2009 Med Household Income	\$114,733	\$117,183	\$115,613
2009 Per Capita Income	\$50,400	\$48,747	\$47,705
2009 Households by Household Inc:			
Income Less than \$15,000	1	213	670
Income \$15,000 - \$24,999	156	369	775
Income \$25,000 - \$34,999	155	436	1,076
Income \$35,000 - \$49,999	308	1,030	2,494
Income \$50,000 - \$74,999	483	2,805	6,284
Income \$75,000 - \$99,999	434	2,432	5,449
Income \$100,000 - \$149,999	1,226	5,737	12,262
Income \$150,000 - \$249,999	685	4,350	9,977
Income \$250,000 - \$499,999	210	954	2,313
Income \$500,000 or more	60	306	716

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FLOOR PLAN & LOCATION MAP

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