

**FOR LEASE**

**PROFESSIONAL OFFICE CONDO**

**CASCADES OFFICE CENTER**

**21165 WHITFIELD PL, SUITE 202, STERLING, VIRGINIA**

For more information,  
or to see the property,  
please contact:

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**FEATURES**

Second story 1587 SF office in professional office park

Built out with glass windowed room at entry plus 2 additional private offices (total 3 private offices or 2 offices and 1 conference room) and large open area for systems furniture (workstations available for use)

Also features kitchenette w/microwave, bathroom and 2 large storage closets with shelving

Lots of windows and cathedral ceilings in front and back of unit for open, airy, light-filled environment

Wired for Internet. Move-in ready for your business!

Excellent location in Cascades Office Center close to restaurants, including Corner Bakery and Ted's Montana Grill, and shopping; convenient to Route 7

**COMPETITIVE FOR LEASE OFFERING**

Reduced to only \$1,800/month (\$13.61 per square foot) includes condo fee & property taxes!



[www.baileys4u.com/commercial/whitfield21165](http://www.baileys4u.com/commercial/whitfield21165)

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# 21165 WHITFIELD PLACE, SUITE 202, STERLING, VIRGINIA PICTURES



**FRONT ENTRY**



**OPEN OFFICE AREA**



**KITCHENETTE**



**WORK STATIONS**



**OFFICE PARKING**



**OFFICE PARK SIGNAGE**