



**COLDWELL
BANKER
COMMERCIAL**
NRT

SALE / LEASE

CBCWORLDWIDE.COM

POTOMAC FALLS COMMERCE CENTER (SUITE 207, 304 & 305)

\$828,400 (Suite 207 - \$275,000, Suite 304 & 305 - \$553,400)

46090 Lake Center Plaza
Sterling, VA 20165

AVAILABLE SPACE
4,142 SF



OFFICE

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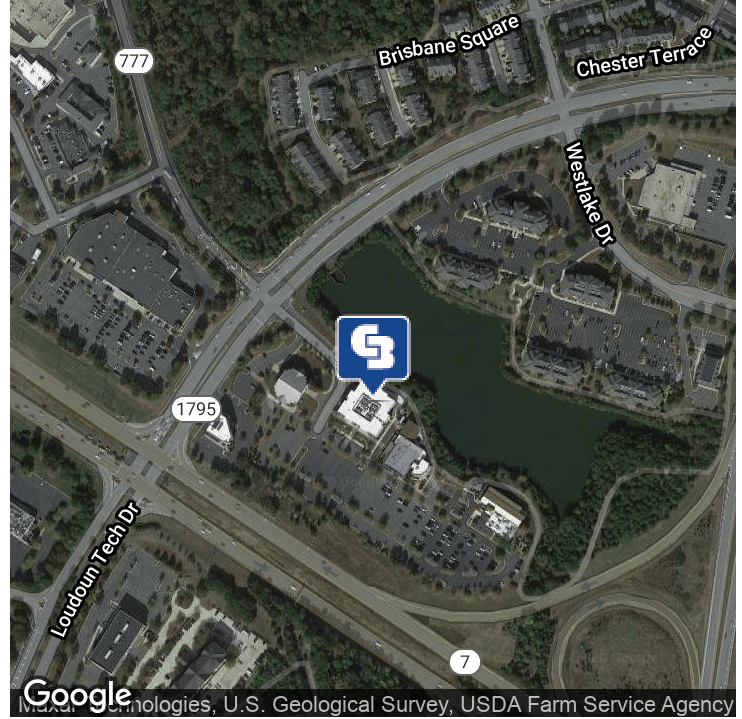
12435 Park Potomac Ave Ste 550, Potomac, MD 20854
301.983.0200



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OFFERING SUMMARY

Sale Price:	\$828,400
Available SF:	1,375 - 1,386 SF
Lease Rate:	\$20.00 SF/yr (MG)
Lot Size:	2.99 Acres
Year Built:	2006
Building Size:	4,142 SF
Zoning:	PD-H4 (Loudoun County)
Market:	Washington, DC
Submarket:	Route 28 Corridor North
Price / SF:	\$200.00

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PROPERTY OVERVIEW

Coldwell Banker Commercial NRT and Coldwell Banker Realty is pleased to announce the co-listing of Potomac Falls Commerce Center Suite 207, 304 & 305 (46090 Lake Center Plaza, Sterling, VA) for sale and for lease.

Suite 207 is currently being offered at \$275,000 at 1,375 SF
Suite 304 & 305 is currently being offered at \$553,400 at 2,767 SF

Condominium documents state Suite 304 at 1,381 and Suite 305 at 1,386 SF. Both spaces are currently combined and ownership is willing to consider subdivision.

Great opportunity to own a office space off VA Route 7 and minutes from One Loudoun, and close proximity to Dulles International Airport. Suite 207, 304 & 305 are also available for lease at \$20.00 SF - Modified Gross

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Potomac Falls Commerce Center (Suite 207)	\$20.00 SF/yr	1,375 SF
Potomac Falls Commerce Center (Suite 304)	\$20.00 SF/yr	1,381 SF
Potomac Falls Commerce Center (Suite 305)	\$20.00 SF/vr	1.386 SF



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LOCATION DESCRIPTION

Walk Score: Very Walkable (74)

Parking:

50 free Surface Spaces are available

Ratio of 0.97/1,000 SF

Airport:

Washington Dulles International Airport:

30 min (Drive Time), 10.2 mi

Traffic Count:

Palisade Parkway & Leesburg Pike SW: 14,000 VPD

Westlake Dr & Cascades Pkwy SE: 3,563 VPD

Loudoun Tech Dr & Waterview Plz SW: 7,971 VPD

Palisade Pkwy & Canberra Dr E: 15,244 VPD

Harry Flood Byrd Highway & Ingomar Ter SW: 59,000 VPD

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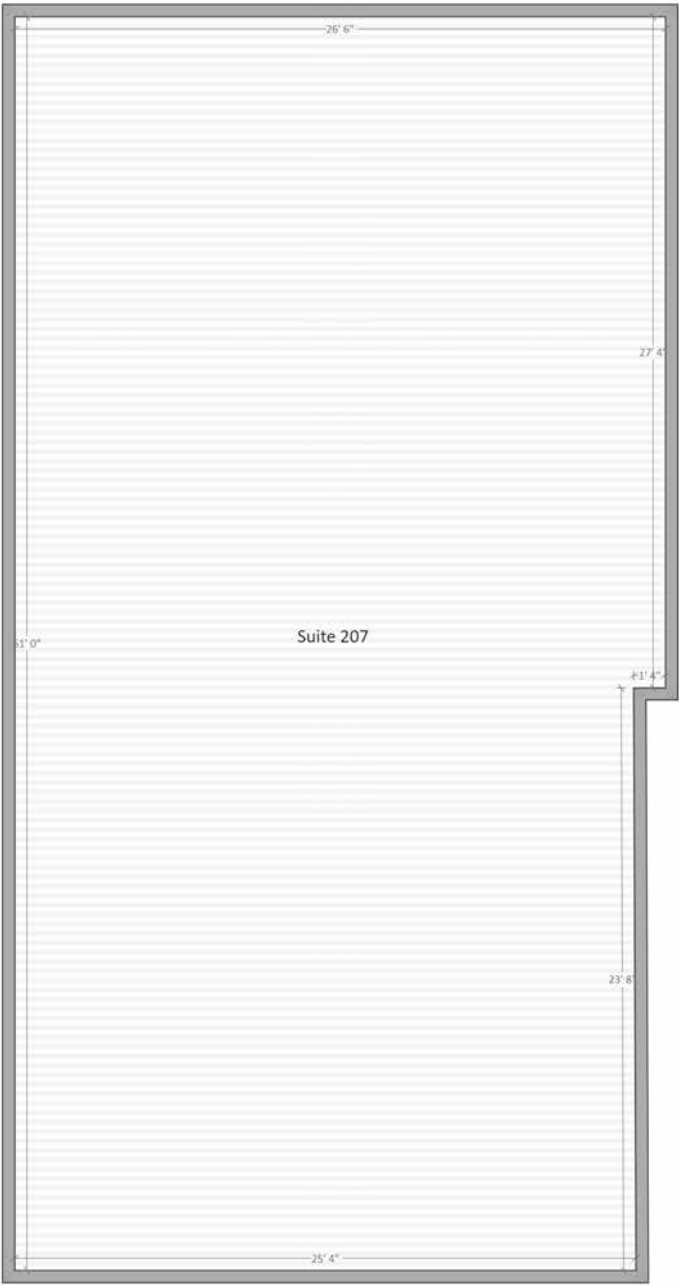
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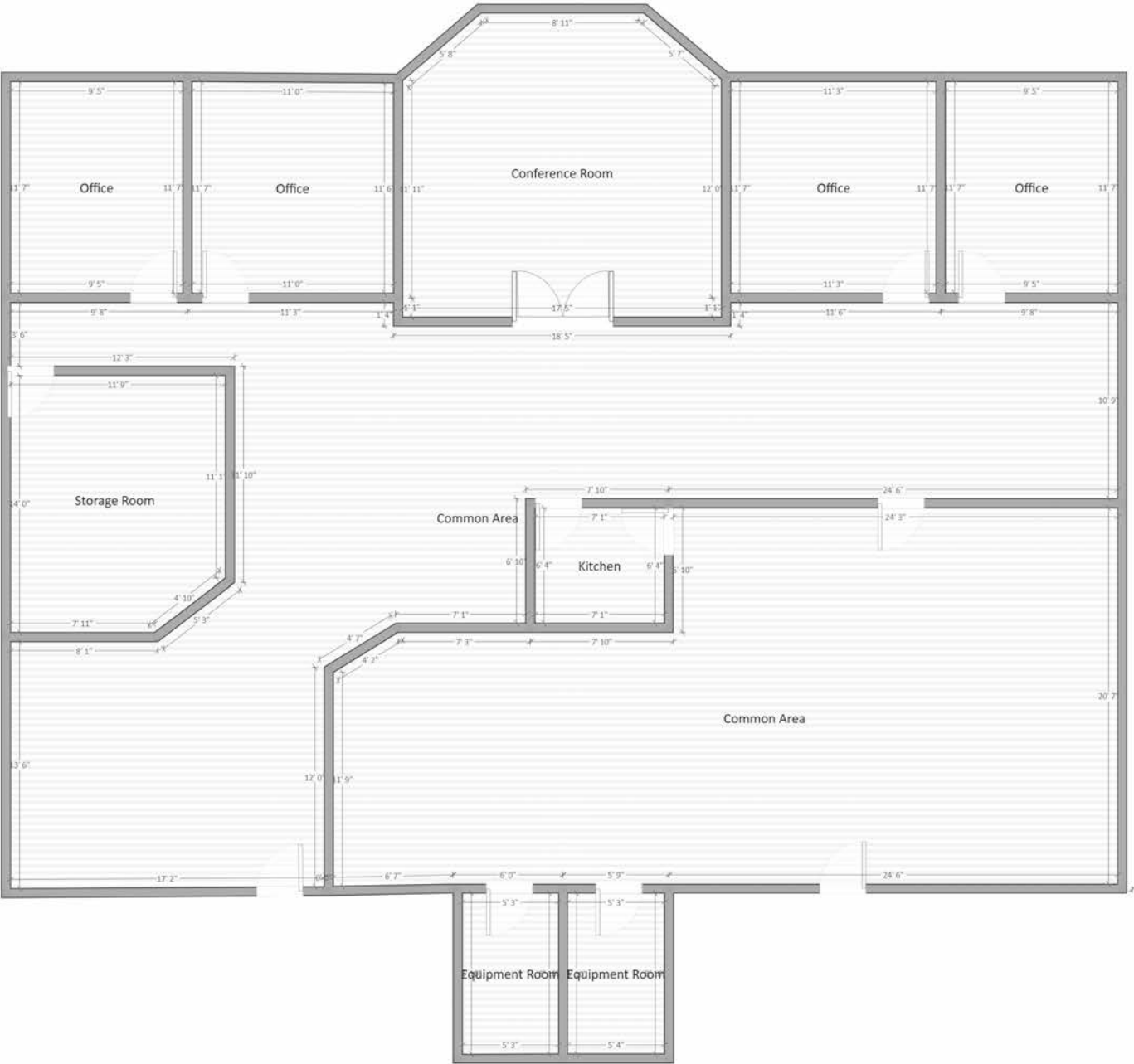
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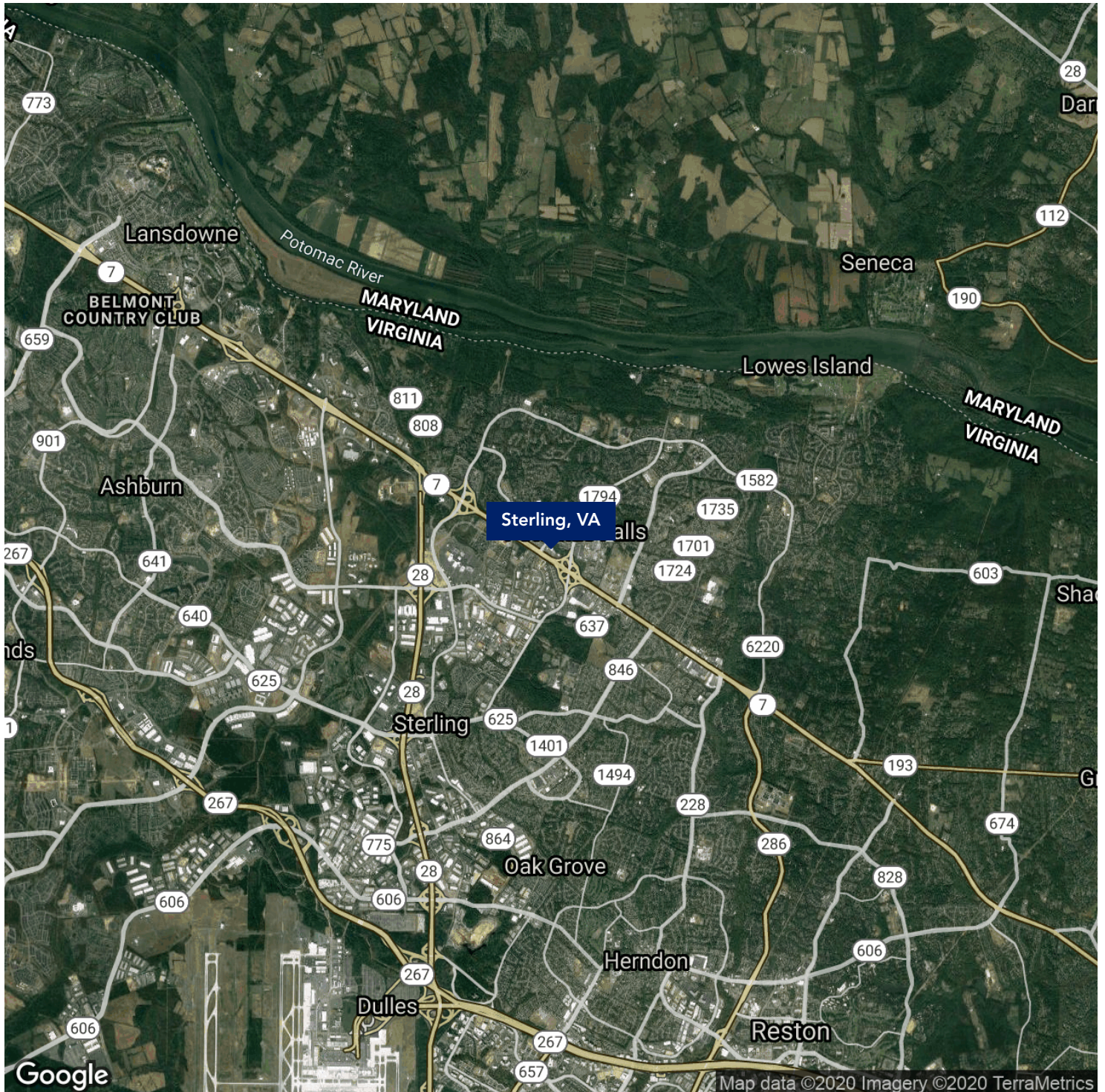
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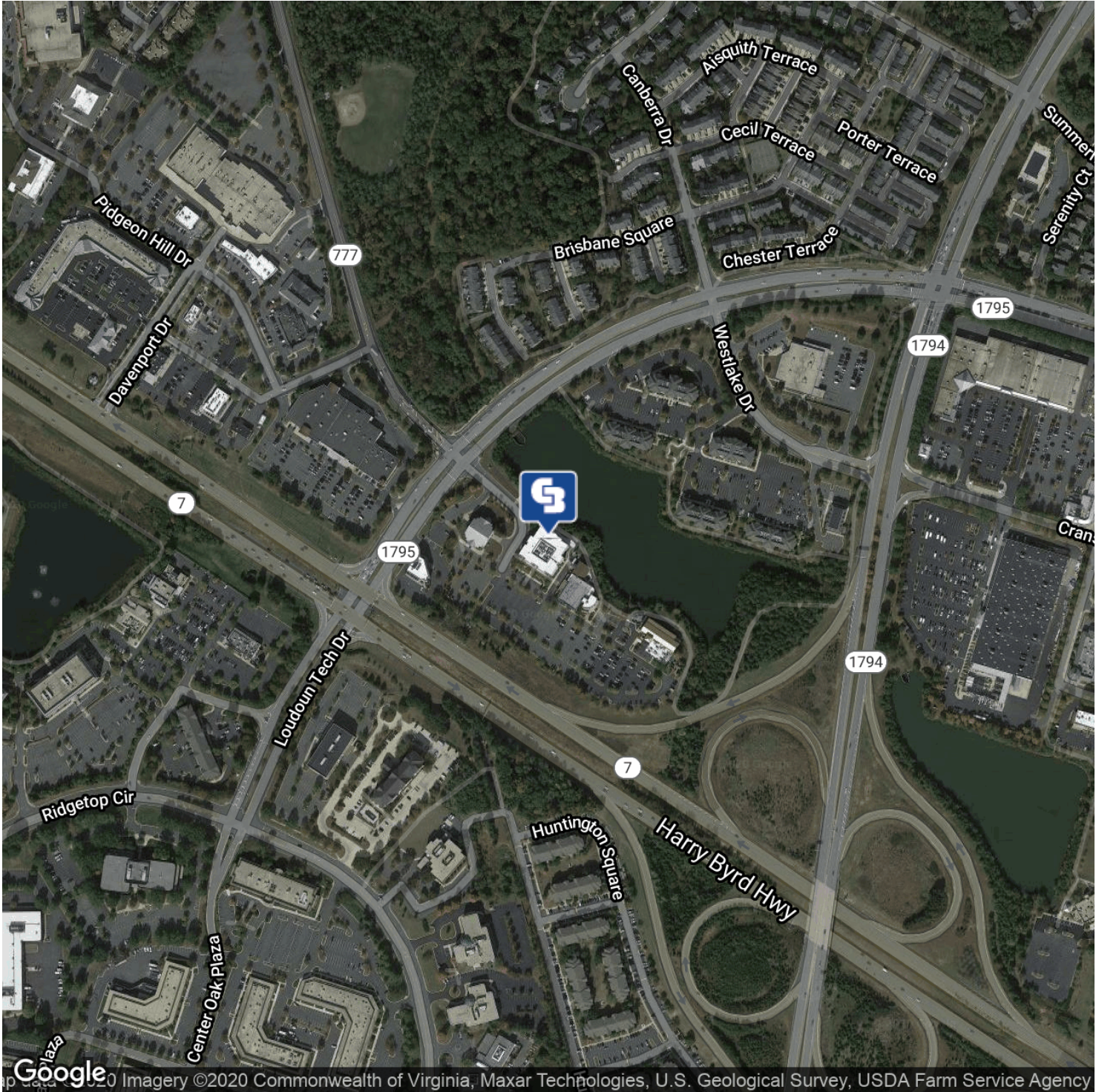
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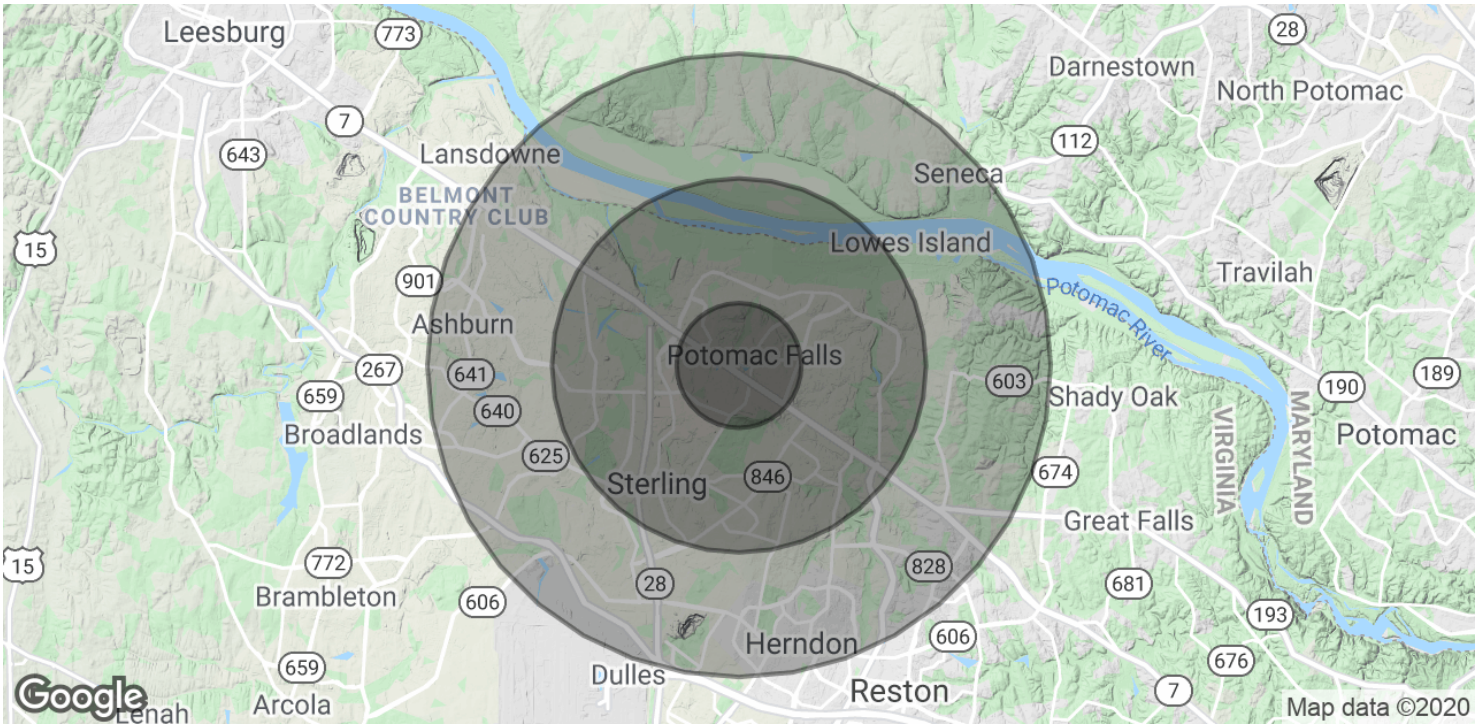
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,149	82,178	167,551
Average age	34.9	34.4	35.0
Average age (Male)	33.9	33.4	34.4
Average age (Female)	35.7	35.6	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,895	27,803	56,507
# of persons per HH	2.8	3.0	3.0
Average HH income	\$127,872	\$113,534	\$123,684
Average house value	\$486,405	\$483,210	\$543,109

* Demographic data derived from 2010 US Census

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