

AVAILABLE FOR LEASE



PLAZA BUSINESS CENTER **58 Sycolin Road, S.E., Leesburg, VA 20175**

Zoned B-2, Commercial (general office, civic, retail & professional uses by right!)

2,090 to 4,180 sq.ft. of office space
\$18/sq.ft. plus utilities

From Business Route 7 go south on Plaza Street (Red, Hot & Blue on corner of Rt. 7 and Plaza); continue approximately 1/3 mile to property on right.



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PLAZA BUSINESS CENTER

58 Sycolin Rd SE - Plaza Business Center



Location: **Plaza Business Center**
Leesburg/Route 7 Corridor Cluster
Leesburg/West Loudoun Submarket
Loudoun County
Leesburg, VA 20175

Building Type: **Class B Office/Loft/Creative Space**
 Status: **Built Jan 2000**

Stories: **2**
 RBA: **37,620 SF**
 Typical Floor: **18,810 SF**
 Total Avail: **4,180 SF**
 % Leased: **88.9%**

Landlord Rep: **Lansdowne Real Estate Company**
 Developer: -
 Management: -
 Recorded Owner: **Liching LLC**

For Sale: **For Sale**
 Parcel Number: **189-45-5750-001, 189-45-5750-004, 189-45-5750-009**

Floor	SF Avail	Floor Contig	Bldg Contig	Price	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st	4,180	4,180	4,180	No	\$18.00/nnn	Vacant	Negotiable	Direct

Lansdowne Real Estate Company / Phil Canada (703) 858-9133 x105