

SRE
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REAL ESTATE
Commercial | Investment | Brokerage

An aerial photograph of a large, modern, light-colored office building with a dark roof and multiple dormer windows. The building is situated on a street corner with a large parking lot in front. The surrounding area includes residential houses, trees with autumn foliage, and a clear blue sky with some clouds. The overall scene is bright and sunny.

Waverly Park Office Condominiums

602 South King Street, Leesburg, VA 20175

TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	15
AREA OVERVIEW	19
ABOUT US	23



PROPERTY
INFORMATION

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	Ranging Subject to Unit and Offer
LEASE RATE:	\$23.00-25.00 SF/YR (MG)
BUILDING SIZE:	30,986 SF
AVAILABLE SF:	4,305 SF
LOT SIZE:	1.06 Acres
NUMBER OF UNITS:	7

PROPERTY OVERVIEW

Nestled in the heart of downtown Leesburg, VA, this premier 30,986 SF office condominium building offers both sale and lease options. With the flexibility to purchase as a portfolio comprising 7 out of the 8 units or individual units, this property stands as a blend of modern design and functionality. Boasting state-of-the-art amenities, a strategic location near local attractions, and customizable spaces, it's an ideal investment for businesses and investors seeking a prestigious address in a bustling locale.

PROPERTY DETAILS

SALE PRICE	SUBJECT TO OFFER
LEASE RATE	\$23.00 - \$25.00 SF/YR (GM)

LOCATION INFORMATION

BUILDING NAME	Waverly Park Office Condominiums
STREET ADDRESS	602 South King Street
CITY, STATE, ZIP	Leesburg, VA 20175
COUNTY	Loudoun
MARKET	Washington DC Metro
SUB-MARKET	Town of Leesburg

BUILDING INFORMATION

BUILDING SIZE	30,986 SF
BUILDING CLASS	B
TENANCY	Multiple
CEILING HEIGHT	9 ft
NUMBER OF FLOORS	4
AVERAGE FLOOR SIZE	7,747 SF
YEAR BUILT	1988
CONSTRUCTION STATUS	Existing
FRAMING	Steel
FREE STANDING	Yes

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	LB:CDD - Crescent Design District
LOT SIZE	1.06 Acres
APN #	232-47-4141

PARKING & TRANSPORTATION

PARKING TYPE	Surface
PARKING RATIO	5.0
NUMBER OF PARKING SPACES	80

UTILITIES & AMENITIES

NUMBER OF ELEVATORS	1
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PROPERTY HIGHLIGHTS

- Location: Downtown Leesburg, VA
- Size: 30,986 SF office condominium building
- Sale Options:
 - Portfolio purchase (7 out of 8 units)
 - Individual unit purchase
- Lease Options: Select units available for lease
- Design: Modern and functional
- Amenities: State-of-the-art features
- Strategic Location: Proximity to local attractions
- Customizability: Modular unit design for diverse business needs
- Target Audience: Businesses and investors



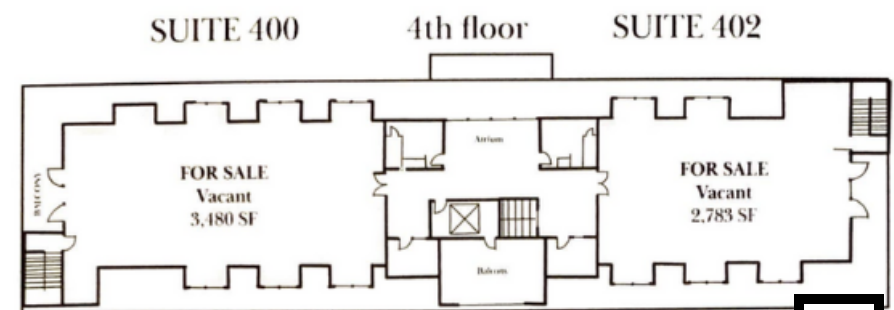
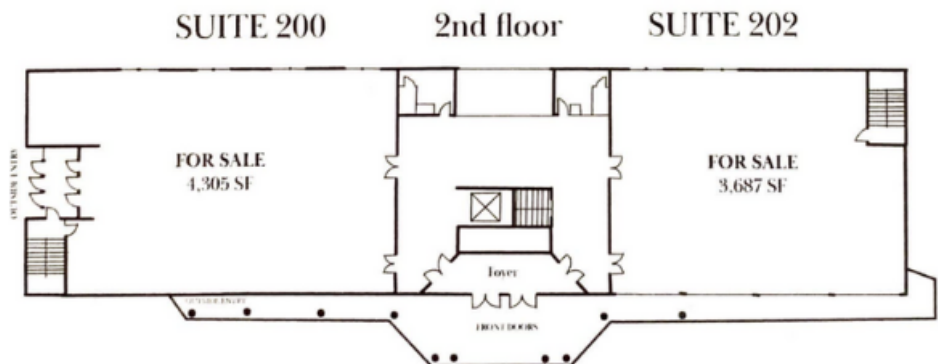
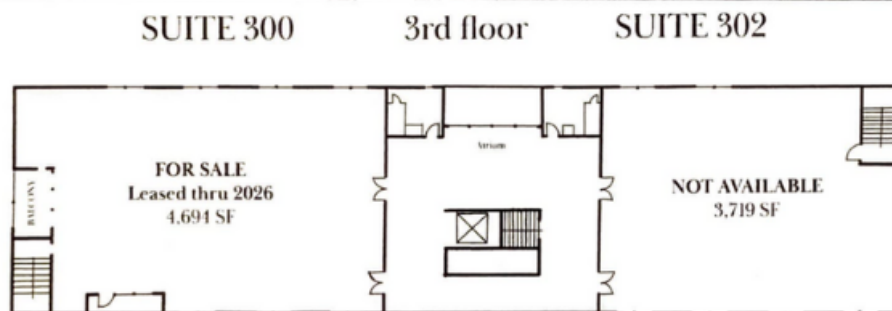
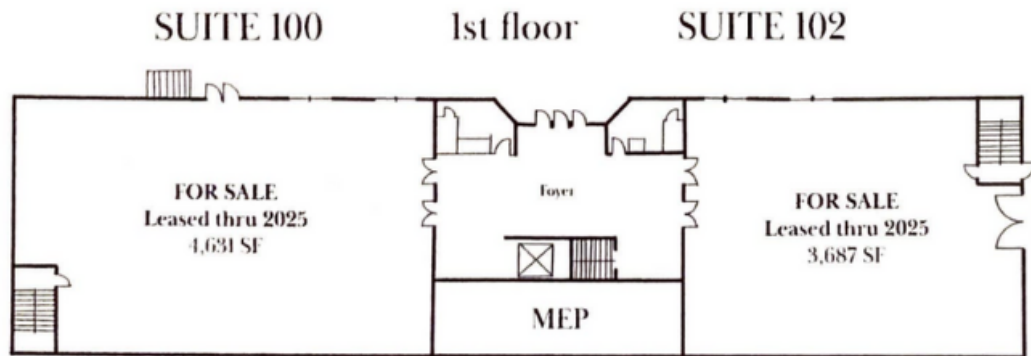
EXTERIOR PHOTOS



SUMMARY OF AVAILABLE SUITES

AVAILABLE SUITES FOR SALE OR LEASE

	SUITE SF	LEASE PRICE	SALE PRICE
UNIT 100	4,631 SF	Currently Leased	\$1,472,658
UNIT 102	3,687 SF	Currently Leased	\$1,172,466
UNIT 200	4,305 SF	\$25/SF/YR (GM)	\$1,368,990
UNIT 202	3,687 SF	Coming Soon	Coming Soon
UNIT 300	4,694 SF	Currently Leased	\$1,492,692
UNIT 400	3,480 SF	\$24/SF/YR (GM)	\$1,106,640
UNIT 402	2,783 SF	\$23/SF/YR (GM)	\$884,994
PORTFOLIO SALE	7 SUITES	SALE PRICE	\$8,500,000



SUITE 200

SUITE 200 DETAILS

UNIT SIZE:	4,380 SF
SALE PRICE:	\$1,392,840
LEASE PRICE:	\$25.00/SF (GM)
LEASE TERM:	3-5 Years



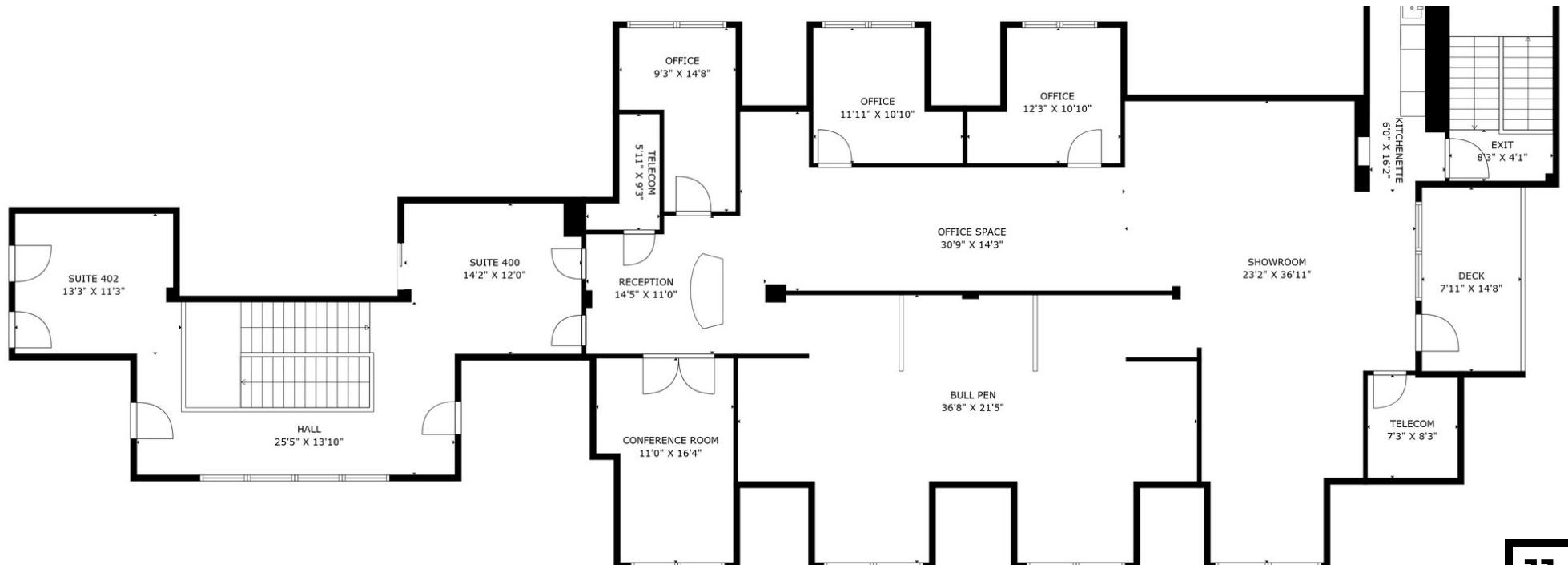
ADDITIONAL PHOTOS 200



SUITE 400

SUITE 401 DETAILS

UNIT SIZE	3,480 SF
SALE PRICE:	\$1,106,640
LEASE PRICE:	\$24.00/SF (GM)
LEASE TERM:	3-5 Years



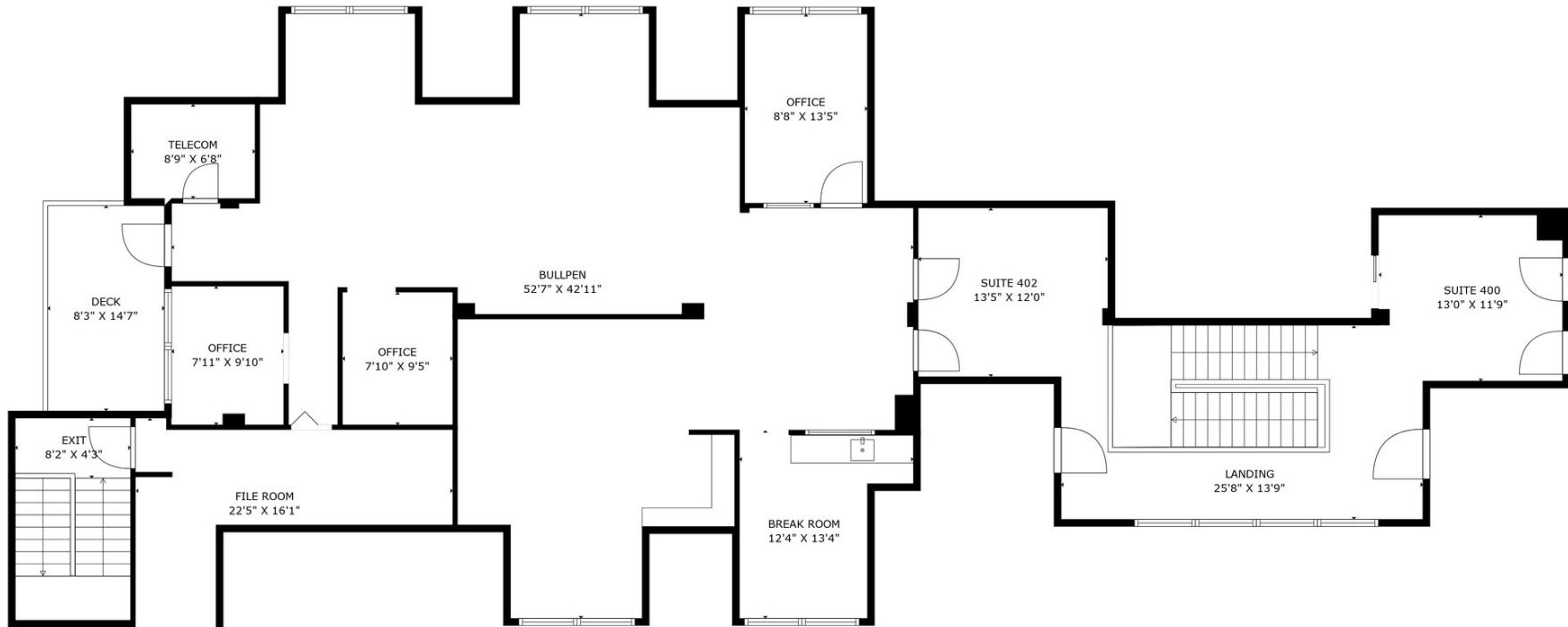
ADDITIONAL PHOTOS 400



SUITE 402

SUITE 402 DETAILS

UNIT SIZE: 2,783 SF
SALE PRICE: \$884,994
LEASE PRICE: \$23.00 SF (GM)
LEASE TERM: 3-5 Years



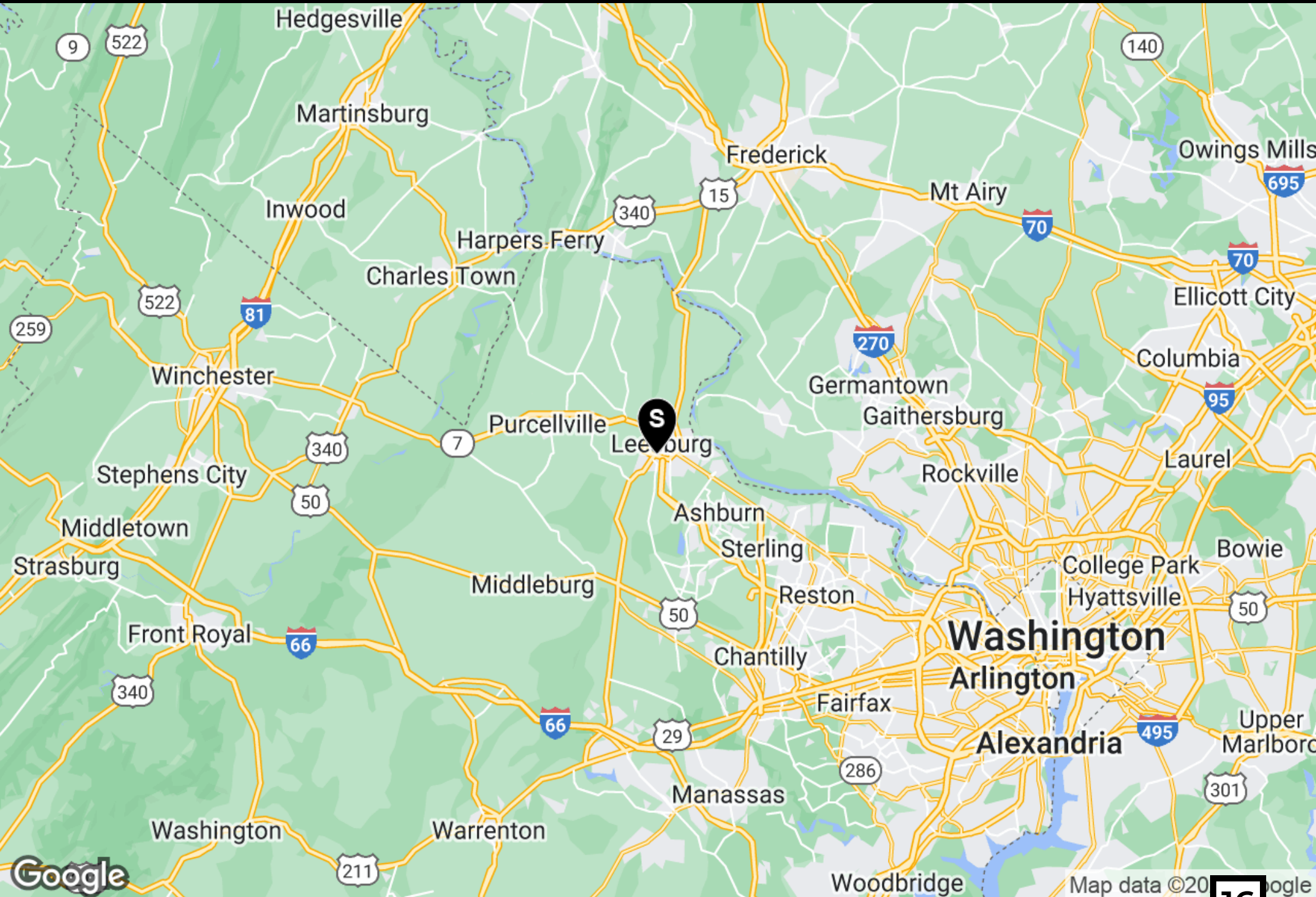
ADDITIONAL PHOTOS 402





LOCATION
INFORMATION

REGIONAL MAP



Google

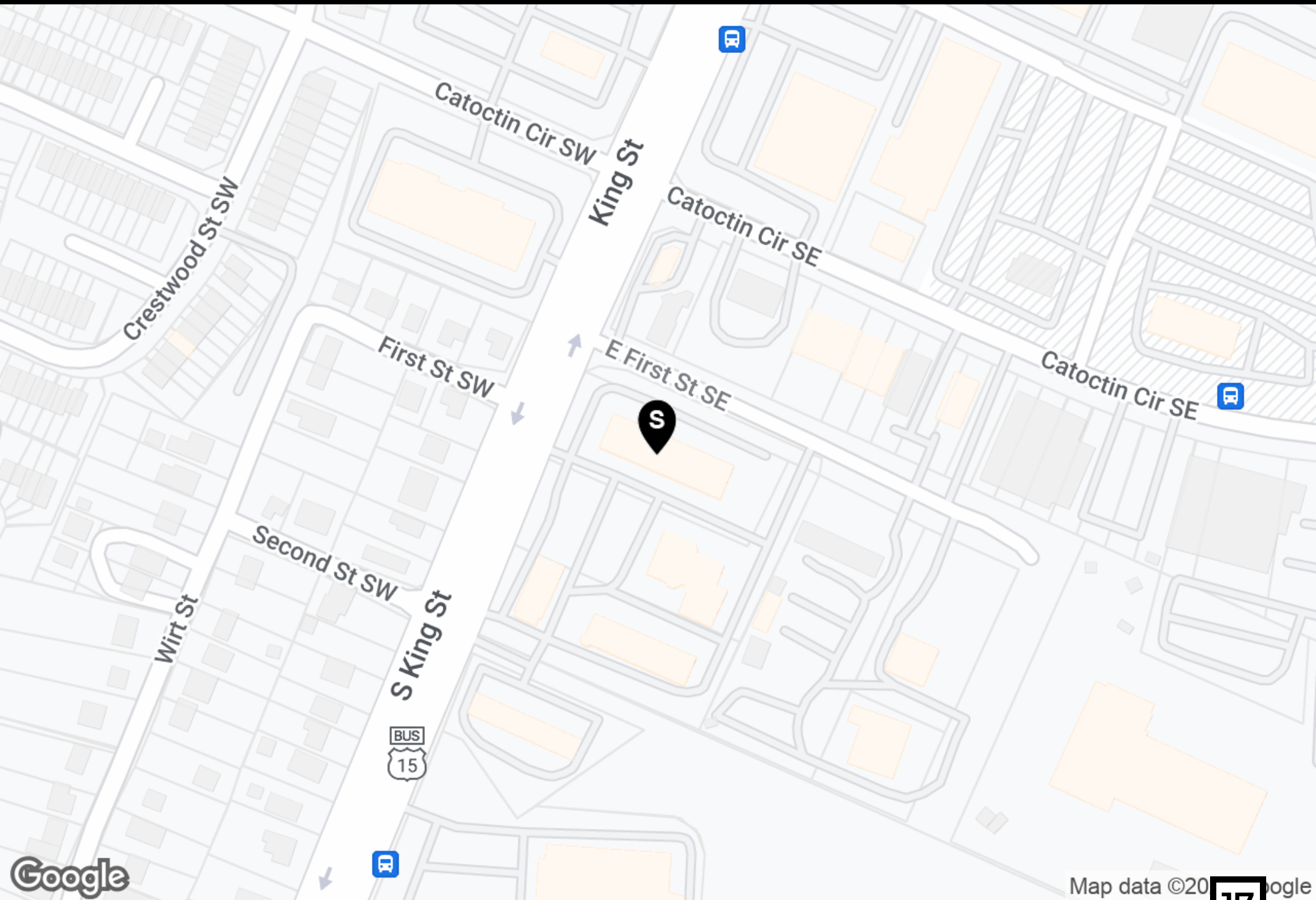
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16

LOCATION MAP



Google

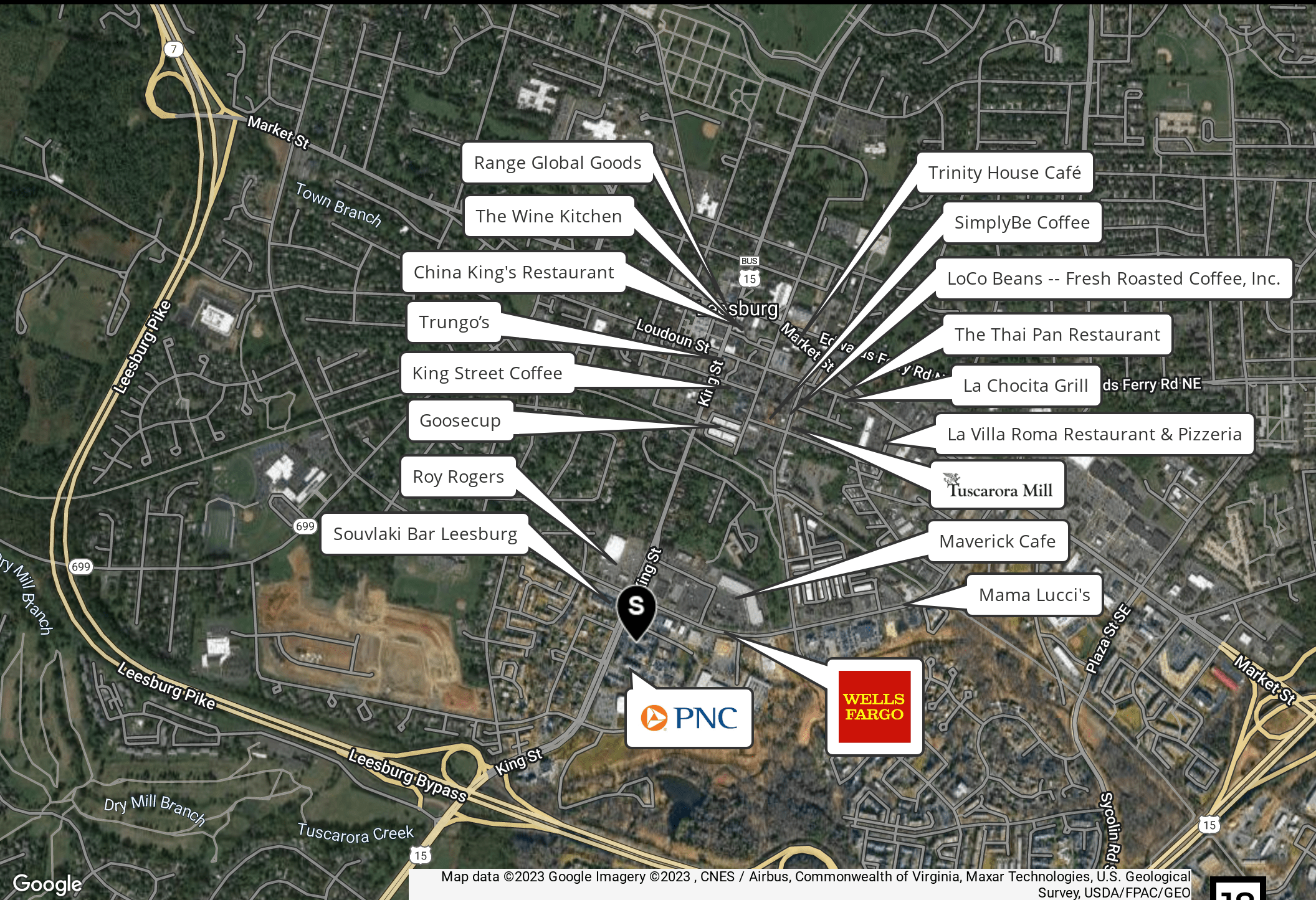
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17

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RETAILER MAP



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AREA OVERVIEW

ABOUT LOUDOUN COUNTY

ABOUT LOUDOUN COUNTY

- Loudoun County is located in the northern part of the Commonwealth of Virginia in the United States. In 2019, the population was estimated at 413,538, making it Virginia's third-most populous county.
- As of 2018, Loudoun County had a median household income of \$136,268. Since 2008, the county has been ranked first in the U.S. in median household income among jurisdictions with a population of 65,000 or more.
- A study from SmartAsset shows that Loudoun residents get more for their money than people in any other county in Virginia, and ranks 80th among 3,000 counties nationwide. The study compares median income and cost-of-living data nationwide to find the counties where people hold the most purchasing power.
- Loudoun is the happiest large county in the United States, according to results from SmartAsset. According to the 2019 study, "The county has a low poverty rate, with only 3.7 percent of residents living below the poverty line. In addition to economic stability, Loudoun County residents also enjoy relatively long lives. The average life expectancy in the county is 83.19 years."



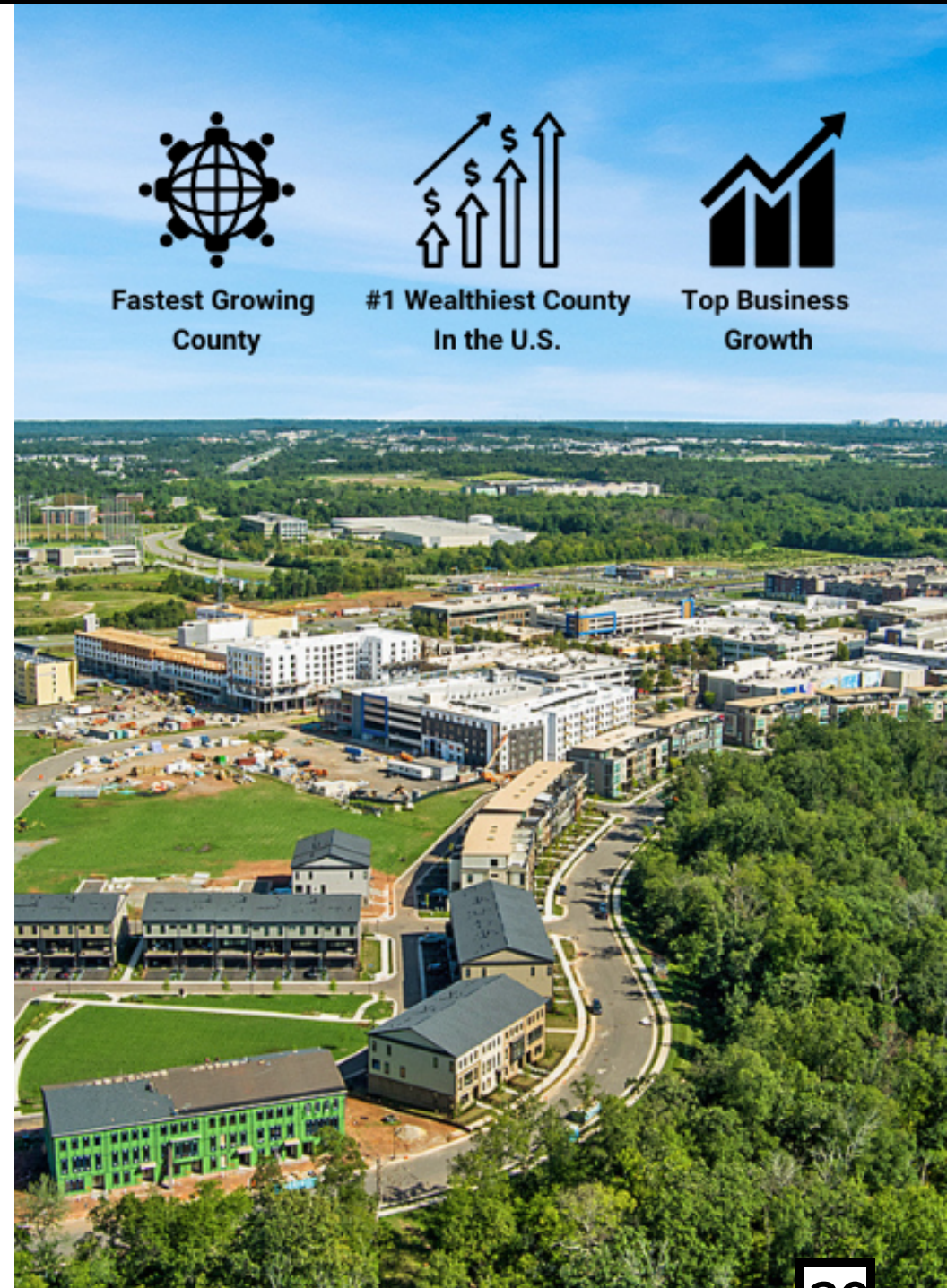
**Fastest Growing
County**



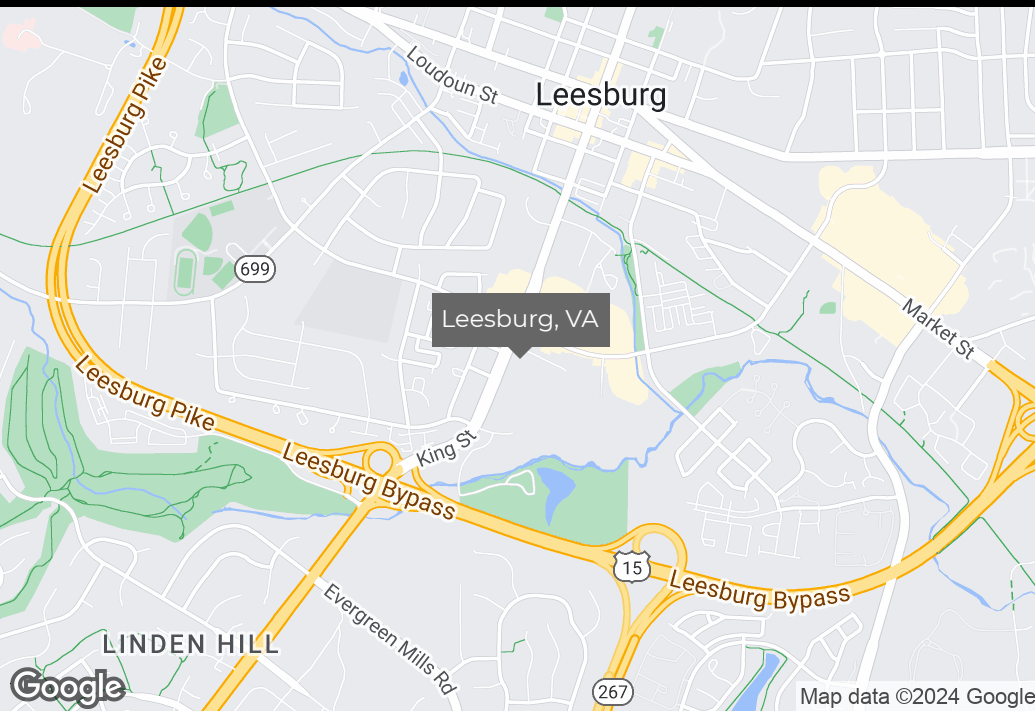
**#1 Wealthiest County
In the U.S.**



**Top Business
Growth**



CITY INFORMATION



LOCATION DESCRIPTION

Leesburg, Virginia, is a historic town located in Loudoun County, about 35 miles west of Washington, D.C. It is the county seat and home to a population of over 20,000 people. Leesburg is known for its charming downtown area, which is lined with brick-paved streets and historic buildings. The town is also home to a variety of shops, restaurants, and other businesses.

Leesburg is a popular destination for both residents and visitors alike. The town offers a variety of attractions, including:

- Historic sites, such as the Oatlands Plantation and the Loudoun Museum
- Wineries and breweries
- Art galleries and boutiques
- Restaurants serving everything from casual fare to fine dining
- Parks and recreation facilities

In addition to its many attractions, Leesburg is also a great place to do business. The town has a strong economy and is home to a variety of businesses, including:

- Technology companies
- Professional and consulting firms
- Retail and service businesses
- Hospitality and tourism businesses

LOCATION DETAILS

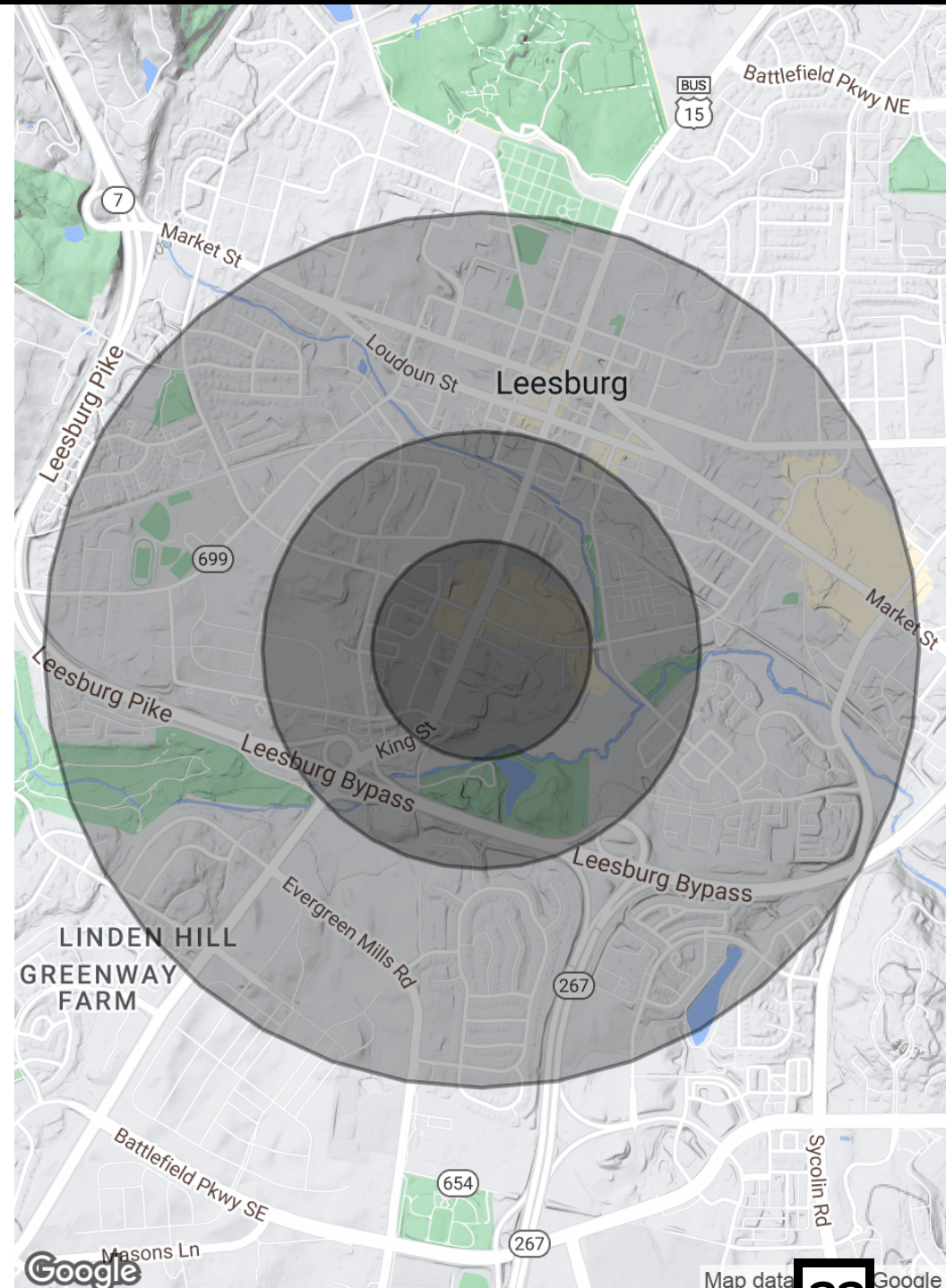
MARKET	Washington DC Metro
SUB MARKET	Town of Leesburg
COUNTY	Loudoun

DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	850	3,184	11,780
AVERAGE AGE	36.3	36.0	35.4
AVERAGE AGE (MALE)	36.6	36.5	36.2
AVERAGE AGE (FEMALE)	35.9	35.4	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	340	1,277	4,671
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$86,955	\$91,742	\$106,280
AVERAGE HOUSE VALUE	\$309,747	\$315,469	\$346,161

* Demographic data derived from 2020 ACS - US Census





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Top-Selling
Commercial Brokerage
for Total Volume Sold
in Loudoun County

A B O U T U S



GRANT WETMORE

Sales & Acquisitions

gwetmore@serafinre.com

Direct: **703.261.4809** | Cell: **703.727.2542**

PROFESSIONAL BACKGROUND

Grant Wetmore is a Sales and Acquisition Advisor at Serafin Real Estate. He is also the owner of GGWetmore Consulting. Grant has valuable knowledge in commercial real estate. His prior experience is backed by 20 years in the Banking industry including 10 years within the commercial real estate lending, financial analysis, management and disposition of distressed and foreclosed properties. He takes pride in providing the best consultation to bring sound financial decisions and highest profits to his real estate investors and clients driven by personal relationships.

Grant worked for BCT The Community's Bank as Vice President, Market Executive in Loudoun County, Virginia. Previously, he worked for Middleburg Bank and Guarantee Bank. Grant is a graduate of Marshall University in Business Administration and the Paul W. Barret, Jr. Graduate School of Banking. He currently holds a Virginia Real Estate license.

Grant serves as Chair for Purcellville Economic Development Advisory Committee. He also serves President of the Purcellville Business Association. He previously served as treasurer of Seven Loaves and Vice President of Discover Charles Town.

Serafin Real Estate

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JOE SERAFIN

Owner & Principal Broker

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PROFESSIONAL BACKGROUND

Joe is a 17-year real estate industry veteran and owner of Serafin Real Estate, specializing in investment sales, acquisitions, brokerage, and property investment consultation in Loudoun, Fairfax, and Prince William County.

Joe has built a solid foundation through his representation of many developers, private equity firms, and individual investors throughout the years and has successfully closed over \$500M of transactions since his start in the industry. His specific areas of expertise include strategic planning, financial investment analysis, and financial structuring ensuring solid and transparent property investments for his clients.

By applying this expertise and market knowledge, Joe consistently exceeds the investment goals for his clients and has earned their trust as a reliable resource, creating life-long business and personal relationships. Joe is an active member of many professional networking real estate groups and graduated from Virginia Tech with a Bachelor of Business Administration degree.

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