

NEW MEDICAL SPACE **FOR LEASE**



ACCESS

Direct Rt. 7 Access

SIGNAGE

Tenant Building Signage

PARKING

4 Spaces/1000SF

SIGNAL HILL MEDICAL CENTER

21335 SIGNAL HILL PLAZA STERLING, VA 20164

PROPERTY HIGHLIGHTS

- 61,115 RSF available
- Adjacent to 92-acre NOVA-Loudoun campus
- Center of rapidly growing residential in Sterling, Cascades, Ashburn, and eastern Loudoun
- Direct access from Route 7 and Potomac View Road
- 78,000 vehicles per day along Route 7
- 6.8 miles Dulles International Airport
- Proximate to INOVA Loudoun, HCA Reston Hospital, HCA StoneSprings Hospital
- Retail amenities Costco, Target, CVS, Harris Teeter, Starbucks, Cascades Marketplace, Potomac Run Plaza, and Dulles Town Center
- Ideal for multi-specialty medical, ambulatory surgery, imaging and diagnostics, physical therapy and rehabilitation, behavioral health, dental specialties, and urgent care uses



Loudoun County Healthcare Demographics

LOCAL
POPULATION

449,749

POPULATION
DENSITY

816.2

AGE 65+

11.9%

MEDIAN AGE

38.2

MEDIAN
HOUSEHOLD
INCOME

\$182k

HEALTHCARE
SPENDING TOTAL

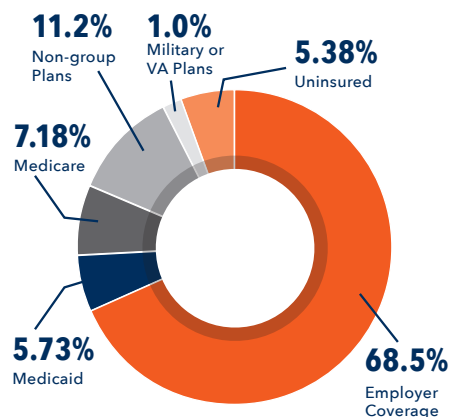
\$2.53B

Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO

1,316 to 1

Payer Mix



3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814
301.235.1300 // gzrealty.net

CONTACT US TODAY

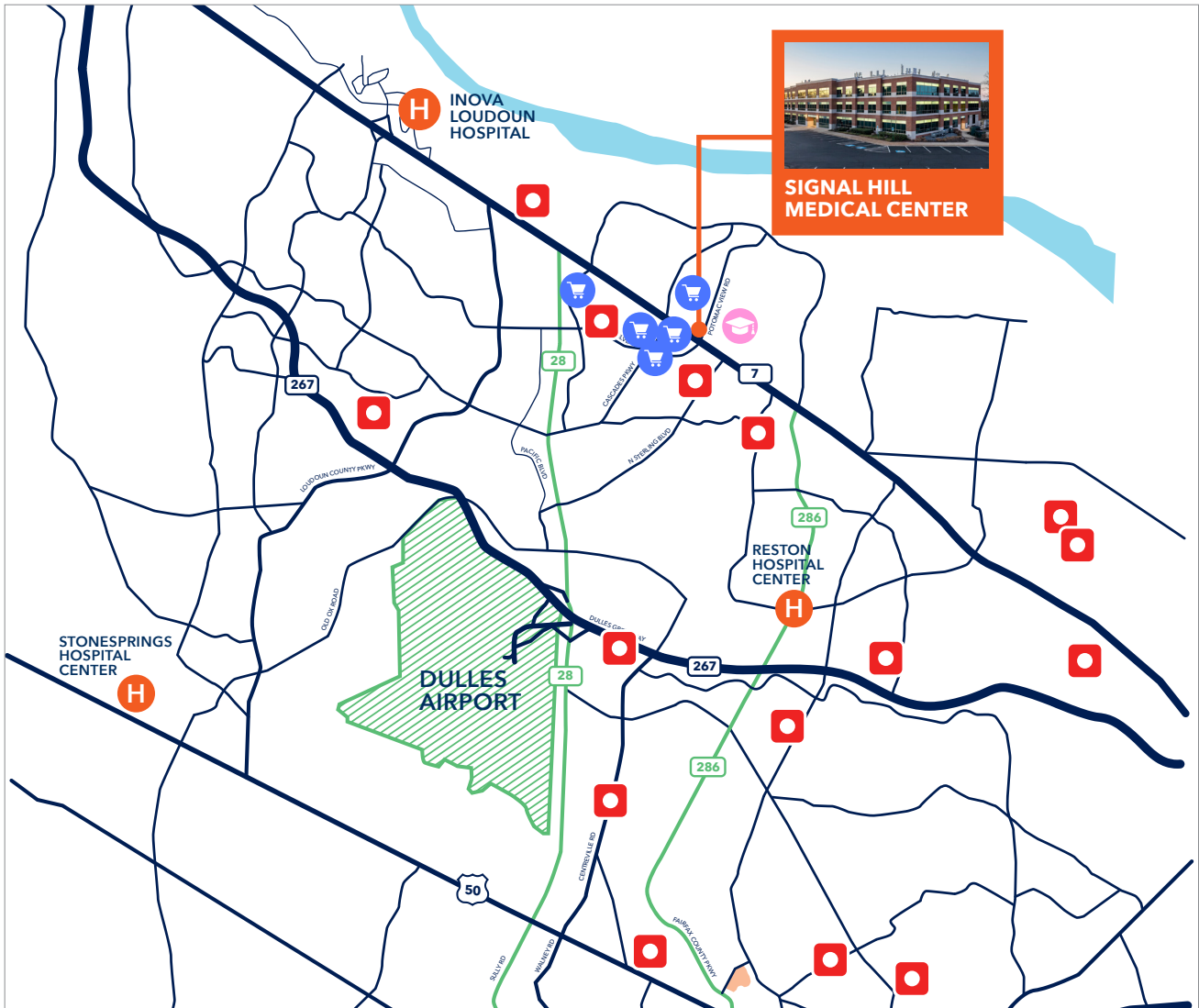
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LOCATION ACCESS VISIBILITY

Unmatched Route 7 Visibility and Access in Eastern Loudoun County



HOSPITAL PROXIMITY

INOVA - Loudoun -
13 minutes
HCA Reston
Hospital - 14 minutes
HCA Stone Springs -
25 minutes



EASY ACCESS TO MAJOR ROUTES & AIRPORT

Fairfax County
Parkway - 1.7 miles
east
Rt. 28 - 2.5 miles
west
Dulles Airport -
6.8 miles



SENIOR POPULATION

Nearby 55+
and senior living
communities



RETAIL & AMENITIES

Directly across Rt.7,
Cascades Overlook
with Harris-Teeter,
and Target / Costco
/ Home Depot
and Cascades
Marketplace and
Dulles Town Center



NOVA - LOUDOUN COMMUNITY COLLEGE

Adjacent to
the 92-acre
NOVA-Loudoun
Community
College campus.



SITE

- Best Rt. 7 exposure west of Tysons with direct access to Rt. 7 and Potomac View Road
- 78,000 vehicles per day along Route 7
- Full traffic signal with pedestrian crosswalk
- 10' wide shared use path north side of Route 7
- Fiber access MAE - East north side of Route 7
- 4 parking spaces / 1000 SF building area

BUILDING

- 3-story, 61,115 RSF, brick exterior
- 2 Otis hydraulic elevators
- Max Finished Ceiling Height 8'9"
- Floor to Floor Height - 1st Floor 11'6", 2nd Floor 11'6", 3rd Floor 12'
- East and west stairs. East stair to the roof for specialty medical equipment
- Complete HVAC replacement in 2023
- Common touchless restroom on each floor
- Monitored, controlled 24/7 secure access to (3) exterior entries, elevator and suites
- Multiple fiber providers in the building
- Wireless communications on the roof, AT&T, Dish, T-Mobile and Verizon
- Dominion Electric priority electric service (adjacent NOVA - Loudoun campus)



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