

# 2 Pidgeon Hill Drive

Countryside Professional Center | Sterling, VA



\$50 Gift Card for any showing!



### Deals

1,500-5,000 SF = \$1,500 Bonus!  
5,000 SF and up = \$2,500 Bonus!

**Address:** 2 Pidgeon Hill Drive  
Sterling, VA 20165

**Building Size:** 60,070 SF

**Available SF:**

Suite 100:	5,450 RSF (11/1/11)
Suite 150:	507 RSF
Suite 160:	947-2,112 RSF
Suite 170:	1,165-2,112 RSF
Suite 240:	2,331-7,062 RSF
Suite 260:	4,731-7,062 RSF
Suite 300:	3,532 RSF
Suite 360:	1,861 RSF
Suite 380:	3,862 RSF (10/1/11)
Suite 410:	1,541-2,851 RSF
Suite 490:	1,310-2,851 RSF
Suite 560:	2,229 RSF

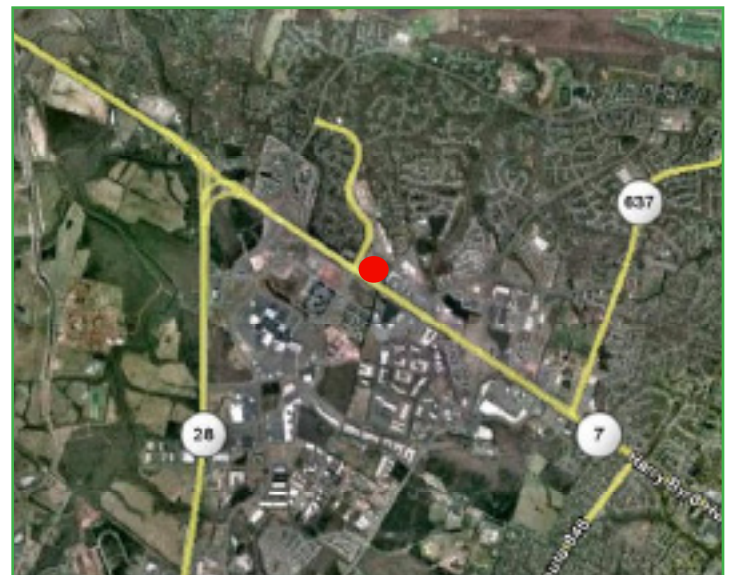
**Rental Rate:** Negotiable

**Parking Ratio:** 4.0/1,000 S.F.; Free and unreserved

**Telecom:** Verizon FiOS now available

### Building Highlights:

- Numerous walkable dining and retail options including:
  - Child care services nearby
  - Starbucks Coffee
  - Dry cleaners; Safeway
- On-site property management & building engineer
- Half mile from Dulles Town Center



FOR MORE INFORMATION CONTACT Christina S. Fenton | Leasing Representative | T 443.725.9000 x122 | [chrisf@thecsgroup.com](mailto:chrisf@thecsgroup.com)