
STERLING/CASCADES CENTER

**Route 625 & Route 637
Loudoun County. Virginia**

MANAGEMENT

**QUANTUM COMPANIES
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STERLING/CASCADE CENTER
Route 625 & Route 637
Loudoun County, Virginia

Location: In Sterling, at the northeast corner of the intersection of Route 625 (Church Road) and Route 637 (Cascades Boulevard); (see attached Location Map).

Site Area: 2.0 Acres; (see attached Site Plan).

Building Area: 26,000 Square Feet (13,000 sq. ft. per floor); (see attached Floor Plan);

Zoning: PD-CCC. Retail Zoning

Utilities: The building is currently served by all necessary utilities, including natural gas.

Description: Cascades Boulevard Frontage: The Montessori Children's House of Loudoun, a day care facility which opened in June, 1996, occupies the entire second floor and part of the first floor.

B-1 Taekwondo (Karate Studio) occupies 2,447 square feet on the first level.

B-2 NOVA Chiropractic (Chiropractor) occupies 2,269 square feet.

B-3 Available

Demographics: See attached.

UPPER LEVEL
MONTESSORI
CHILD CARE

F.F. II LIMITED
PARTNERSHIP
2.0000 ACRES

LOWER LEVEL
SEE EXHIBIT "A"

CHURCH ROAD (ROUTE 625)

CASCADES BOULEVARD (ROUTE 637)

302.30'

120.1'

80.1'

120.1'

80.1'

144.37'

277.89'

213.49'

000

Spring
Water

