



## OFFERING SUMMARY

- Building Size: 6,261 SF
- Parcel Size: 0.21 Acres
- Zoning: Commercial (Town of Leesburg)
- Sub-Market: Leesburg

## PRIME HISTORIC DISTRICT OFFICE BUILDING FOR SALE

- **Dual Opportunity:** Excellent investment and user-friendly property.
- **Perfect for Law Firms:** Ideal space tailored for legal professionals.
- **Convenient Location:** Just minutes away from Loudoun County Court, restaurants and shops.
- **Charming Courtyard:** Beautiful outdoor area for relaxation and meetings.
- **Ample Storage:** Onsite storage available for all your needs.

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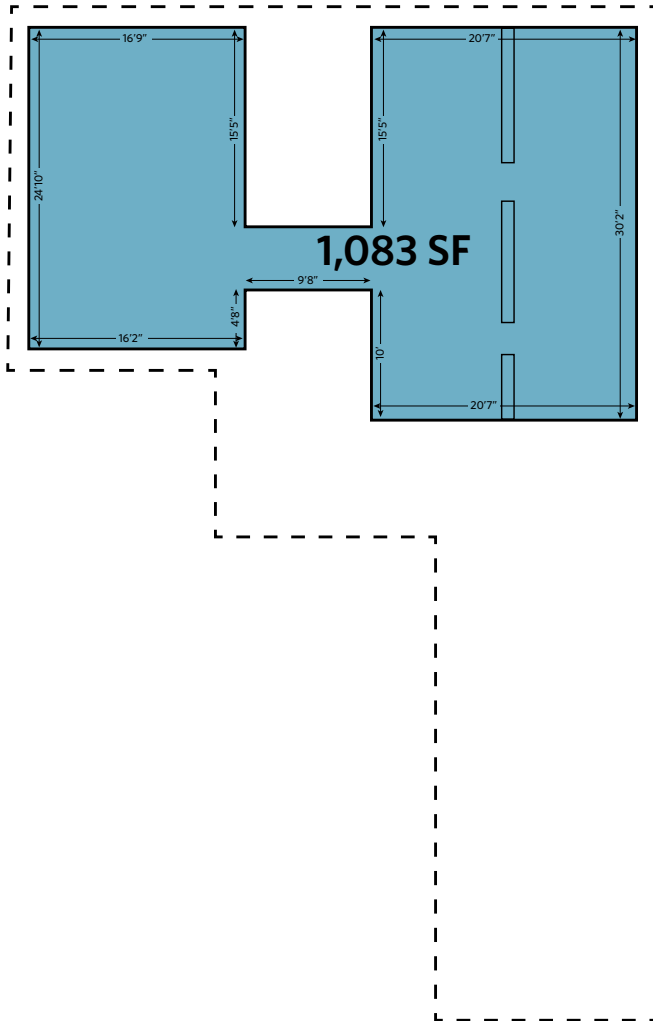
# FLOOR PLAN

## 30 N KING ST

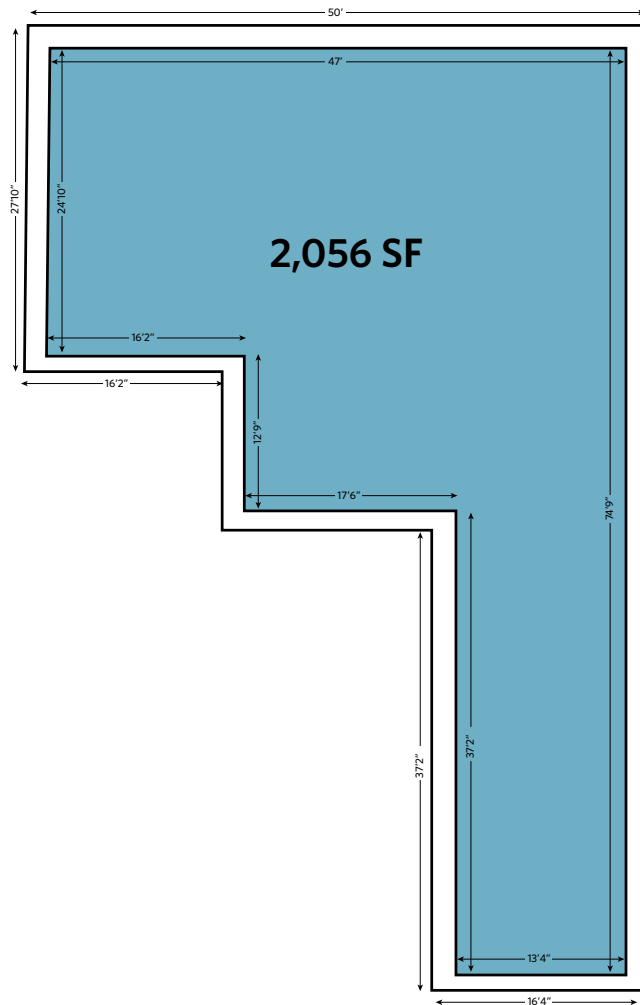
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### BUILT OUT OFFICE ON FLOORS 1-3

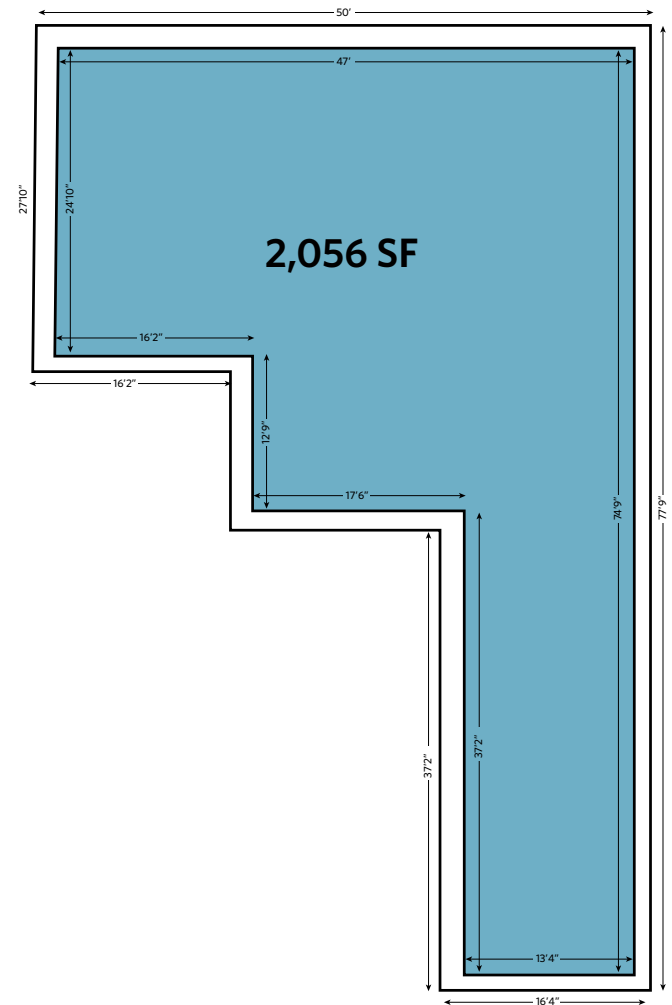
**BASEMENT | 1,083 SF**



**1ST FLOOR | 2,056 SF**



**2ND FLOOR | 2,056 SF**



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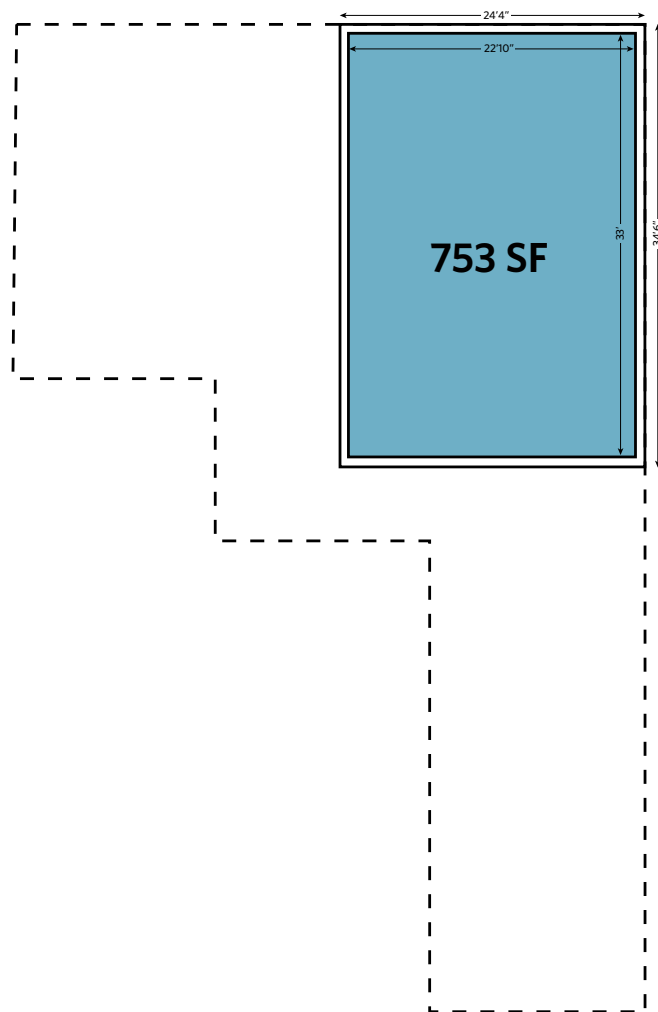


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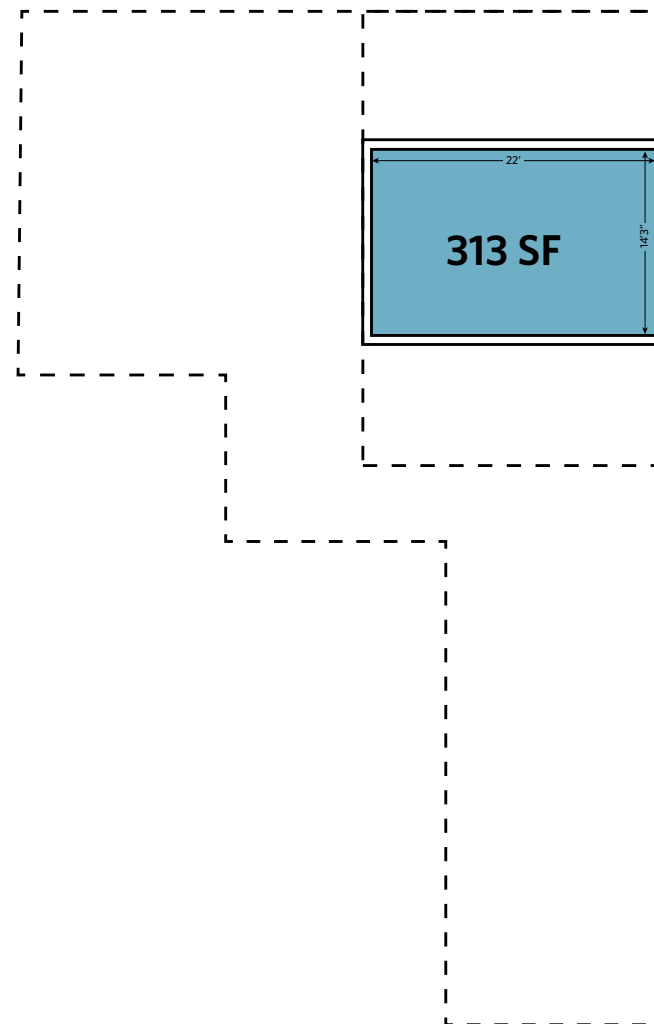
## 30 N KING ST

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### 3RD FLOOR | 753 SF



### 4TH FLOOR | 313 SF



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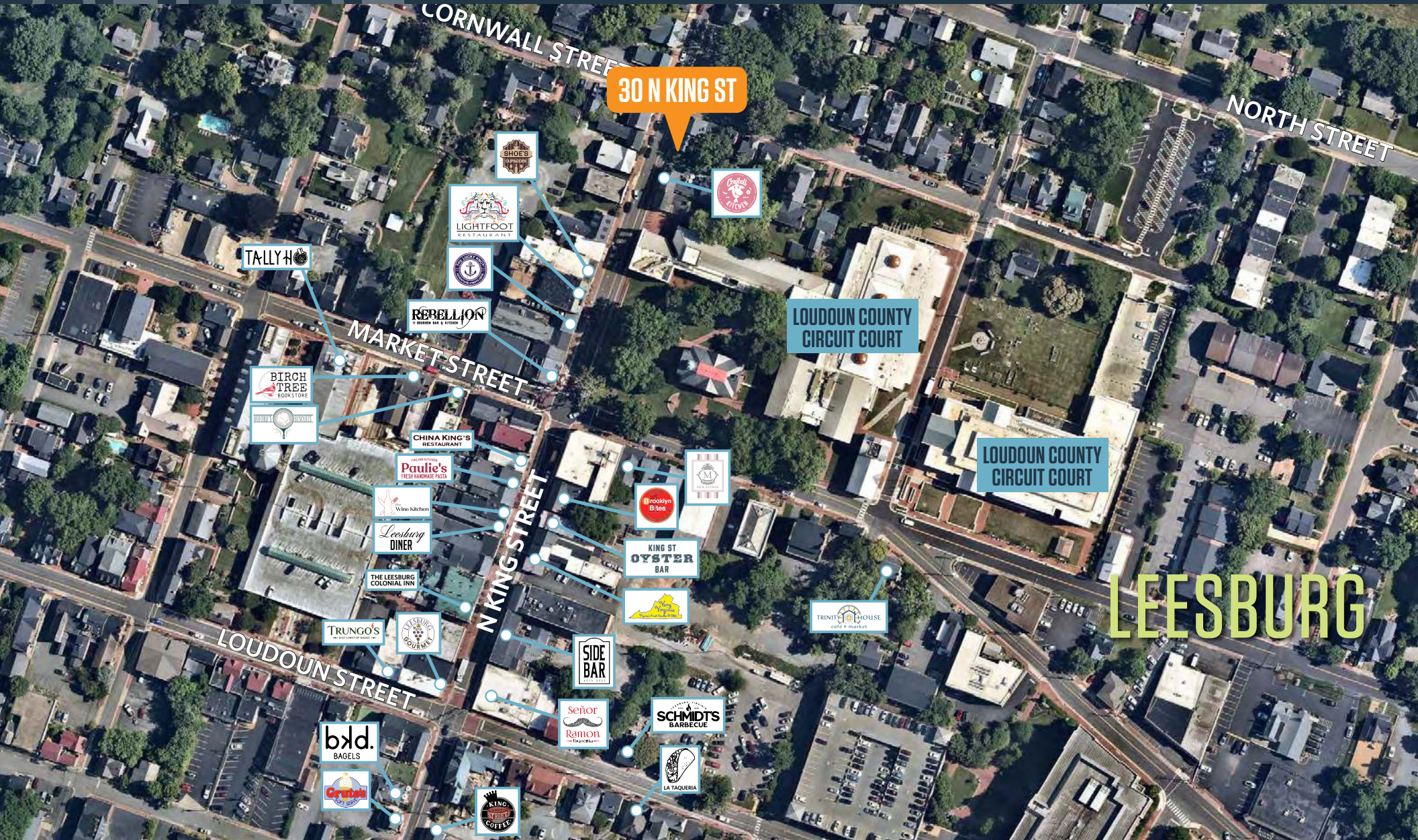
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# AERIAL

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# PHOTOS

## 30 N KING ST

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