

FOR LEASE FARMWELL OFFICE & RETAIL
SUITES COMING SOON

DELIVERY APPROXIMATELY 4TH QTR 2021

20931 ASHBURN RD, ASHBURN, VA 20147



LOCATED IN HISTORIC ASHBURN. FARMWELL IS POSITIONED AS A NEIGHBORHOOD OFFICE AND RETAIL CENTER. FARMWELL IS A 2 STORY BUILDING WITH ELEVATOR CONSISTING OF APPROXIMATELY 12,072 SQUARE FEET. THE PROPERTY IS ZONED RURAL COMMERCIAL (RC) ALLOWING FOR A NUMBER OF VARIED USES INCLUDING: MEDICAL, RETAIL, SERVICES RECREATIONAL INSTRUCTIONS INCLUDING YOGA STUDIO/GYM AND DANCE.

1ST FLOOR RETAIL SUITES:

- 1,205 SF - 4,524 SF
- SUITES B,C: 1,205 SF— 2,778 SF • RENTAL RATE \$28.00 NNN
- SUITE A: 1,746 SF • CORNER SUITE WITH WRAP AROUND WINDOWS • RATE \$30.00 NNN

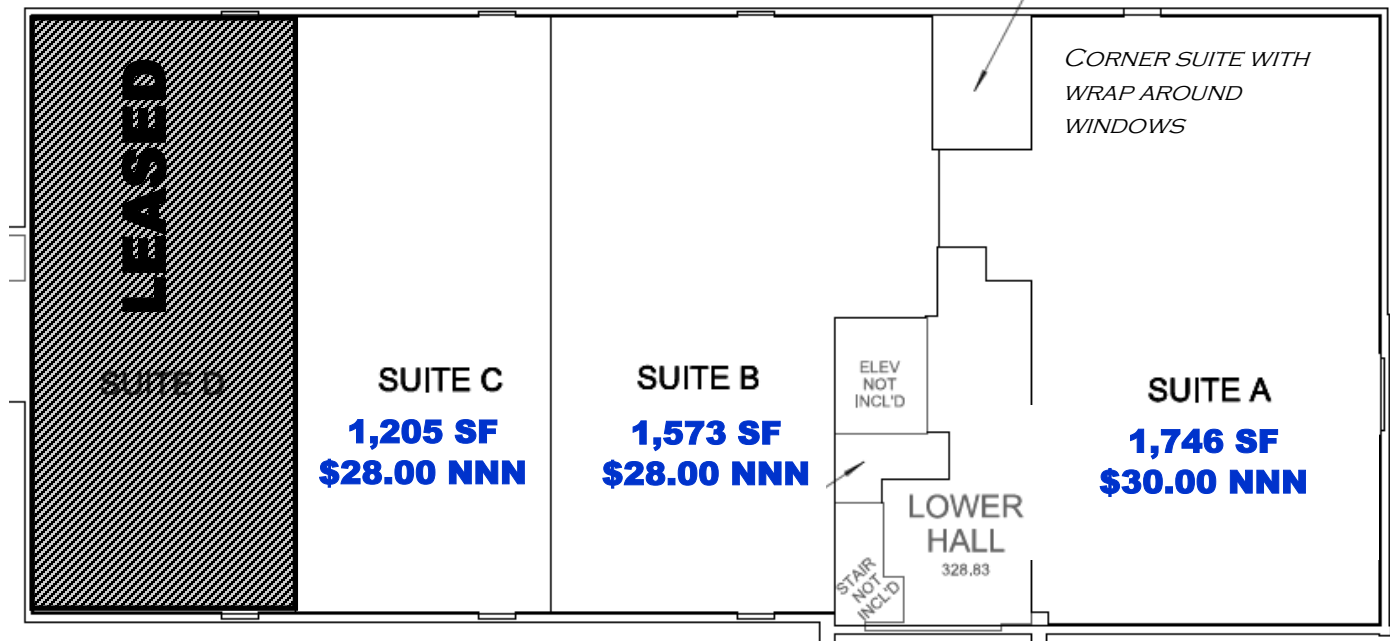
2ND FLOOR OFFICE SUITES:

- 906 SF - 6,315 SF
- SUITES E, F, H: 906 SF - 4160 SF • RENTAL RATE \$25.00 + UTILITIES
- SUITE G: 2,155 SF • CORNER SUITE WITH HIGH CEILINGS & FANTASTIC WINDOW LINE • RENTAL RATE \$32.00 NNN

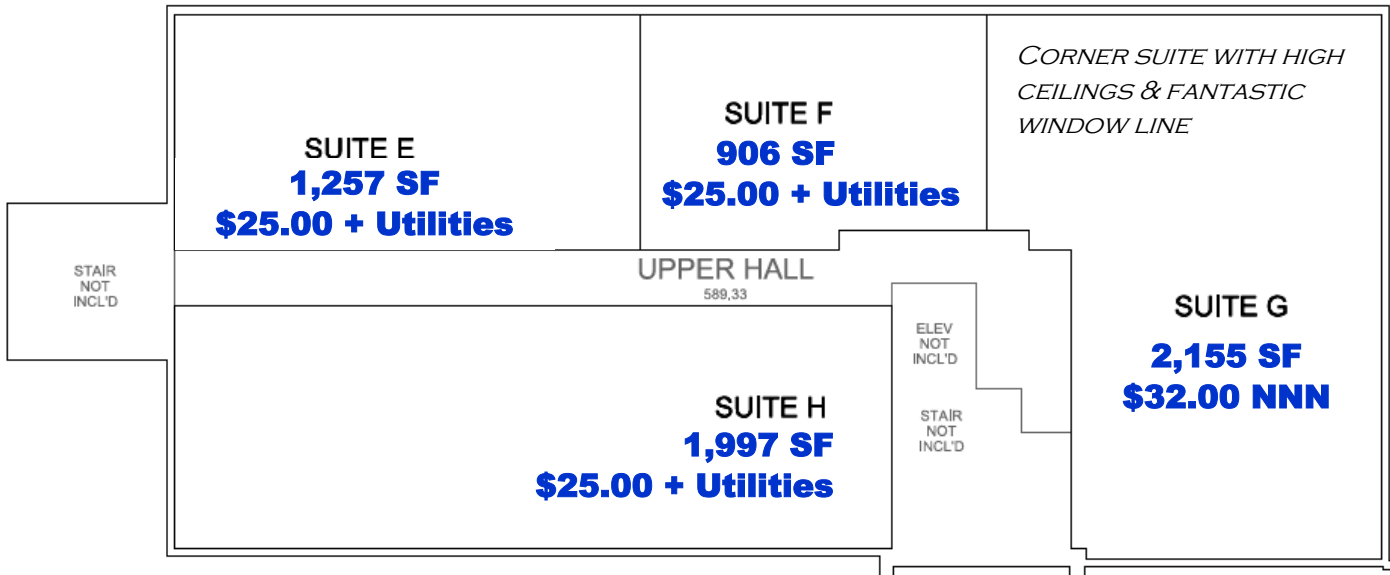
THOMAS HERTEL
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Exclusive Listing
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FIRST FLOOR - RETAIL SUITES



SECOND FLOOR - OFFICE SUITES



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