

COMMERCIAL GROUP REALTY, INC. - SERVING DULLES AND BEYOND

FARMWELL

OFFICE AND RETAIL SUITES

COMING SOON

DELIVERY APPROXIMATELY 1ST QTR 2020

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:** FIRST FLOOR APPROXIMATELY 1,205 SF - 5,757 SF RENTAL RATE: \$28.00 - \$30.00 NNN
- **2ND FLOOR OFFICE SUITES:** SECOND FLOOR APPROXIMATELY 906 SF - 6,315 SF RENTAL RATE: \$25.00 + UTILITIES

THOMAS HERTEL EXT 118  
THERTEL@CGR-INC.COM

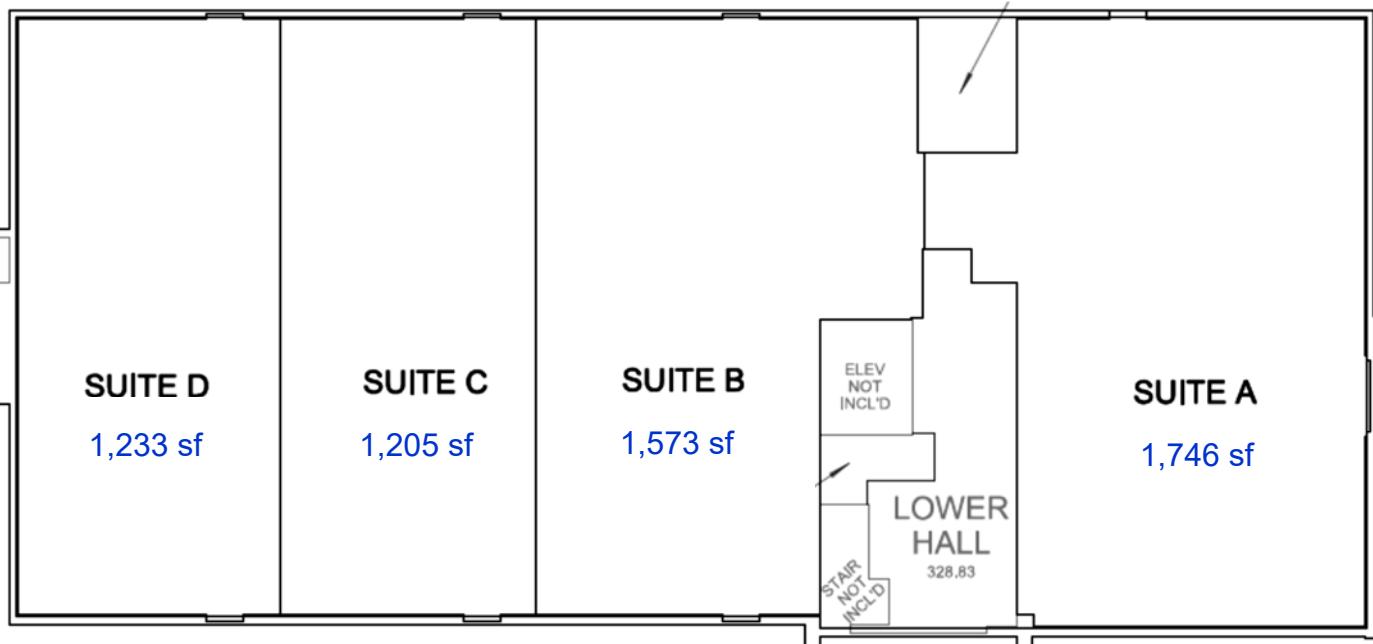
**703-544-1013**

**CGR**  
COMMERCIAL GROUP REALTY

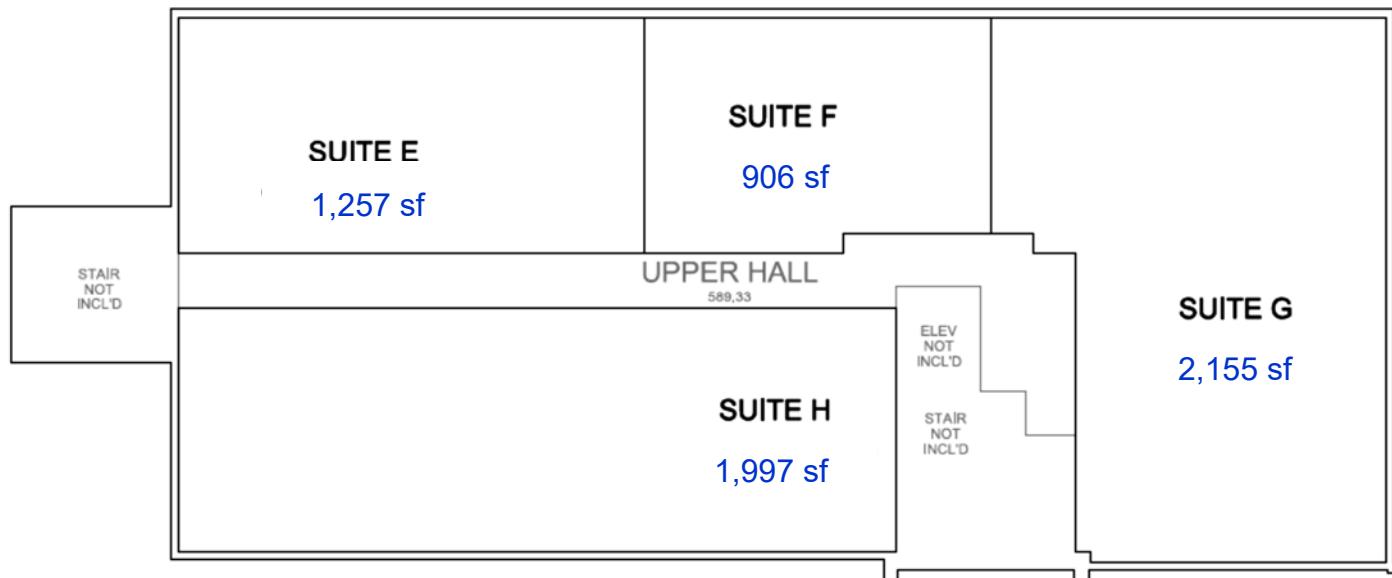
43671 TRADE CENTER PLACE  
SUITE 106  
DULLES, VIRGINIA 20166

[WWW.CGR-INC.COM](http://WWW.CGR-INC.COM)

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First Floor



Second Floor