

COMMERCIAL GROUP REALTY, INC. - SERVING DULLES AND BEYOND

LEASE OFFICE SUITE

44110 Ashburn Village Shopping Plaza, Ashburn, VA 20147



Suite 236 - 1,164 sf

- Second floor office suite above retail - elevator access \$23.50 psf, Full Service
- Located in the heart of the rapidly growing and affluent residential community.
- Convenient access from Route 7 and Dulles Greenway via Ashburn Village Blvd
- Close proximity to 32,000 sf Sports Pavilion
- Great walkable amenity base with grocery, bank, gas station, child care and restaurants.
- New grade separated interchange at Ashburn Village Blvd & Route 7
- Institutional ownership



703-544-1013, Ext 116

JOHN LENCH, CCIM, SIOR
JLENCH@CGR-INC.COM



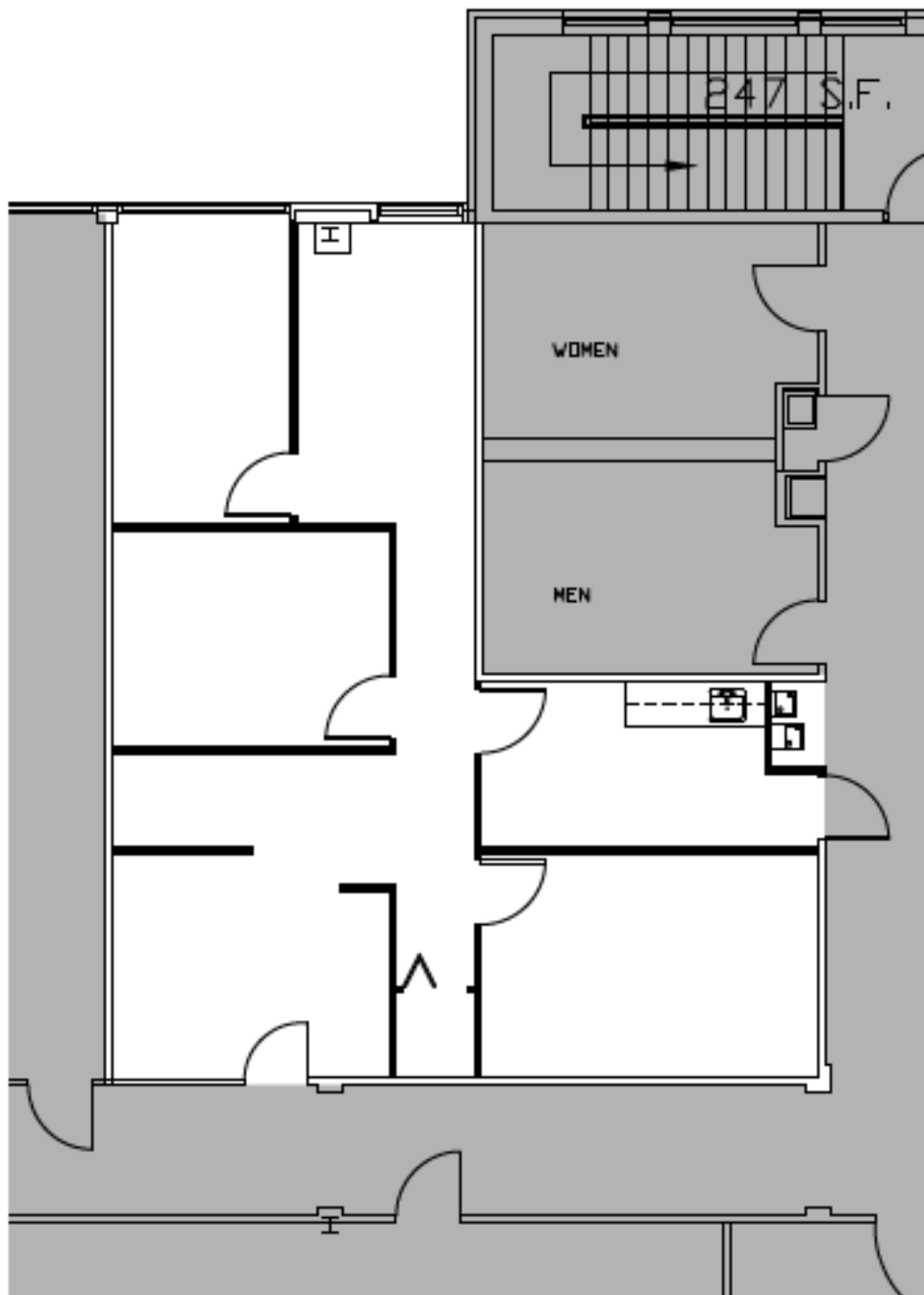
43671 TRADE CENTER PLACE
SUITE 106
DULLES, VIRGINIA 20166

WWW.CGR-INC.COM

Information contained herein was obtained from sources deemed to be reliable but accuracy thereof is not warranted. Property is offered subject to prior sale or lease. Change of terms or withdrawals without notice.

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