

FOR LEASE

OFFICE SUITES & WAREHOUSE

105 EXECUTIVE DRIVE, STERLING VA 20166



AVAILABLE: 5,760 SF FULL 2ND FLOOR WITH ELEVATOR ACCESS

- SUITE 220 - 2,650 SF (AVAILABLE 9/1/22)
- SUITE 230 - 1,250 SF
- SUITE 240 - 1,860 SF
- RATE: \$15.00 PSF NET OF UTILITIES

WAREHOUSE BAY AVAILABLE FOR LEASE WITH ONE OF THE OFFICE SUITES ABOVE

- BAY H - 1,550 SF (AVAILABLE 9/1/22)
- AIR CONDITIONED SPACE
- RATE: \$18.00 IG

PROPERTY FEATURES

- ABUNDANT PARKING
- ELEVATOR ACCESS TO SECOND FLOOR
- STRATEGICALLY LOCATED MINUTES FROM DULLES AIRPORT, RT 28, THE GREENWAY AND THE TOLL ROAD
- IN THE MIDDLE OF "DATA CENTER ALLEY"



DAVID GUNTER, CCIM
DEG@CGR-INC.COM
703-544-1013 · EXT 111

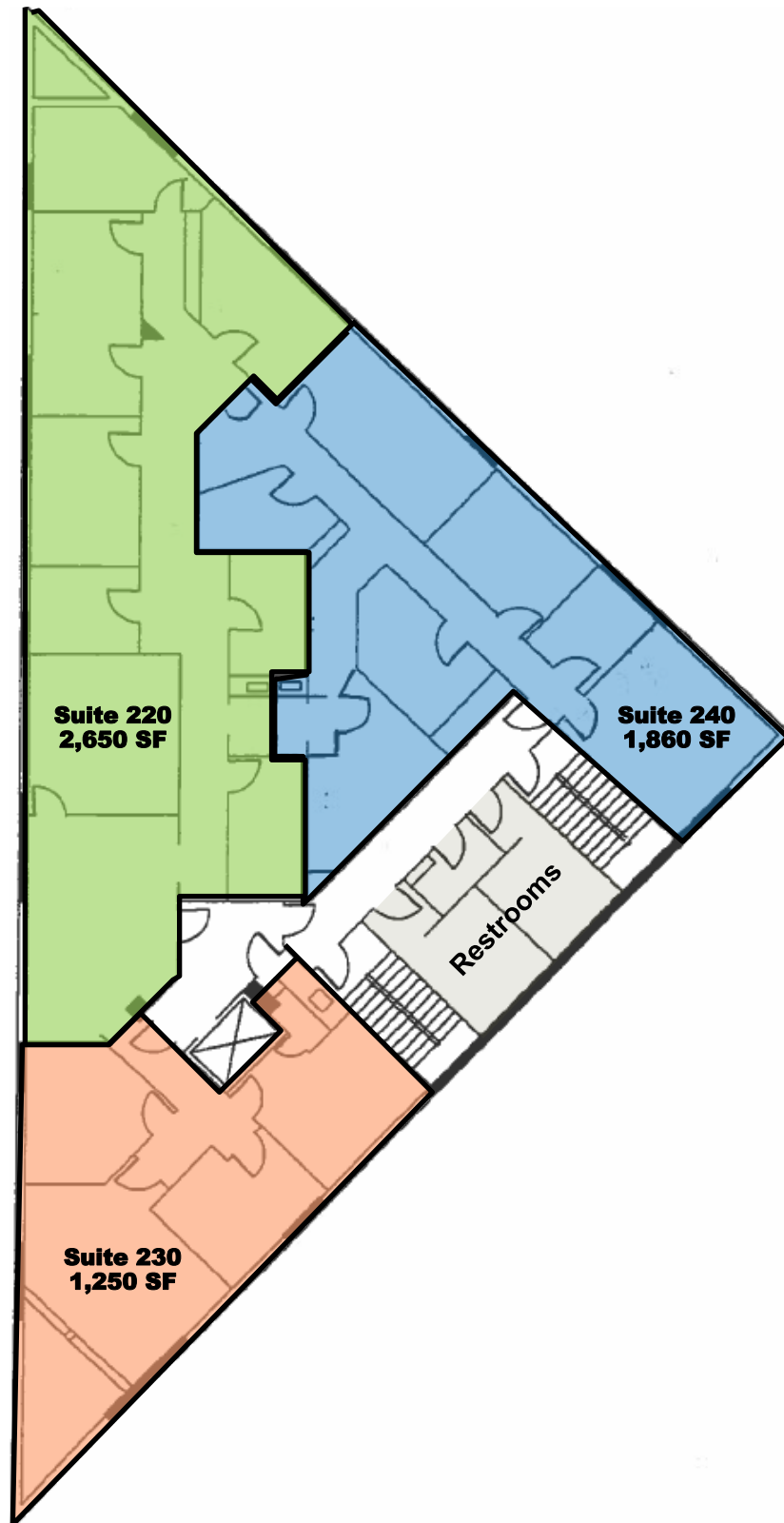
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Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

VARIETY OF OFFICE SUITES AVAILABLE FOR LEASE



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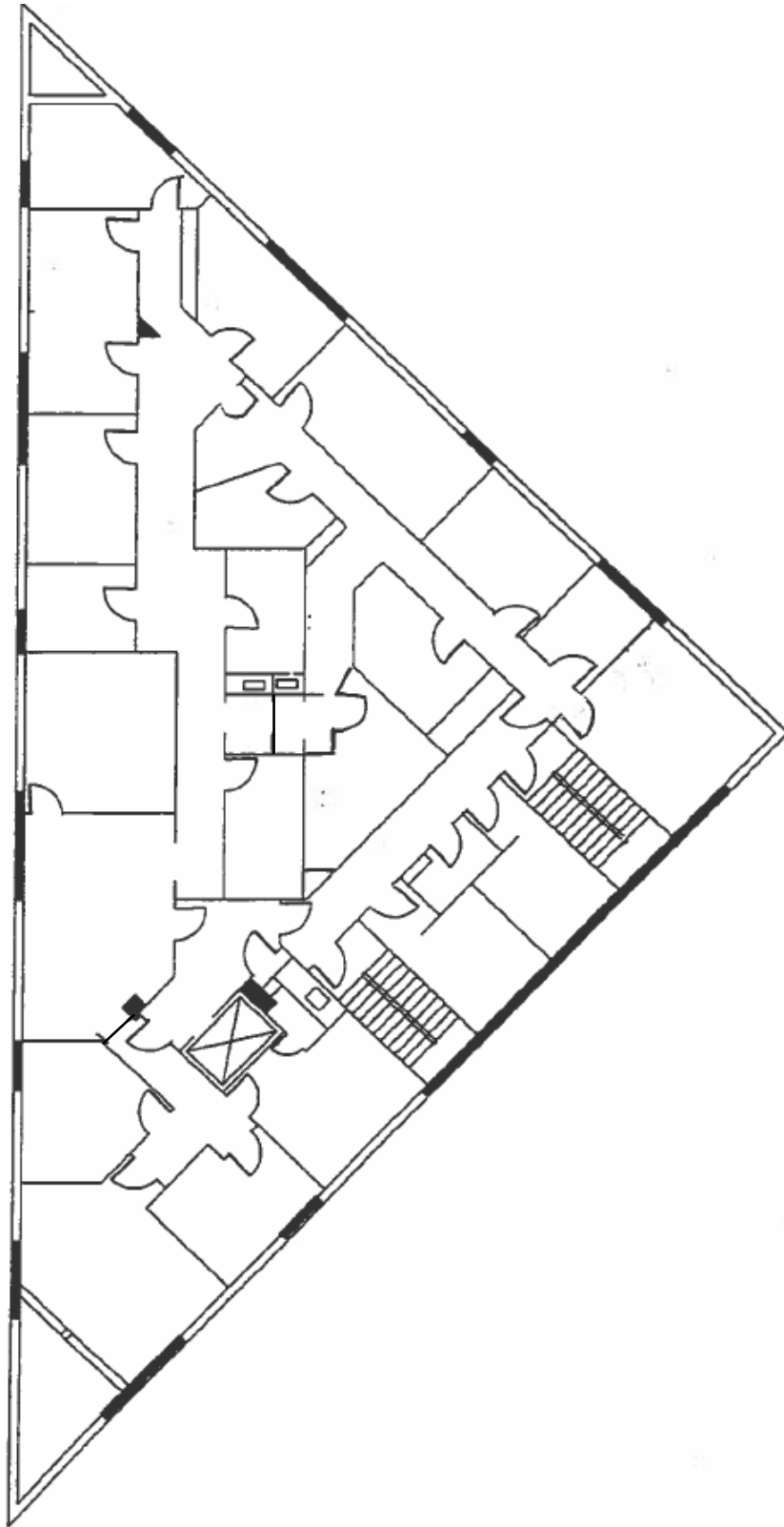
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OPTION TO LEASE THE ENTIRE 2ND FLOOR
TOTALING 5,760 SF



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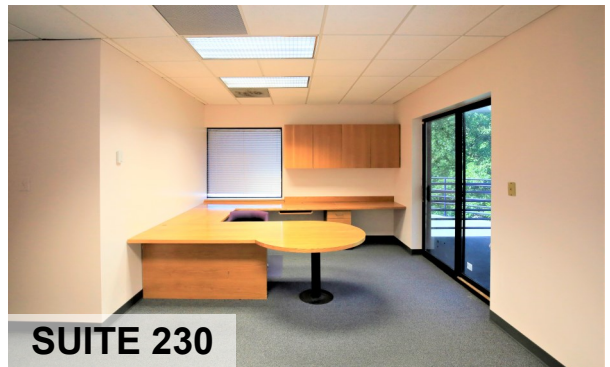
SUITE 220



SUITE 220



SUITE 230



SUITE 230



SUITE 240



SUITE 240

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