

COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

LEASE

OFFICE, WAREHOUSE, STORAGE YARD

105 EXECUTIVE DRIVE | STERLING | VA | 20166



OFFICE BUILDING - \$15.00 FS NET OF UTILITIES

- SUITE 220 APPROXIMATELY 5,700 SF
 - 220A - 1,500 SF
 - 220B - 1,700 SF
 - 220C - 2,400 SF
- SUITE 110 APPROXIMATELY 3,157 SF

WAREHOUSE BUILDING - \$12.50 IG NET OF UTILITIES

- UNIT A & B - 1,800 SF

PDGI ZONING
AMPLE PARKING



DAVID AUSTIN, CCIM EXT 114
AUSTIN@CGR-INC.COM
DAVE GUNTER, CCIM EXT 111
DEG@CGR-INC.COM
THOMAS HERTEL, EXT 118
THERTEL@CGR-INC.COM

703-544-1013

Exclusive Listing By:



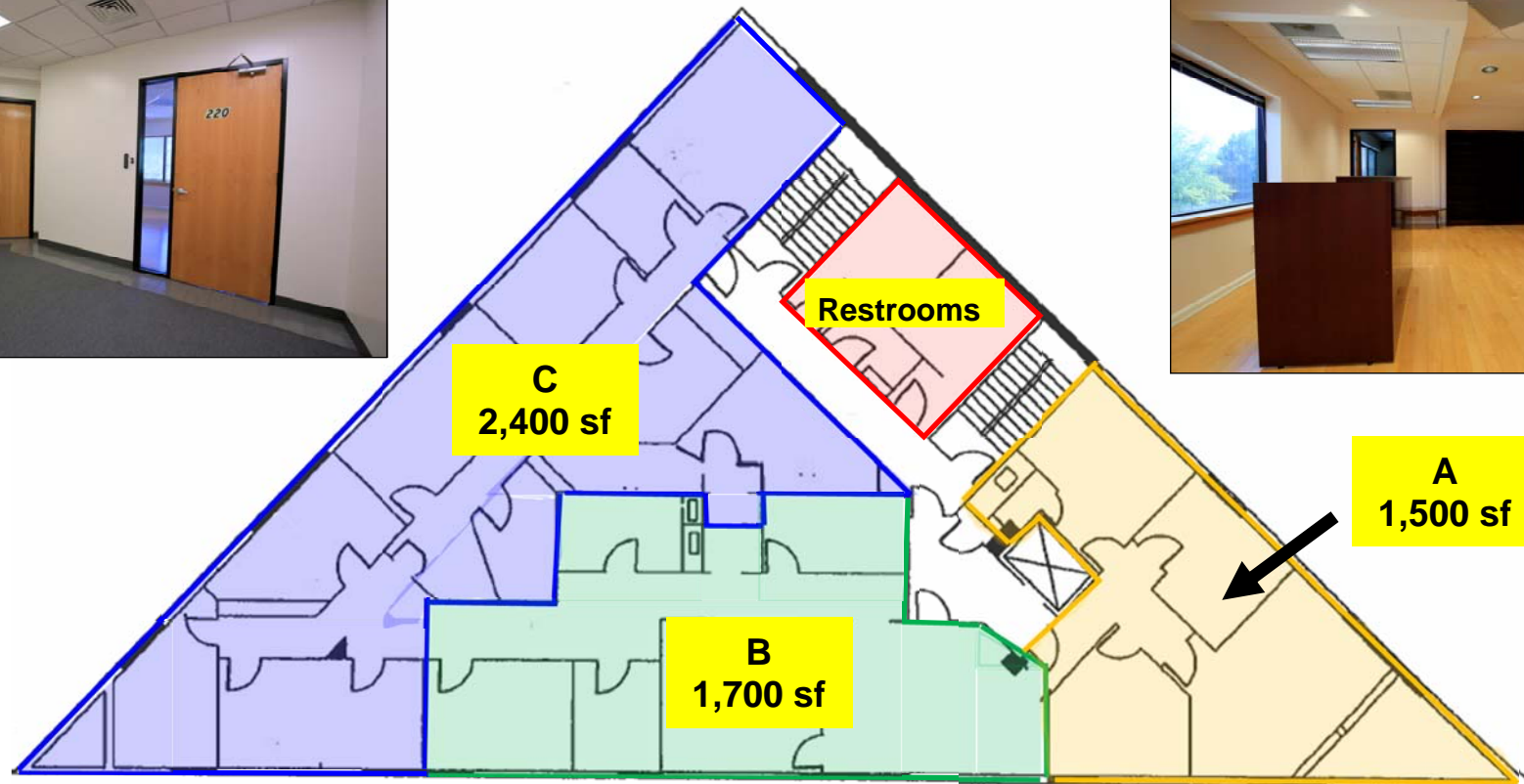
*Minutes from Dulles Airport, Route 28,
the Greenway and the Toll Road*

Commercial Group Realty, Inc.

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.



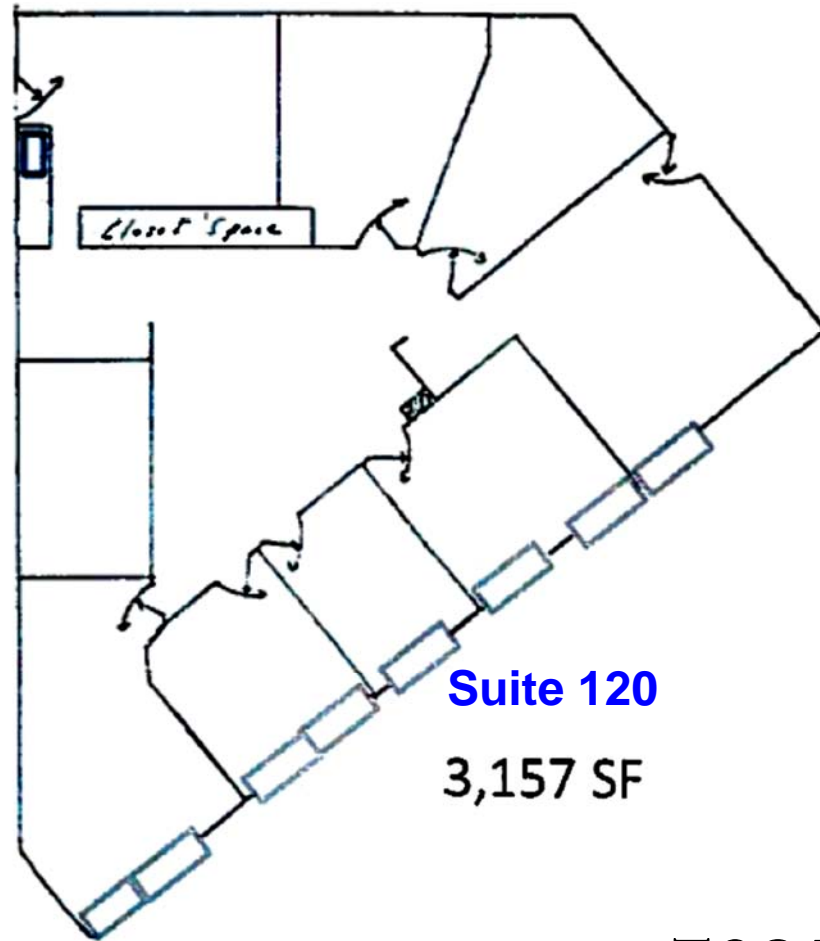
Suite 220



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Suite 120

3,157 SF

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