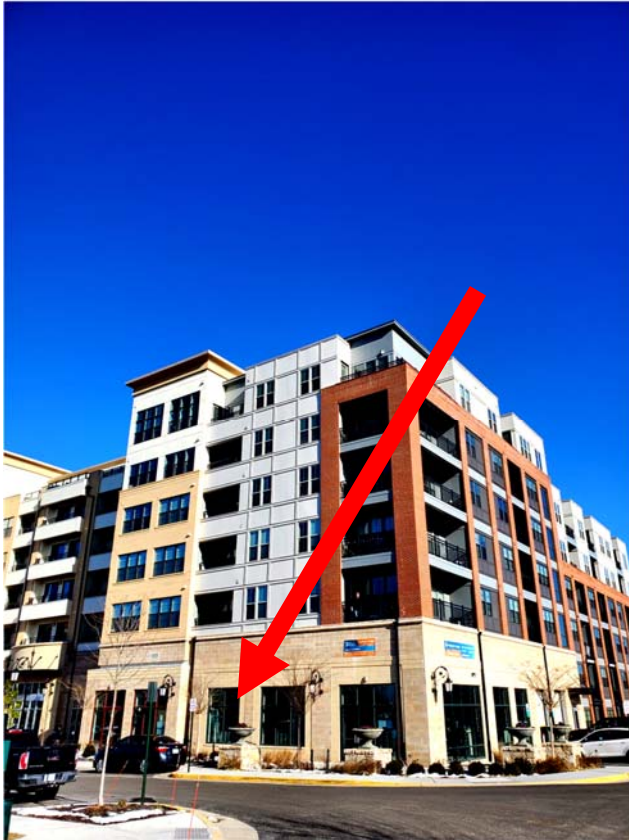


# The Heights @ Goose Creek Village

## First Floor Office

42775 GENERATION DRIVE | ASHBURN | VA | 20147



Suite 160

\$36.00 psf  
(Including utilities and CAM)

1,213 sf of First floor Office Space

With Parking Lot Entrance



GooseCreekVillage.com

- BUILDING SIGNAGE AVAILABLE
- WALKABLE AMENITIES INCLUDING, DAY CARE, RESTAURANTS, RETAIL. CLOSE ACCESS TO RT. 7 AND DULLES TOLL ROAD, SILVER LINE, 10 MILES TO DULLES AIRPORT, 4 MILES TO LEESBURG AIRPORT, 22 MILES TO TYSONS CORNER AND 34 MILES TO WASHINGTON, D.C.
- AMPLE FREE PARKING



Exclusive Listing By:



WWW.CGR-INC.COM

David Austin, CCIM Ext 114

Dave Gunter, CCIM Ext 111



43671 Trade Center Place, Suite 106  
Dulles, Virginia 20166

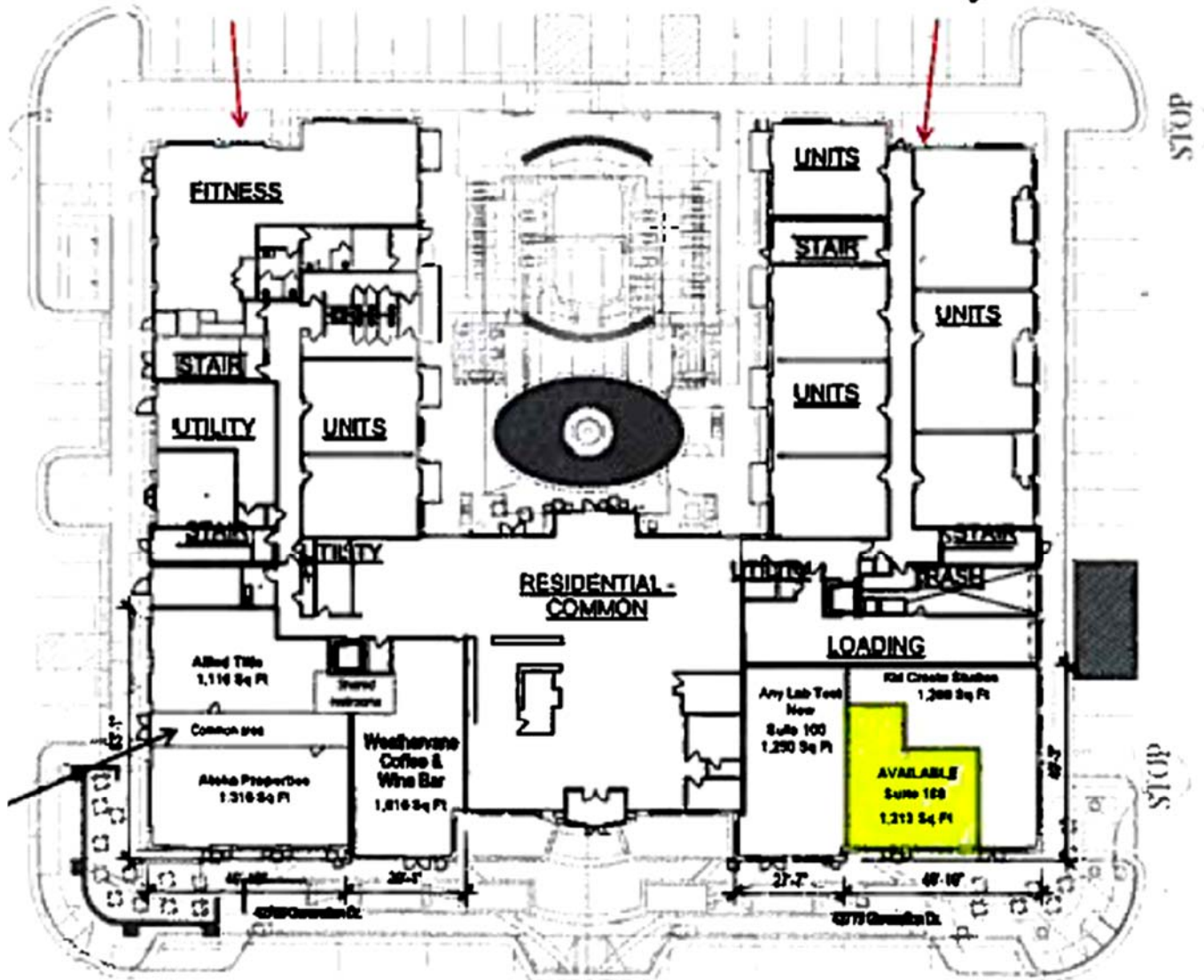
703-544-1013

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.

**Belmont Ridge Road (Route 659) - 19,297 cars / day**

Retail signage  
opportunities facing  
Belmont Ridge Road

Retail signage  
opportunities facing  
Belmont Ridge Road



**Generation Drive**

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**703-544-1013**