

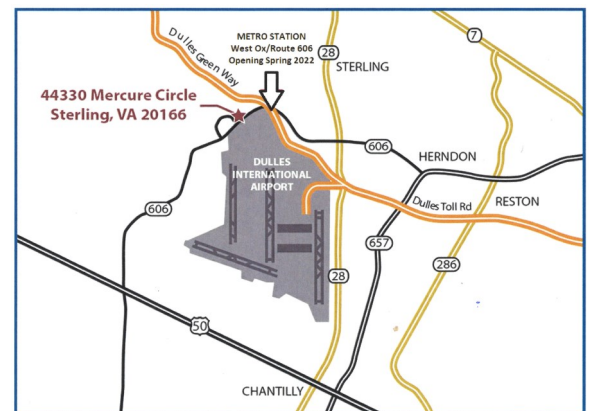
CONDITIONED FLEX FOR LEASE

44330 MERCURE CIRCLE, UNITS 170 & 112, STERLING VA 20166



FEATURES:

- RENTABLE AREA: 6,146 SF
- RATE: \$15.90 NNN
- NNN: CURRENTLY EST. \$3.05 PSF
- TWO (2) REAR LOAD DRIVE IN BAY DOORS
- UNIT INCLUDES AIR CONDITIONING, PRIVATE BATHROOM & SHOWER, TASK LIGHTING, AND INDUSTRIAL CARPET
- MANUFACTURING, ASSEMBLY OR PICK-N-PACK
- BUILDING FRONTS WEST OX RD/ROUTE 606
- SHARED AMENITIES FREE TO ALL TENANTS: CONFERENCE ROOMS, TRAINING ROOM/ EVENT CENTER, 24HR. FITNESS CENTER WITH SHOWERS & LOCKERS, MULTIPLE KITCHENS, EXECUTIVE LOUNGE, CAFÉ/DELI



0.8 Miles (by sidewalk) from future Route 606 Metro Station. Near a Loudoun County Commuter Bus Stop (Coming Soon).

Exclusive Listing By:

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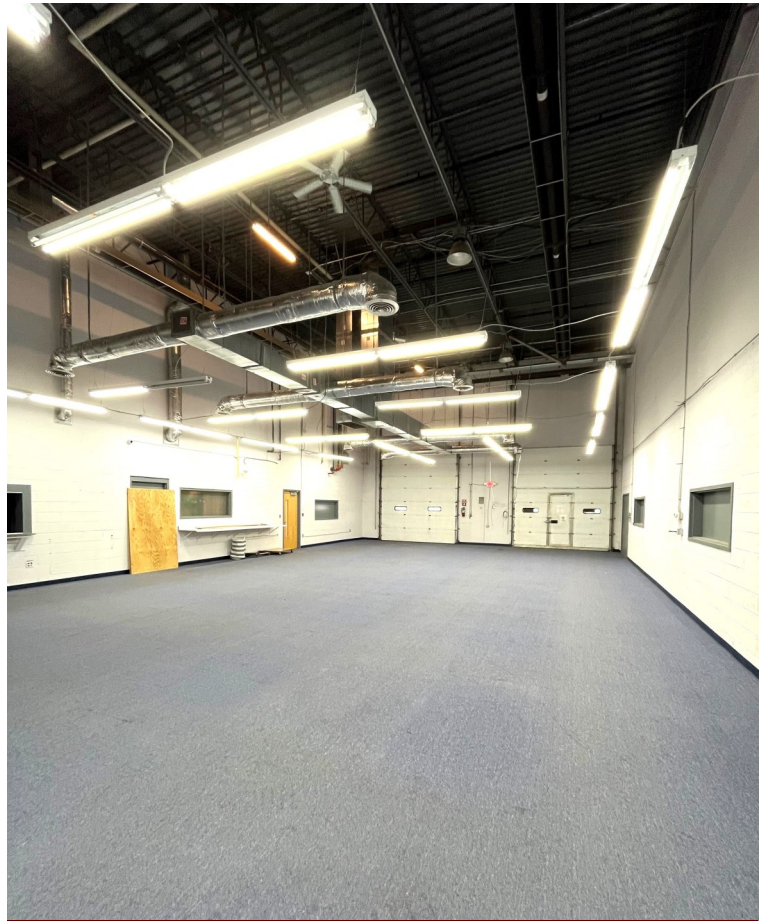
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CGR
COMMERCIAL GROUP REALTY
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OFFICE AREA



WAREHOUSE



TWO (2) BAY DOORS



AREA BEHIND BAY DOORS



CAFE



ELEVATOR



CONFERENCE ROOM



LOUNGE AREA

SHARED AMENITIES FREE TO ALL TENANTS INCLUDE

- EXECUTIVE CONFERENCE ROOM
- MEETING ROOM
- TRAINING ROOM/EVENT CENTER
- 24HR. FITNESS CENTER WITH SHOWERS AND LOCKERS
- MULTIPLE KITCHENS
- EXECUTIVE LOUNGE
- CAFÉ/DELI SERVING BREAKFAST & LUNCH FOR PURCHASE

1st Floor



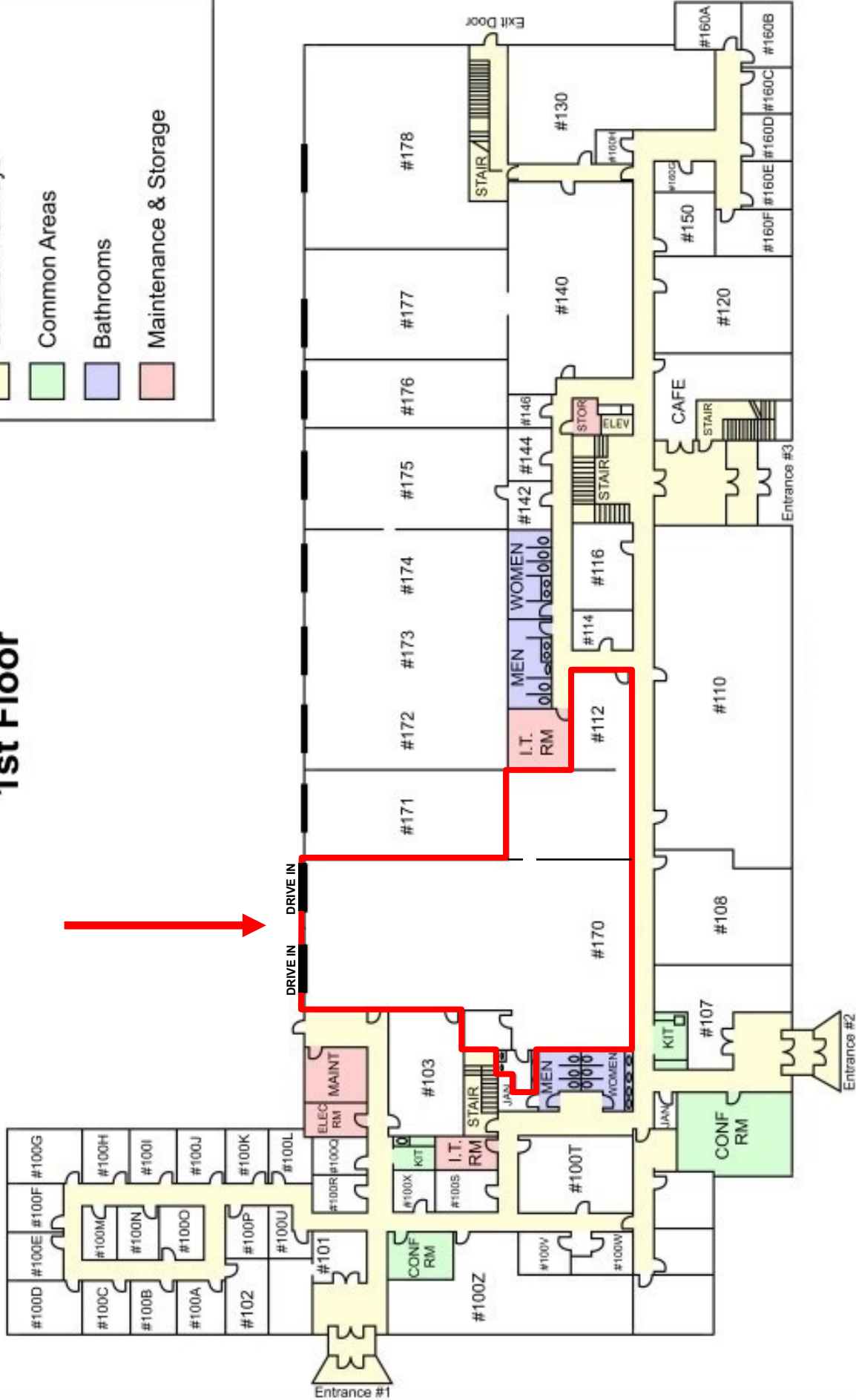
MAP LEGEND

Common Hallways

Common Areas

Bathrooms

Maintenance & Storage



Dulles Executive Offices
44330 Mercure Circle
Dulles, Virginia 20166