

# SALE/LEASE

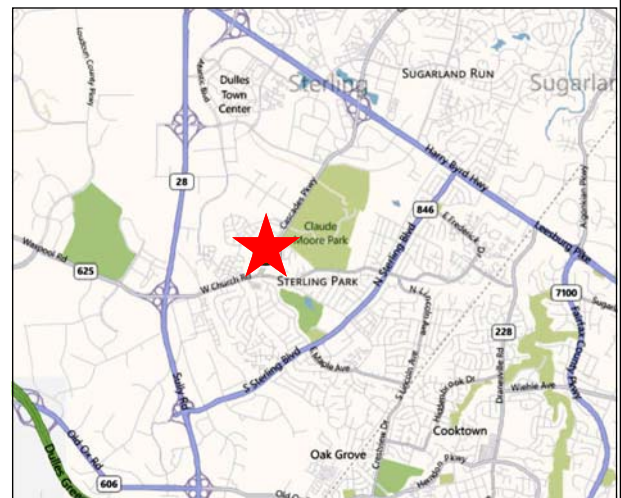
## OAKBROOK CENTER

45714 OAKBROOK COURT, UNIT 130 | STERLING | VA | 20164



### FEATURES:

- SALE PRICE: \$625,000
- LEASE RATE: \$19.20 PSF (PLUS UTILITIES)
- UNIT 130 CONSISTS OF 3,636 SF STRATEGICALLY LOCATED WITH EASY ACCESS TO ROUTE 7 AND ROUTE 28
- ANNUAL TAX: \$5,260.52
- ANNUAL CONDO DUES: \$4,600.00



Exclusive Listing By:



43671 Trade Center Place, Suite 106  
Dulles, Virginia 20166

DAVID GUNTER, CCIM EXT 111  
DEG@CGR-INC.COM

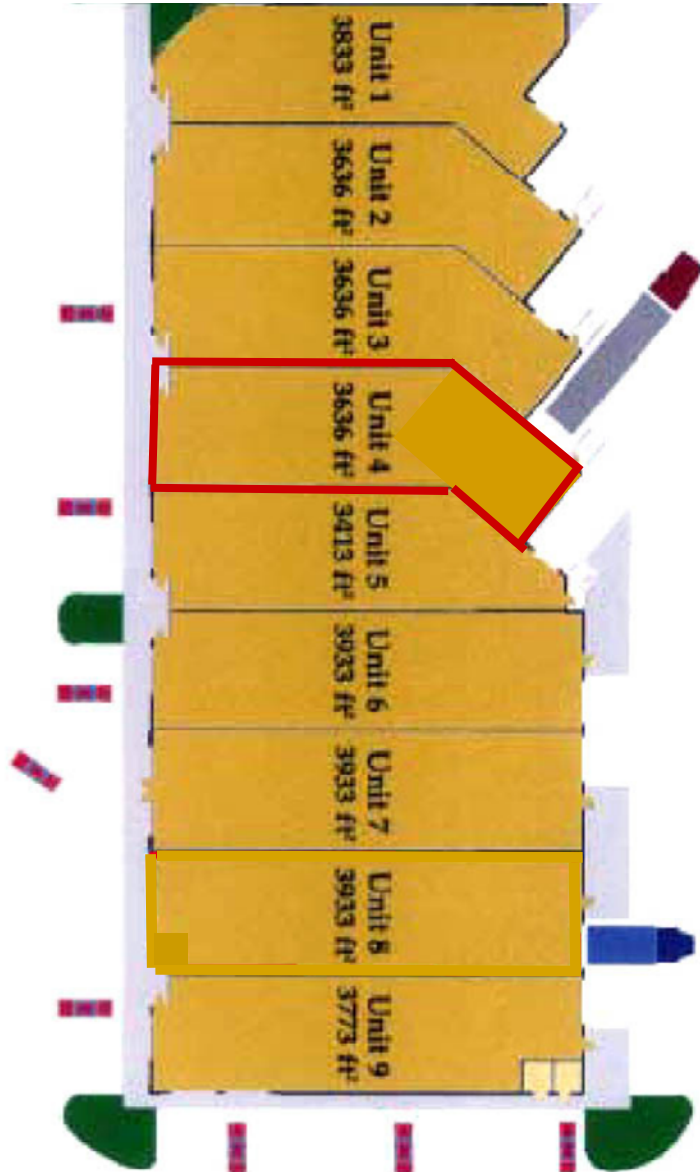


CENTRALLY LOCATED THIS PROPERTY HAS EASY ACCESS TO  
ROUTE 28 AND ROUTE 7

**703-544-1013**

[www.cgr-inc.com](http://www.cgr-inc.com)

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