

THE HEIGHTS @ GOOSE CREEK VILLAGE OFFICE/RETAIL FOR LEASE

21021 & 21035 SYCOLIN RD | ASHBURN | VA |



Exclusive Representation By:



703-544-1013

LIVE WORK PLAY COMMUNITY

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



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DELIVERY 3RD QUARTER 2019

PRIME STREET LEVEL OFFICE AND RETAIL WITH 230 LUXURY APARTMENTS WITHIN GOOSE CREEK VILLAGE

OFFICE SUITES AVAILABLE: 848 - 6,045 SQUARE FEET, TURNKEY COMMERCIAL BUILDOUTS

LEASE RATE: \$28.00 NNN

WALKABLE AMENITIES INCLUDING: CLUB JUMP FITNESS, 529 KIDS, AQ JEWELERS, ATOKA PROPERTIES, BEAUTY BAR & SPA, CHOPATHI INDIA KITCHEN, EAST WING CHINA BISTRO, EASY DAY YOGA, F45 TRAINING ASHBURN, GOOSE CREEK CLEANERS, GOOSE CREEK VETERINARY HOSPITAL, HARRIS TEETER, KIDDIE ACADEMY, MAJEST MARTIAL ARTS, MASSAGE ENVY, NASH VAPES AND CIGARS, PARRANDO'S TEX-MEX GRILL, PASSION FIN, PET VALU, ROOSTERS MEN'S GROOMING CENTER, SALON ALURE, SOCIAL HOUSE KITCHEN & TAP, SUNOCO, TAN ORGANIQ, THE BURGER SHACK, THIRTY SEVEN MEDIA AND MARKETING GROUP, WALGREENS, WAXING THE CITY

GREAT ACCESS TO RT. 7 AND DULLES TOLL ROAD, SILVER LINE 5 MILES, LEESBURG 8 MINUTES VIA SYCOLIN ROAD, DULLES INTERNATIONAL AIRPORT 9 MILES, LEESBURG AIRPORT 2 MILE, TYSONS CORNER 21 MILES AND WASHINGTON DC 34 MILES.

PROPERTY AMENITIES INCLUDE: SIGNAGE TO SYCOLIN ROAD, SIDEWALK ACCESS, FINISHED CEILING HEIGHT 9',

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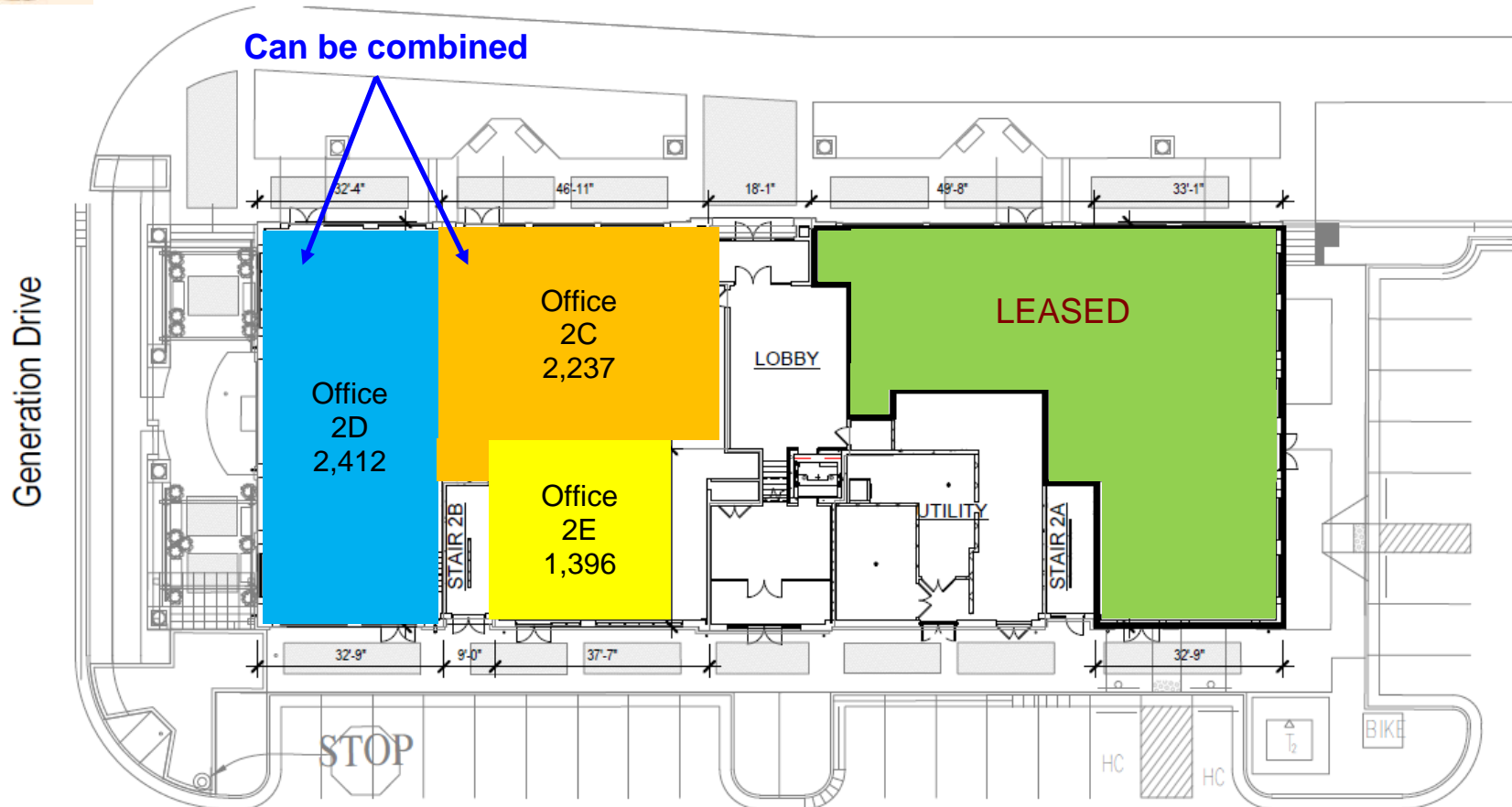
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21035 SYCOLIN RD

SYCOLIN RD (ROUTE 643) 15,113 CARS/DAY



THE HEIGHTS @ GOOSE CREEK VILLAGE - BUILDING II

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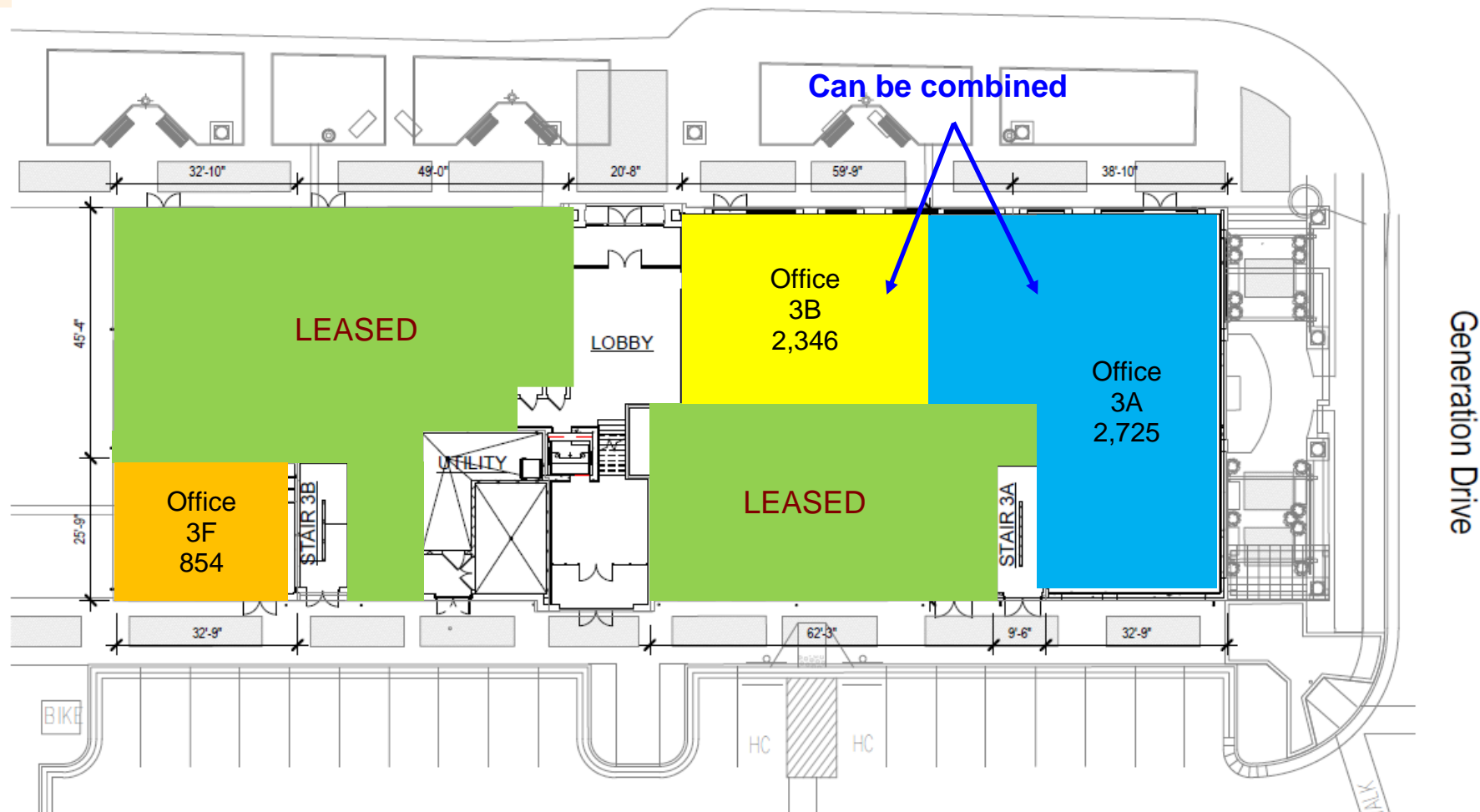
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21021 SYCOLIN RD

SYCOLIN RD (ROUTE 643) 15,113 CARS/DAY



THE HEIGHTS @ GOOSE CREEK VILLAGE - BUILDING III

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