COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

DULLES FLEX 43720 TRADE CENTER PLACE, UNIT 140 DULLES, VIRGINIA 20166



LEASE

5,666 SF

\$9.50 NNN (NNN=\$3.00 PSF)

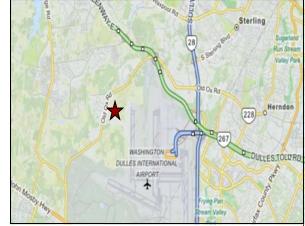
- 4,367 SF FLOOR, 1,299 SF MEZZANINE
- BUILT OUT FIRST AND SECOND FLOOR OFFICE AREA
- WAREHOUSE A FULLY AIR CONDITIONED AND HEATED
- UPGRADED ELECTRIC SERVICE
- Two ADA approved restrooms
- REAR DOUBLE DOOR LOADING



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

DAVID AUSTIN, CCIM EXT. 114
AUSTIN@CGR-INC.COM

THOMAS HERTEL EXT. 118
THERTEL@CGR-INC.COM



CENTRALLY LOCATED IN DULLES TRADE CENTER, MID WAY BETWEEN ROUTE 28 AND ROUTE 50, THIS PROPERTY IS TWO MILES FROM THE GREENWAY, FIVE MILES FROM DULLES INTERNATIONAL AIRPORT AND

> 43671 TRADE CENTER PLACE, STE 106 DULLES, VIRGINIA 20166

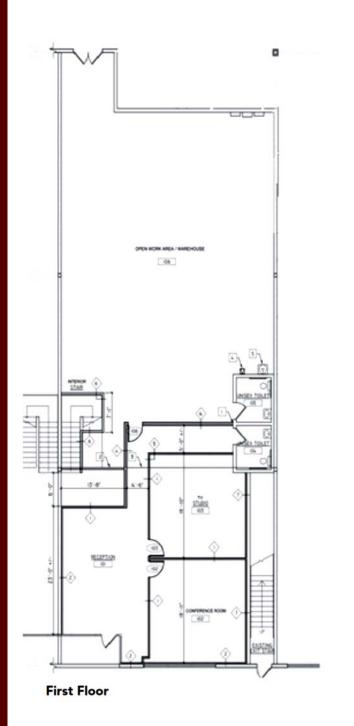
> > www.cgr-inc.com

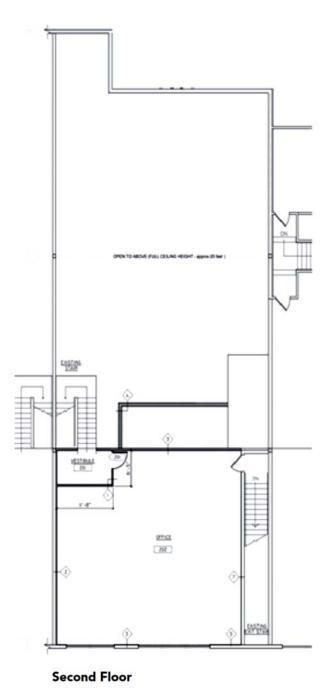
703-544-1013



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.

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