SALE/LEASE

WILLOW OAK BUSINESS CENTER

45945 Trefoil Lane, #118 | Sterling | VA | 20166



FEATURES:

- 4,950 gross square feet
- APPROXIMATELY 1,300 SF OF CONDITIONED OFFICE.
- Two (2) 10'x12' DRIVE-IN LOADING DOORS
- CLEAR HEIGHT 20'
- PDGI Zoning
- SALE PRICE: \$840,000.00 (\$169.70 PSF)
- ANNUAL TAX: \$7,233.62
- CONDO DUES: \$6,390.00
- LEASE RATE: \$10.00 NNN (NNN=\$2.75)



 $\frac{\text{LOCATED WITH EASY ACCESS TO ROUTES 28. TAKE}}{\text{ROUTE 606 (OLD OX ROAD), TURN ONTO}}$ $\frac{\text{OAKGROVE ROAD TO TREFOIL LANE}}{\text{ROUTE 606 (OLD OX ROAD)}}$

www.cgr-inc.com
Exclusive Listing By:

COMMERCIAL GROUP REALTY

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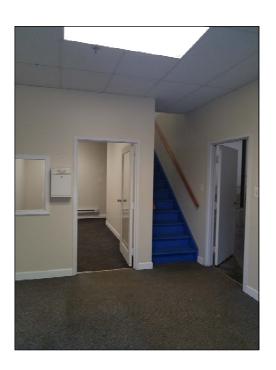


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Information contained herein was obtained from sources deemed to be reliable but accuracy thereof is not warranted. Property is offered subject to prior sale or lease. Change of terms or withdrawals without notice.

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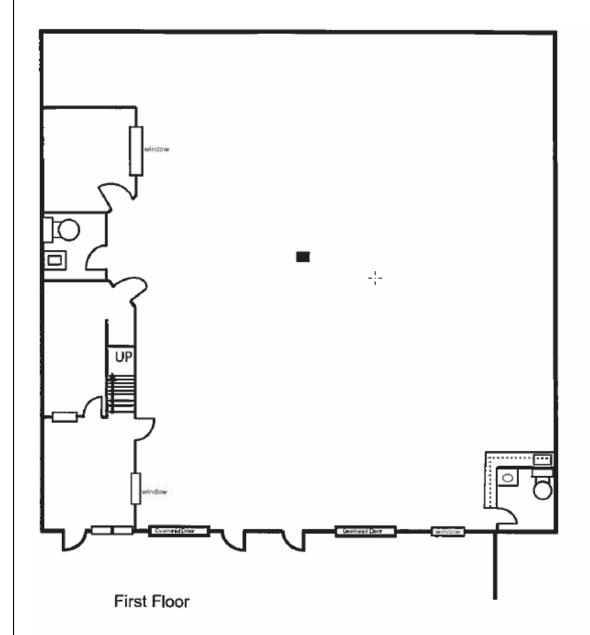
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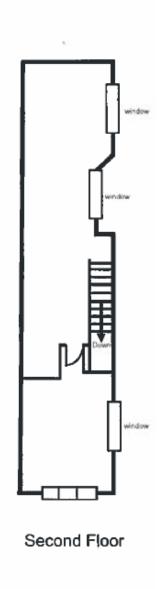


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Floor Plan





45945 Trefoil Lane Unit 118

Not to scale

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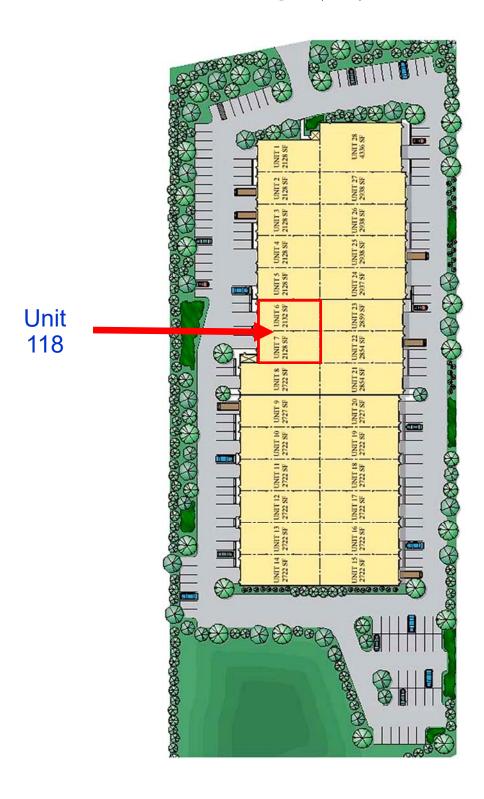
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SITE PLAN



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