

SALE/LEASE

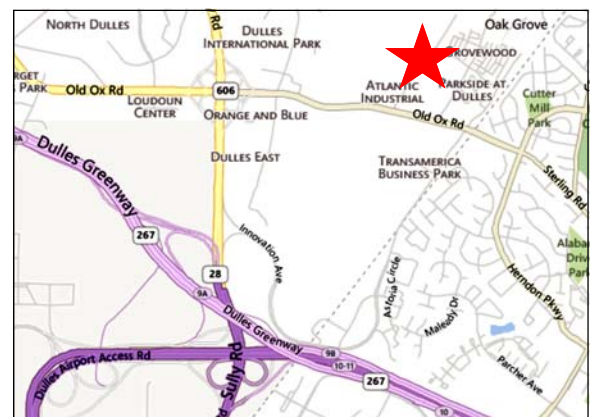
WILLOW OAK BUSINESS CENTER

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)



LOCATED WITH EASY ACCESS TO ROUTES 28. TAKE ROUTE 606 (OLD OX ROAD), TURN ONTO OAKGROVE ROAD TO TREFOIL LANE

Exclusive Listing By:



DAVE GUNTER, CCIM EXT 111
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www.cgr-inc.com

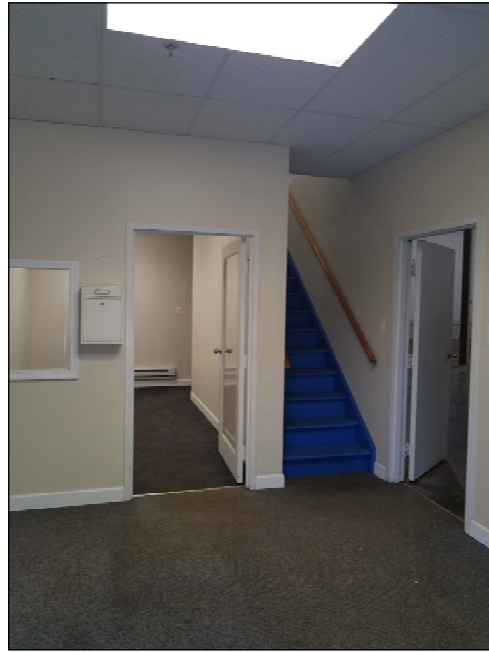
703-544-1013



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COMMERCIAL GROUP REALTY, INC. - SERVING THE DULLES CORRIDOR

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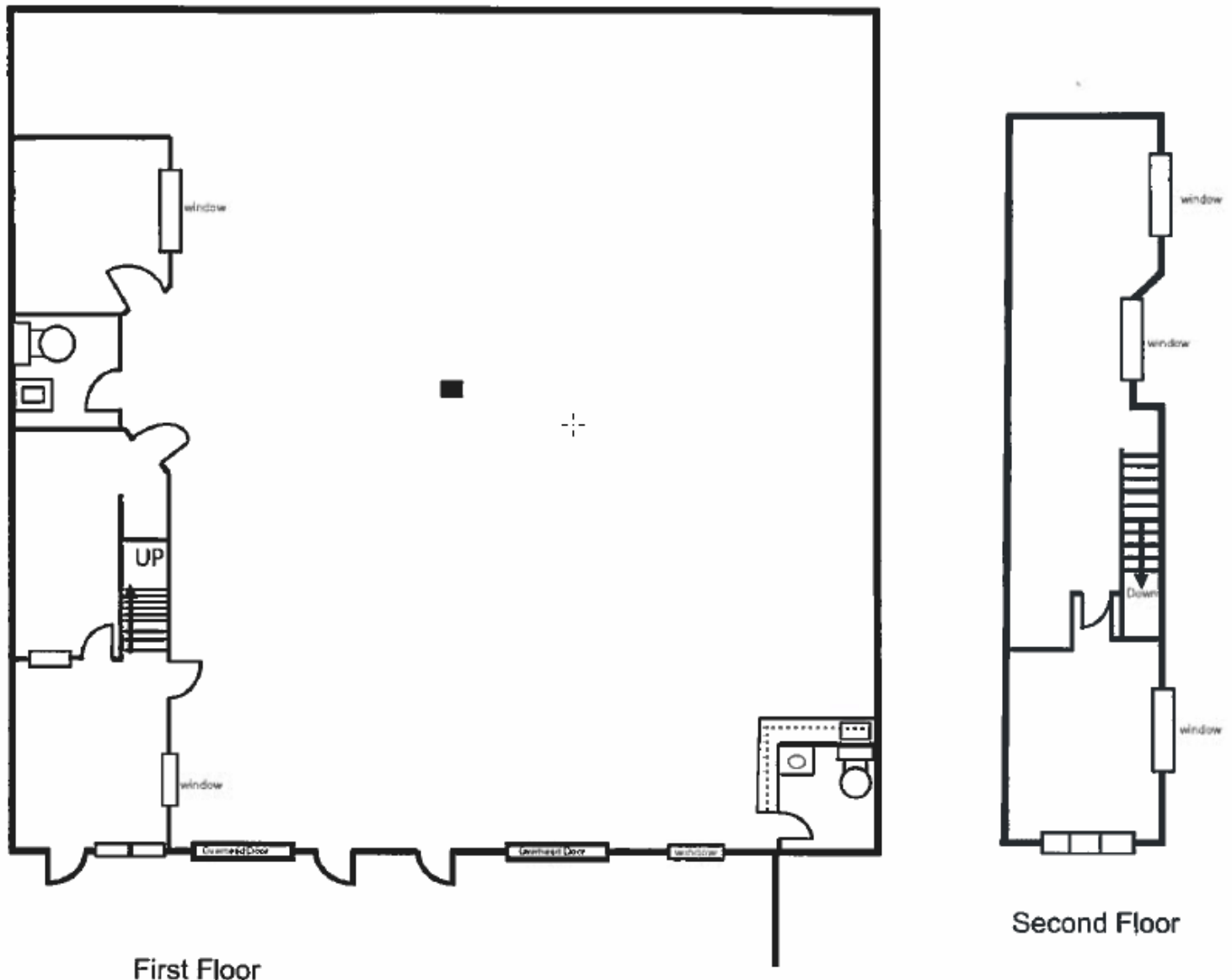
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Floor Plan



First Floor

Second Floor

45945 Trefoil Lane
Unit 118

Not to scale

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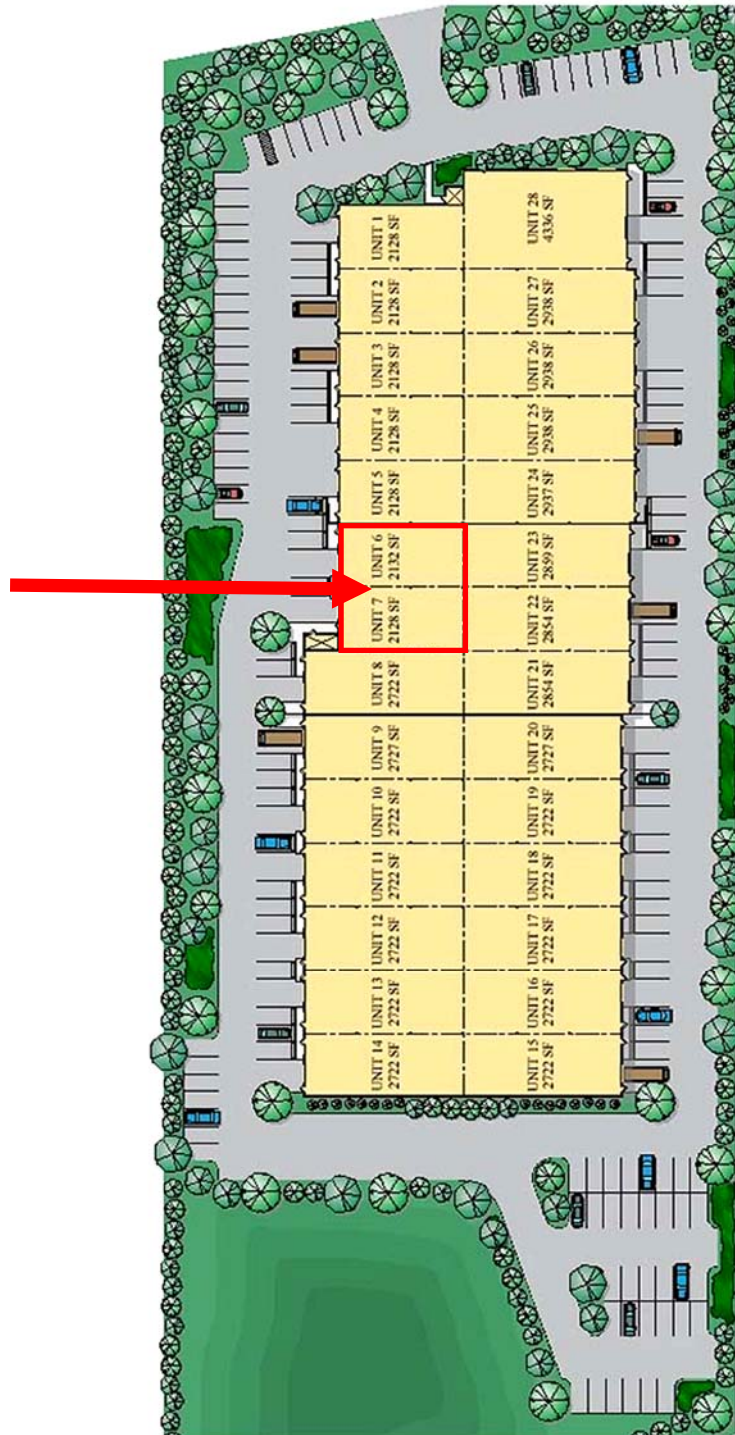
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SITE PLAN

Unit
118



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