



- **CONVENIENT LOCATION!**  
CENTRAL to Route 28, Dulles Toll Road, Greenway, Dulles Airport; less than 1 mile to future Metro Station
  - Finished Office = 1,569 SF
  - Warehouse = 1,704 SF
  - Total Square Feet = 3,273 SF
- 
- Fully Air-Conditioned
  - Drive-In Door
  - Great Windows, Lots of Natural Light!
  - Like-New

44900 Acacia Lane | Suite 106 | Sterling, VA 20166

## CLASS "A" OFFICE – SHOWROOM – FLEX FOR SALE – 3,273 Square Feet OFFICE/WAREHOUSE/CLASSROOM

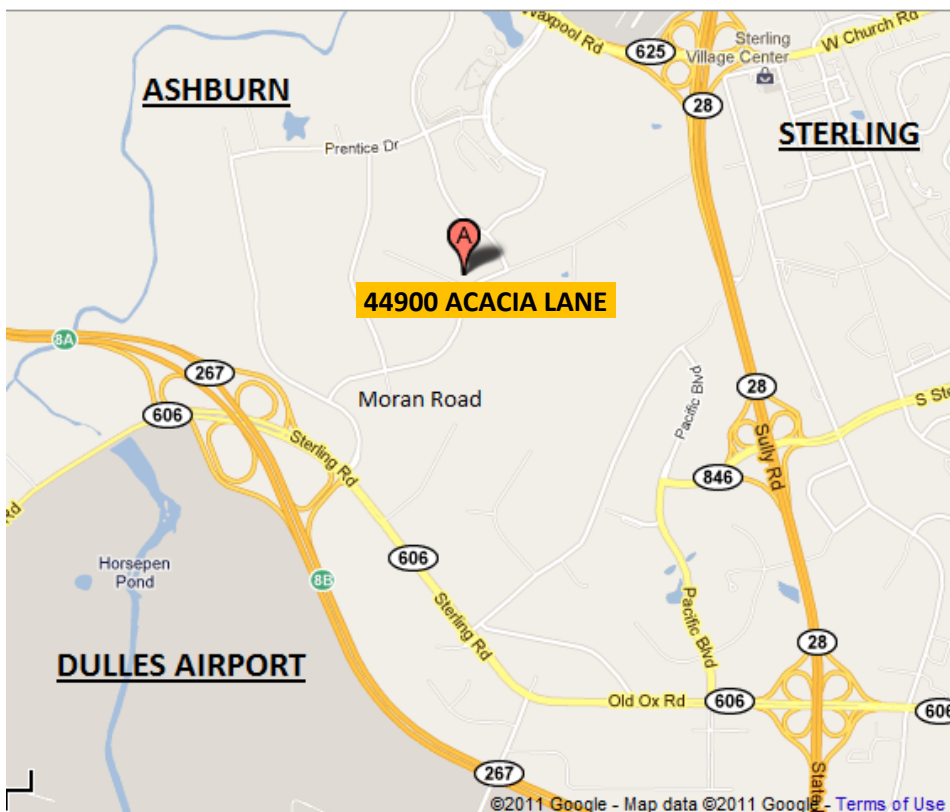
TIM NACHAZEL, CPM®

Investin Real Estate Services, Inc.

Cell: (703) 408-2620

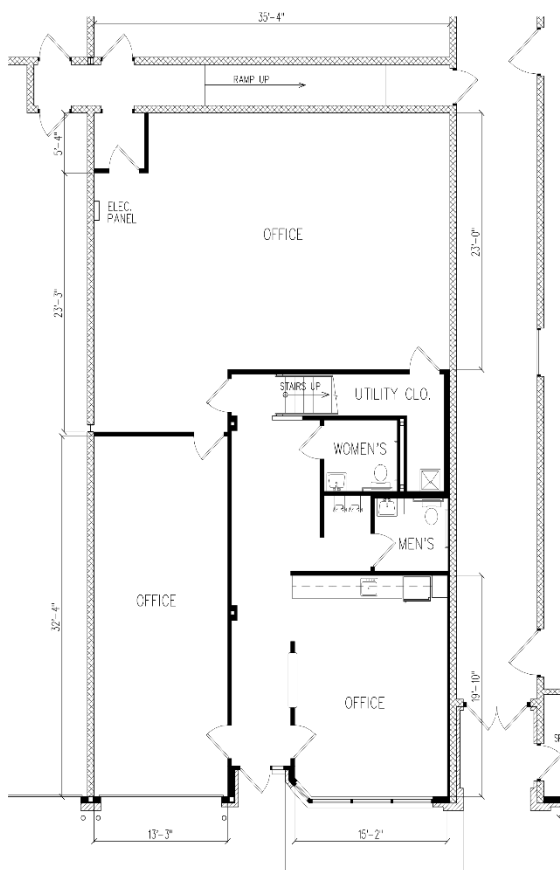


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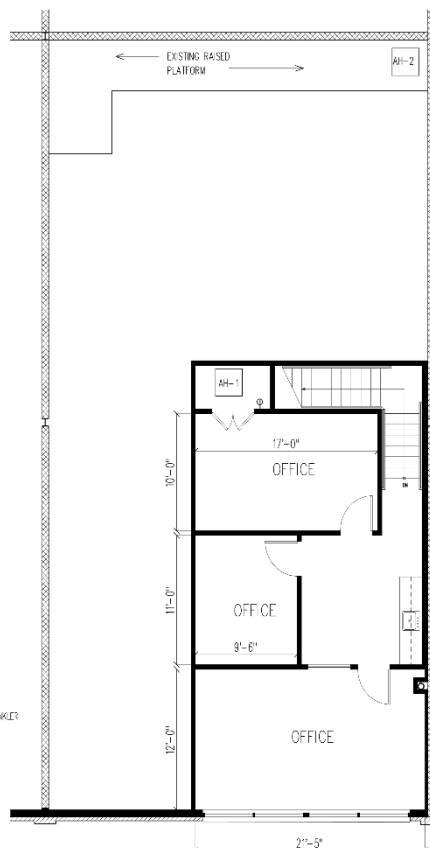




## FLOOR PLANS



First Floor Plan



Second Floor Plan

