

**FOR SALE NOW!**



- **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**

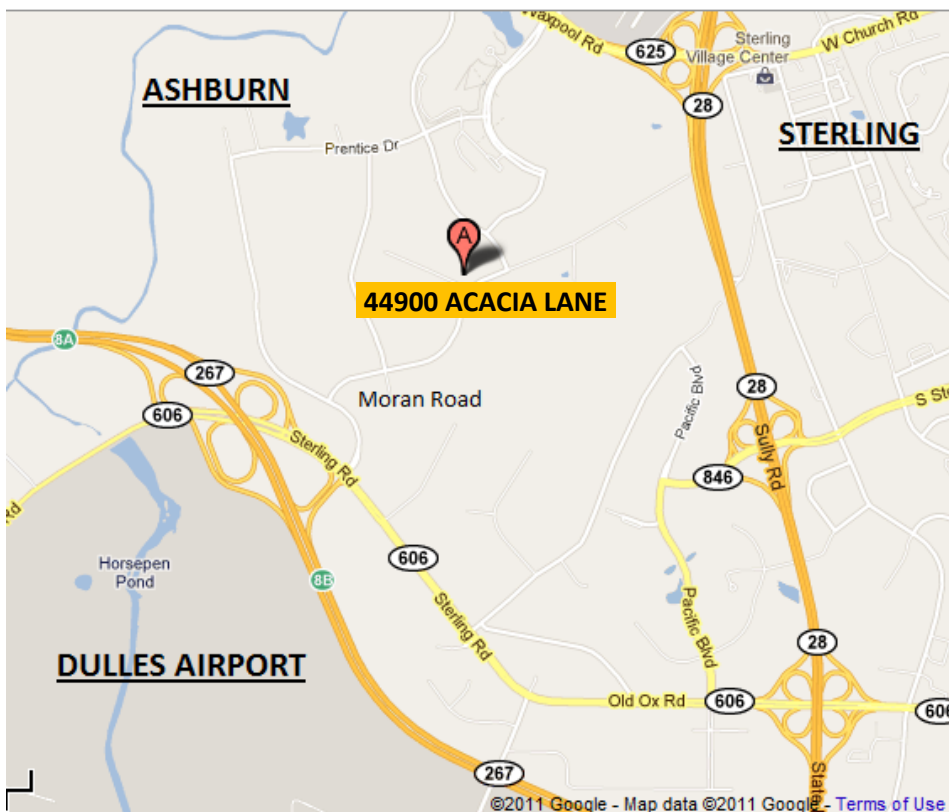
TIM NACHAZEL, CPM®

Investin Real Estate Services, Inc.

Cell: (703) 408-2620

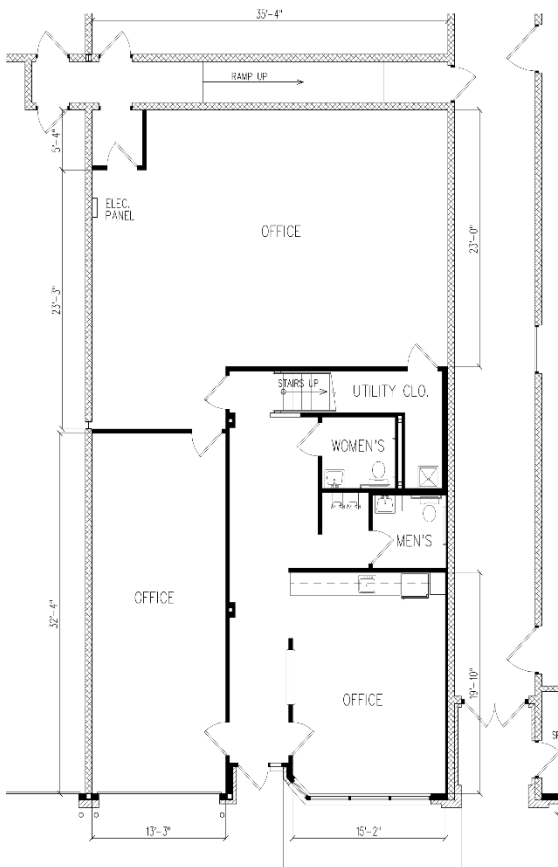


Tim@Investin-RealEstate.com  
www.Investin-RealEstate.com

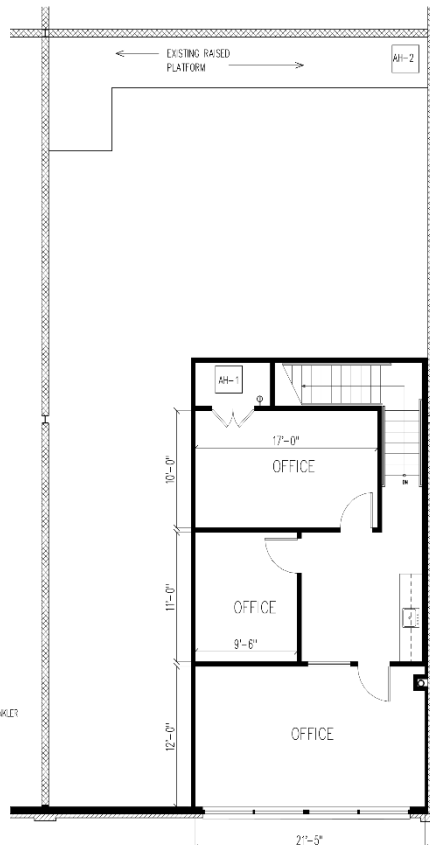




## FLOOR PLANS



First Floor Plan



Second Floor Plan

