



- **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

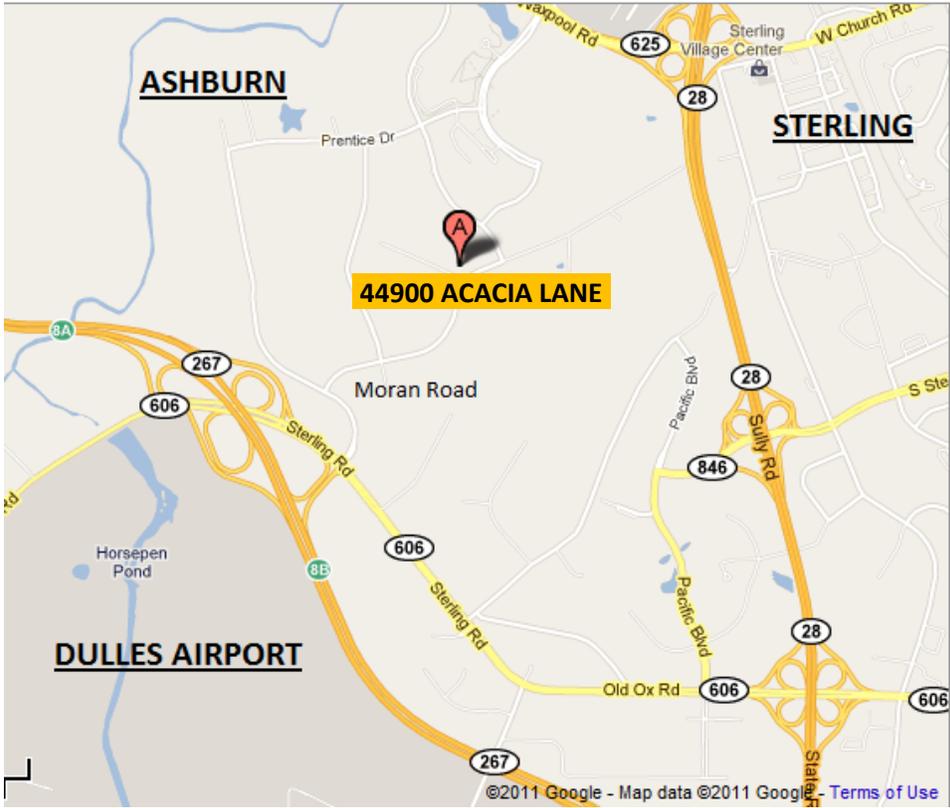
44900 Acacia Lane | Suite 106 | Sterling, VA 20166

**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

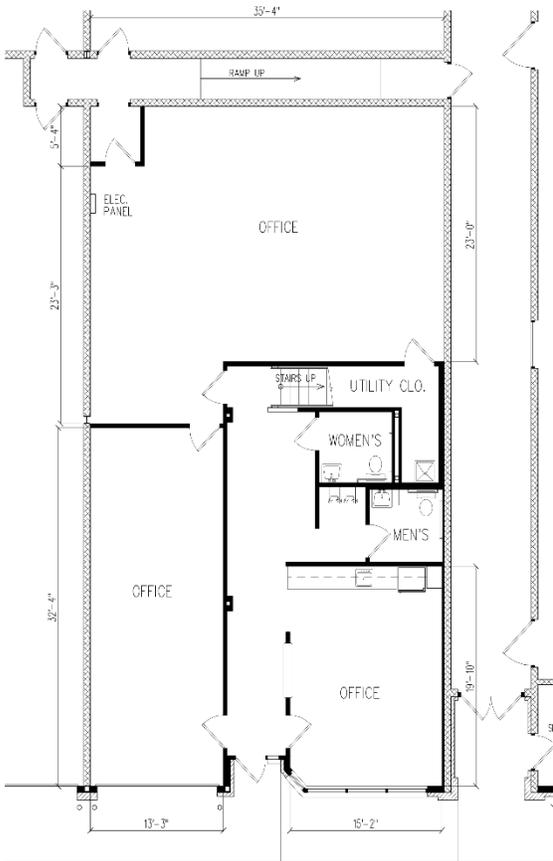


Tim@Investin-RealEstate.com  
www.Investin-RealEstate.com

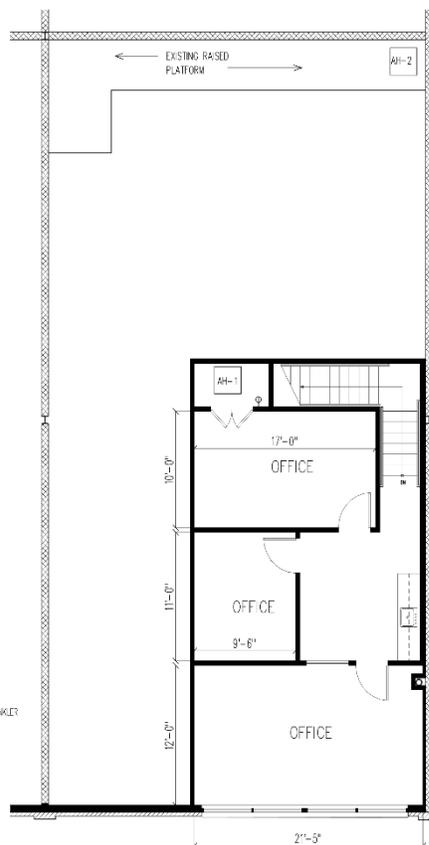




## FLOOR PLANS



First Floor Plan



Second Floor Plan



**TIM NACHAZEL, CPM®**

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