

IMMEDIATE AVAILABILITY!



CONVENIENT LOCATION!
FAST, EASY ACCESS to Route 28, Dulles Toll Road, Greenway, and Dulles Airport

- 2,790 Square Feet
 - New Condition
 - Ready for Build-out
 - 20 Foot Clear Ceiling Height
-
- Lots of Natural Light
 - Very Reasonable and Competitive Rent
 - Parking: 5 per 1,000
 - Brick Masonry and Glass Construction
 - **Landlord Incentives Available**
-

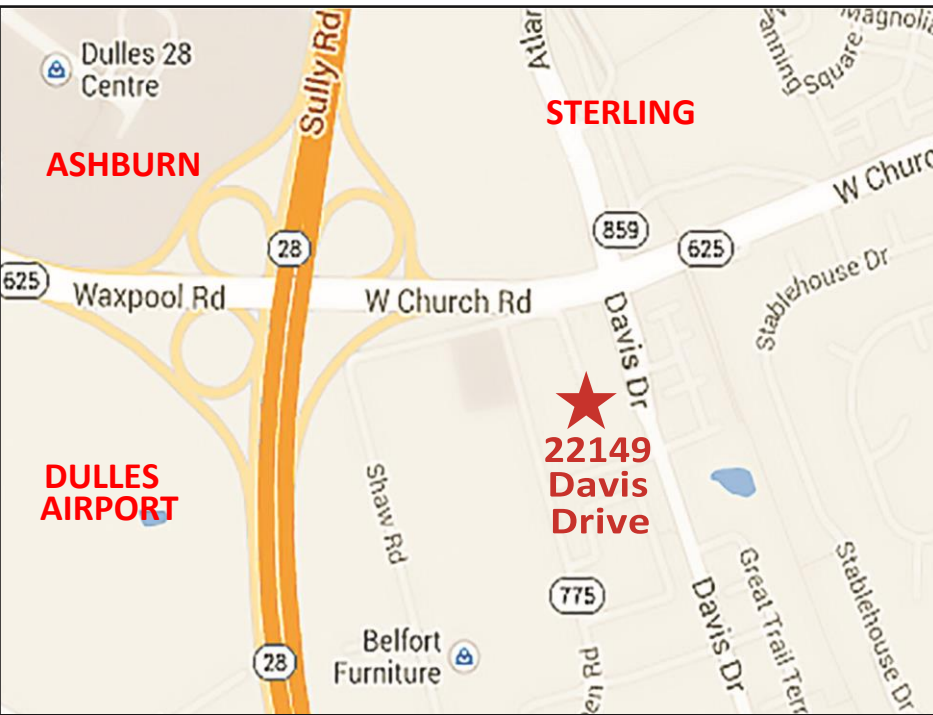
22149 Davis Drive | Suite 120 | Sterling, VA

CLASS “A” OFFICE – RESTAURANT – FLEX
FOR LEASE– RESTAURANT ZONING APPROVED
OTHER USES CONSIDERED

TIM NACHAZEL, CPM®
Mobile: (703) 408-2620
Investin Real Estate Services, Inc.



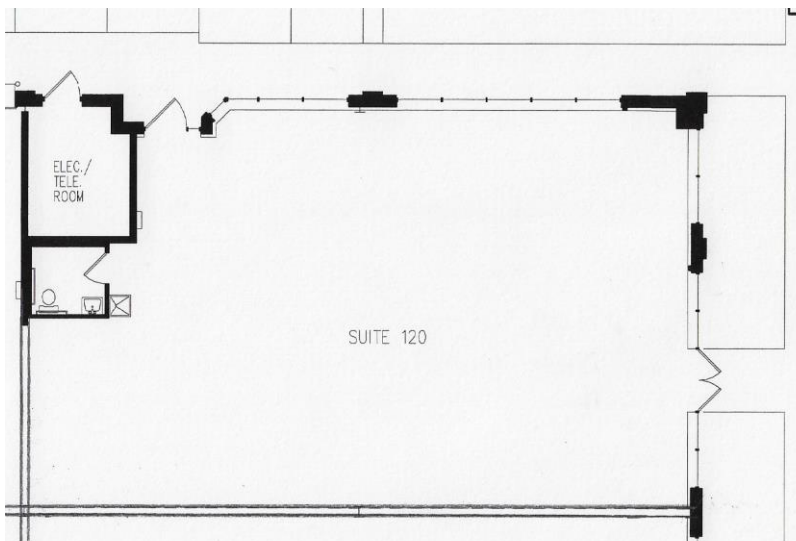
Tim@Investin-RealEstate.com
www.Investin-RealEstate.com





- ✓ Monument Signage Available On Davis Drive
- ✓ Exposure to 12,000 Vehicles Per Day
- ✓ 5 Mile Total Population 2020: 249,223

FLOOR PLAN



- ✓ Premium Office/Flex/Warehouse Space
- ✓ Developed, Leased, and Managed by INVESTIN Real Estate Services (2003 – Present)
- ✓ 1.5 Miles to Wegmans, Target, Chick-Fil-A, Old Navy