

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
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- 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®
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Investin Real Estate Services, Inc.



REAL ESTATE SERVICES, INC.

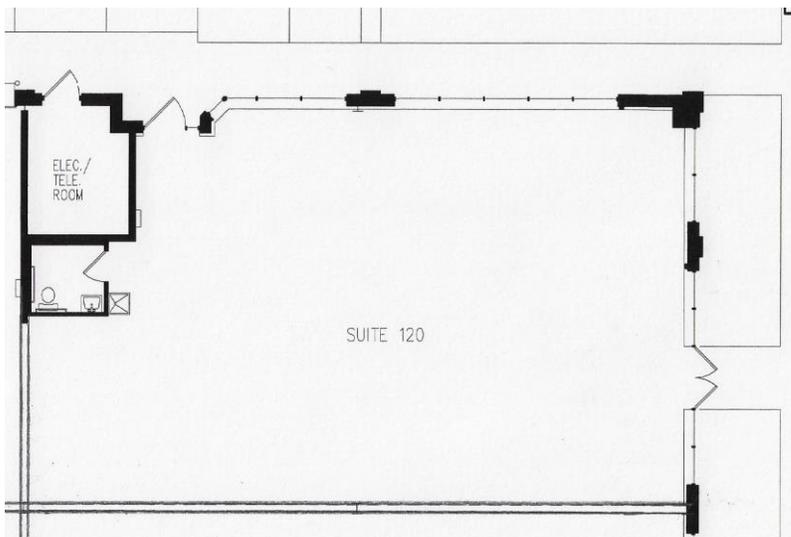
Tim@Investin-RealEstate.com
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- ✓ Monument Signage Available On Davis Drive
- ✓ Exposure to 12,000 Vehicles Per Day
- ✓ 5 Mile Total Population 2020: 249,223

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