

# FOR SALE OR LEASE

OFFICE/FLEX/WAREHOUSE



44225 MERCURE CIRCLE | DULLES, VA

**11,180 SF AVAILABLE**



## MERCURE TRADE CENTER

### PROPERTY HIGHLIGHTS

- **Sales price: \$140 - \$145 PSF**
- **Lease rate: \$9.00 NNN warehouse  
\$11.00 NNN office**
- Units ranging from 3,156 SF to 7,956 SF
- Windowed storefront adjacent to parking
- 9'4" + clear ceiling in office; 22' clear ceiling in warehouse
- 160 free parking spaces
- Property zoned PD-GI

#### Included in each unit:

- LULA Elevator Lift (For access to warehouse from office. One per combined upper and lower level units.)
- 8-ton HVAC units in office suites
- Two (2) restrooms in office suites
- Wet sprinkler system and fire alarm detection
- Water, telephone, sewer, propane heat and electric individually metered
- 4' loading dock with 9'x10' overhead door
- Knock-out dock panels in warehouse

UNIT	SIZE	SALE PRICE*
<del>290</del>	<del>3,233 SF Warehouse</del>	<del>SOLD</del>
<del>100</del>	<del>3,180 SF Office</del>	<del>SOLD</del>
280	4,800 SF Warehouse	\$140 PSF
110	3,156 SF Office	\$145 PSF
<del>270</del>	<del>6,418 SF Warehouse</del>	<del>SOLD</del>
<del>120</del>	<del>3,156 SF Office</del>	<del>SOLD</del>
<del>260A</del>	<del>6,456 SF Warehouse</del>	<del>SOLD</del>
<del>130</del>	<del>3,222 SF Office</del>	<del>LEASED</del>
<del>250</del>	<del>6,365 SF Warehouse</del>	<del>SOLD</del>
<del>140A</del>	<del>3,222 Office</del>	<del>SOLD</del>
<del>240</del>	<del>6,365 SF Warehouse</del>	<del>SOLD</del>
<del>150</del>	<del>3,166 SF Office</del>	<del>SOLD</del>
<del>230</del>	<del>6,400 SF Warehouse</del>	<del>SOLD</del>
<del>160A</del>	<del>3,166 SF Office</del>	<del>LEASED</del>
<del>220</del>	<del>6,400 SF Warehouse</del>	<del>SOLD</del>
<del>170</del>	<del>16,077 SF Office</del>	<del>SOLD</del>
<del>210</del>	<del>4,801 SF Warehouse</del>	<del>LEASED</del>
<del>180A</del>	<del>3,224 SF Office</del>	<del>\$145 PSF</del>
<del>200</del>	<del>3,233 SF Warehouse</del>	<del>LEASED</del>
<del>190</del>	<del>3,062 SF Office</del>	<del>LEASED</del>

\*All pricing is subject to change at any time

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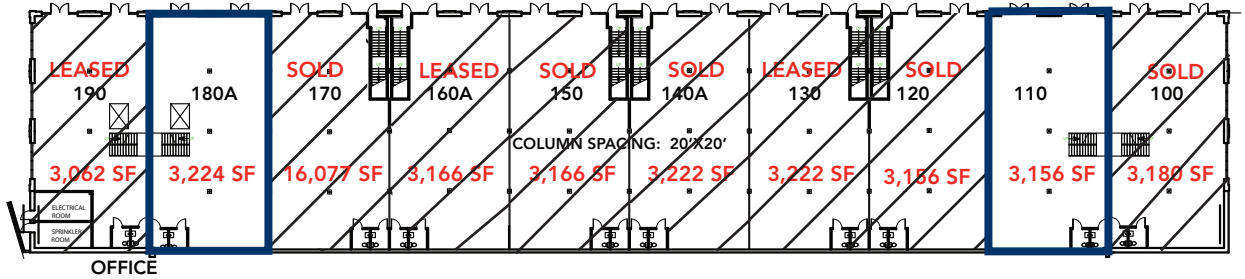
OFFICE/FLEX/WAREHOUSE



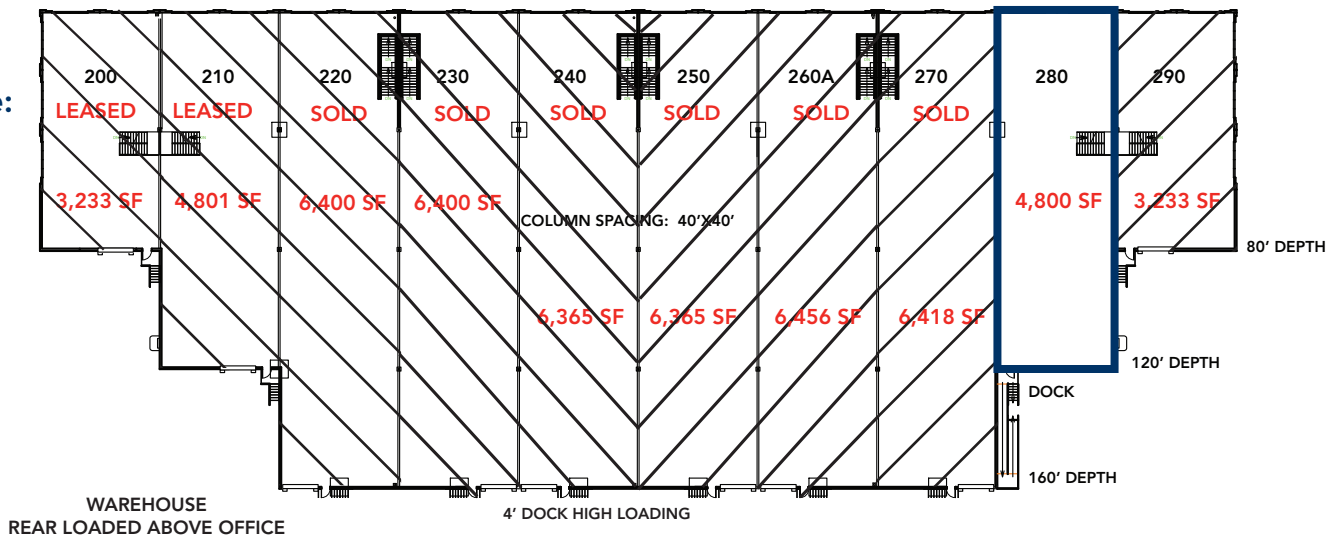
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## BUILDING PLAN & AVAILABILITIES

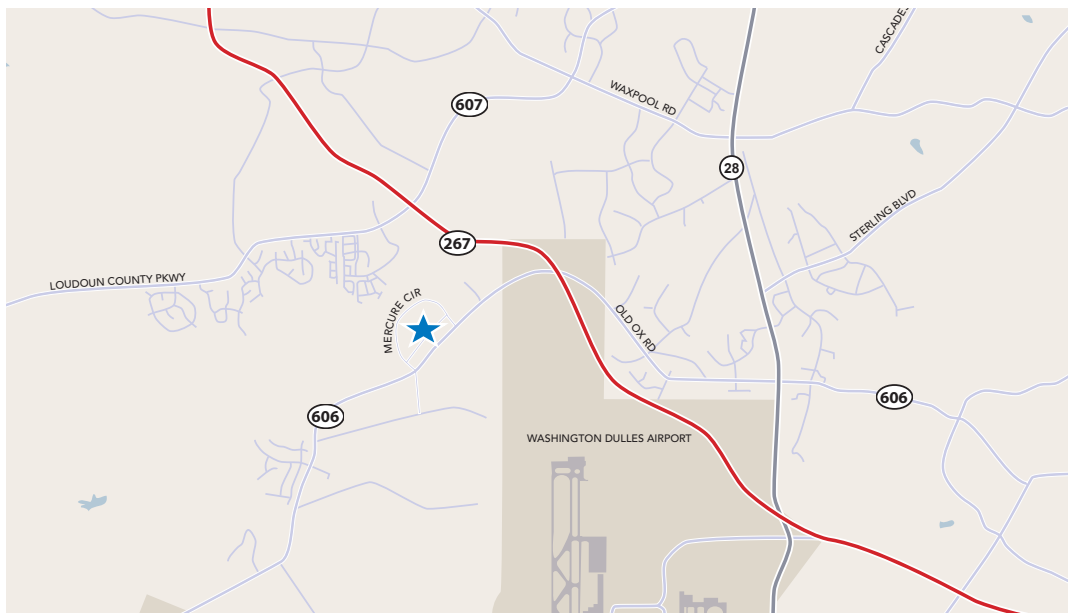
Lower Level Office:



Upper Level Warehouse:



## MAP



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