STERLING PARK



CLASS A FLEX OFFICE • ZONED PD-IP 93 REV

AVAILABLE FOR LEASE



CBRE

Park Highlights

Sterling Park is comprised of approximately 474,274 square feet of office and warehouse spaces in 7 buildings. The park is zoned PD-IP 93 Rev. (Loudoun County) which allows a wide array of commercial uses.

The park is very well located in Sterling, VA in proximity to the Dulles International Airport and surrounded by numerous amenities. With excellent access to major road arteries such as Route 28 and the Dulles Toll Road.

Total Size: 474,274 SF Loading: 60 Loading Docks

21 Drive-Ins (varies per building) Land Area: 37.04 acres

Parking:

Classification: Flex Office and Warehouse 22455 Davis Dr &

Year Built: 1987 - 2011 (varies per building) 22370 Davis Dr:

PD-IP 93 Rev. (Loudoun County) **Zoning:**

Fire Safety: Fully Sprinklered

Ceiling Height: 15'6" - 24' (varies per building) 403 - 405 Glenn Dr: 1.6/1,000 SF

22560 Glenn Dr: 3.0/1,000 SF

2.7/1,000 SF

22400 Davis Dr: 3.4/1,000 SF

22446 Davis Dr: 2.3/1,000 SF

Outside Storage/ Parking Area Available











For More Information Please Contact The CBRE Leasing Team:

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Tony Russo

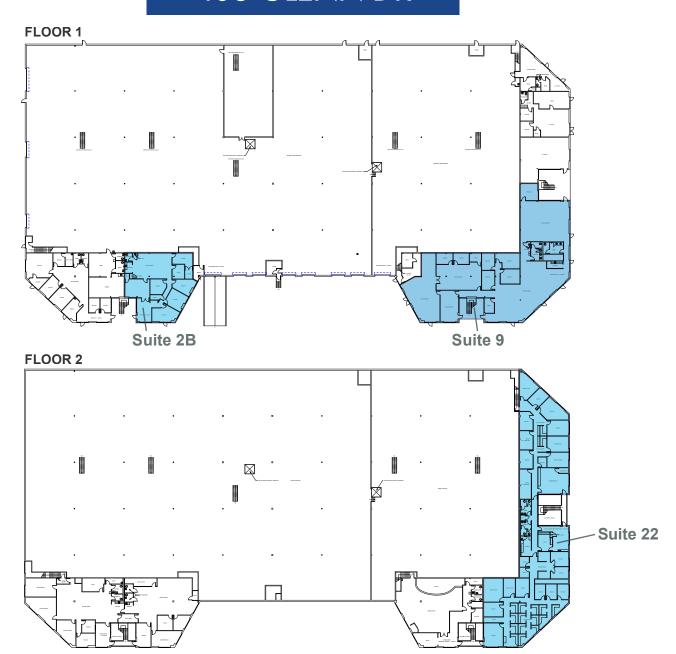
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403 GLENN DR

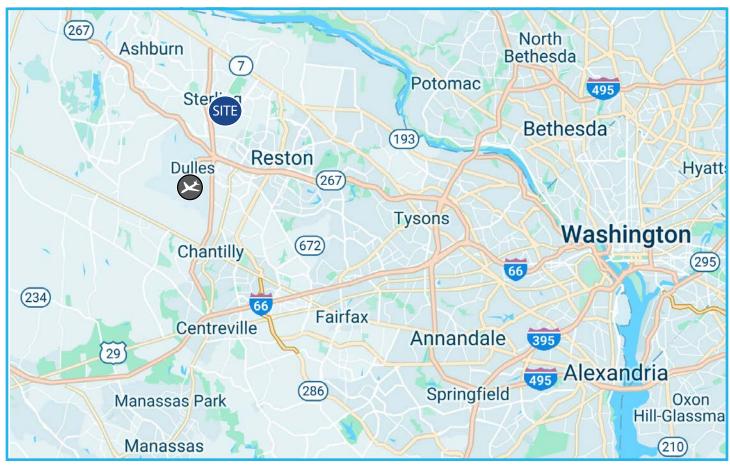


Suites Available	Square Feet	Rental Rate	Loading
Suite 2B	2,726 SF	\$10.50 NNN	N/A (Office)
Suite 9	8,038 SF	\$10.50 NNN	N/A (Office)
Suite 22	8,475 SF	\$10.50 NNN	N/A (Office)

Building

OPEX	Column Spacing	Ceiling Height	Parking Spaces
\$3.36 PSF	40' x 38'	24'	155





Distance To

▶ Route 28	Route 507 Miles
Dulles Toll Road2.25 Miles	Interstate 6610 Miles
▶ Dulles International Airport3 Miles	Interstate 49513 Miles
▶ Route 73.25 Miles	▶Washington DC22 Miles

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