

# 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.

<b>Total Size:</b>	474,274 SF	<b>Loading:</b>	60 Loading Docks 21 Drive-Ins (varies per building)
<b>Land Area:</b>	37.04 acres	<b>Parking:</b>	403 - 405 Glenn Dr: 1.6/1,000 SF 22455 Davis Dr & 22560 Glenn Dr: 3.0/1,000 SF 22370 Davis Dr: 2.7/1,000 SF 22400 Davis Dr: 3.4/1,000 SF 22446 Davis Dr: 2.3/1,000 SF
<b>Classification:</b>	Flex Office and Warehouse		<b>Outside Storage/ Parking Area Available</b>
<b>Year Built:</b>	1987 - 2011 (varies per building)		
<b>Zoning:</b>	PD-IP 93 Rev. (Loudoun County)		
<b>Fire Safety:</b>	Fully Sprinklered		
<b>Ceiling Height:</b>	15'6" - 24' (varies per building)		





# Site Plan



For More Information Please Contact The CBRE Leasing Team:

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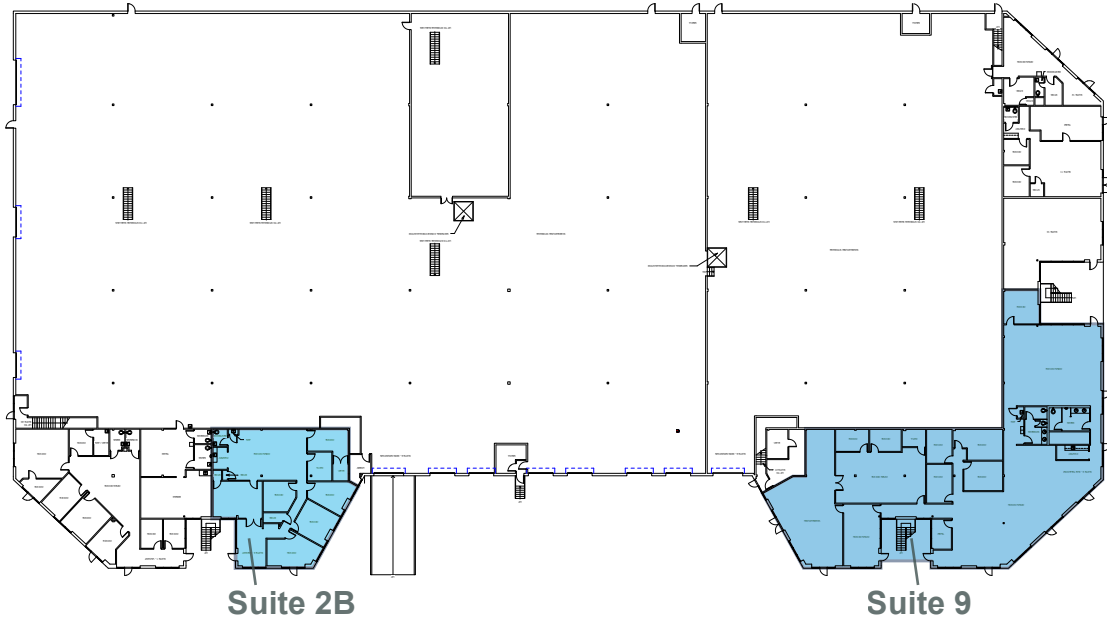
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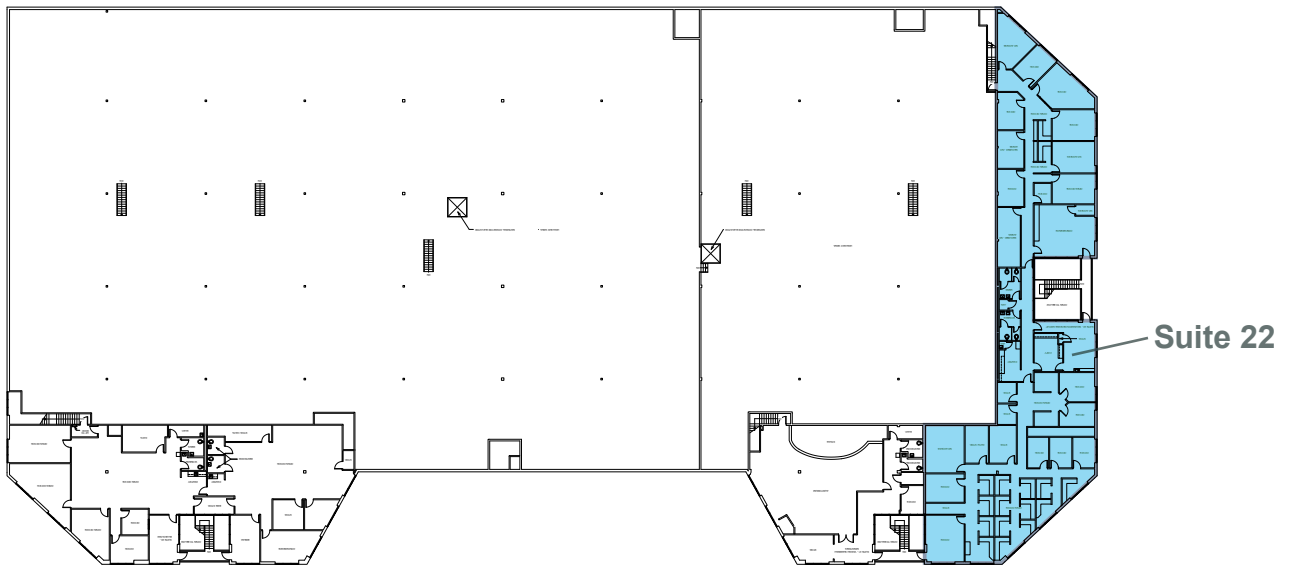


# 403 GLENN DR

FLOOR 1



FLOOR 2

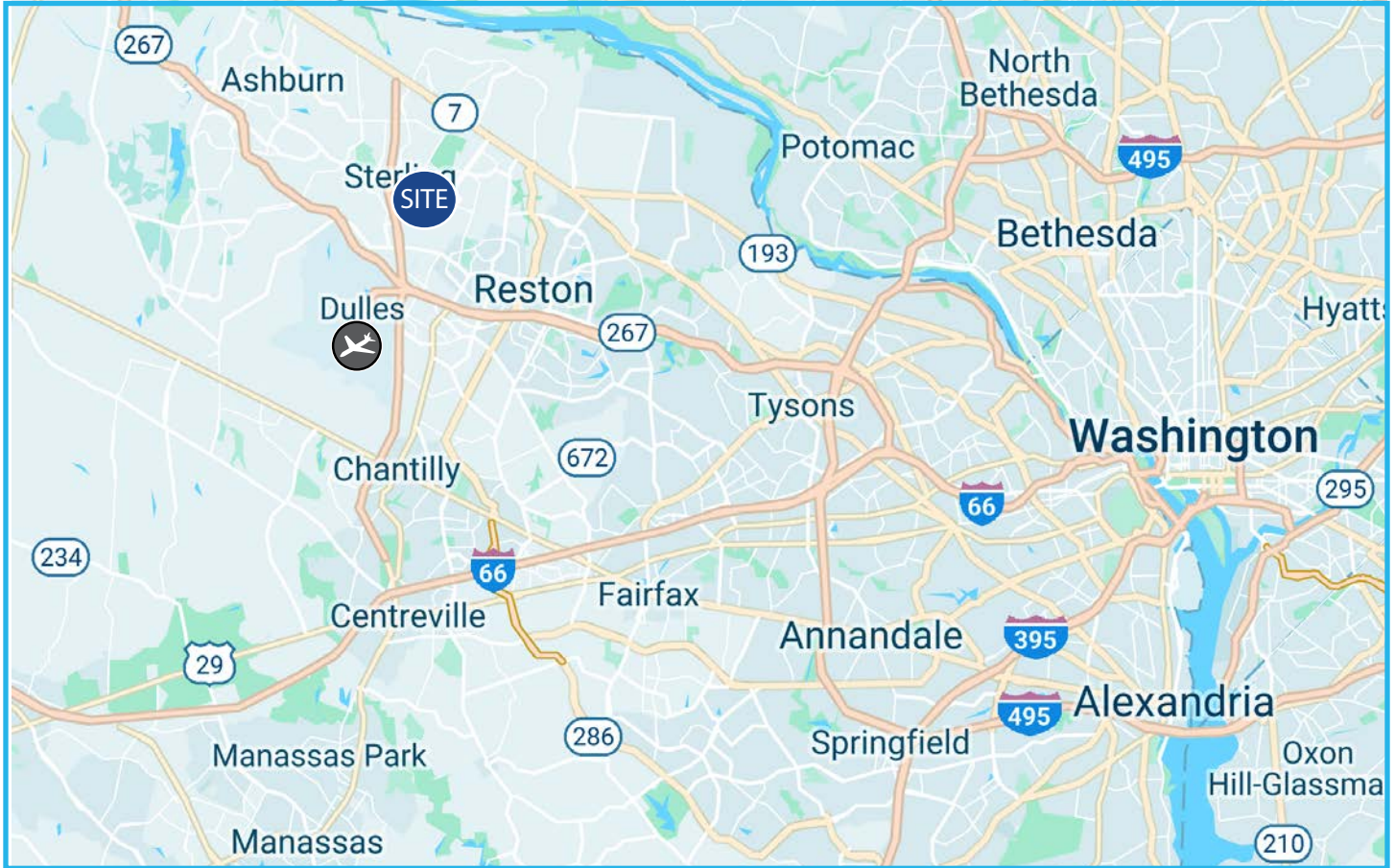


Suites Available	Square Feet	Rental Rate	Loading
Suite 2B	2,726 SF	\$10.50 NNN	N/A (Office)
Suite 9	8,038 SF	\$10.50 NNN	N/A (Office)
Suite 22	8,475 SF	\$10.50 NNN	N/A (Office)

## Building

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

# Area Maps



## Distance To

- ▶ Route 28.....0.25 Miles
- ▶ Dulles Toll Road.....2.25 Miles
- ▶ Dulles International Airport.....3 Miles
- ▶ Route 7.....3.25 Miles
- ▶ Route 50.....7 Miles
- ▶ Interstate 66.....10 Miles
- ▶ Interstate 495.....13 Miles
- ▶ Washington DC.....22 Miles

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