



The Corporate Office Park at Dulles Town Center

For Lease | Dulles, VA

Executive Summary

The Corporate Office Park at Dulles Town Center

The Opportunity

45745 Nokes Boulevard at Dulles Town Center is the integral part of the 554 acre Dulles Town Center. Located at the intersection of Routes 28 and 7, the building provides outstanding visibility for retail-type showroom users. The building design combines distinctive architectural details and finishes normally associated with upscale office buildings with the flexible design required by many of today's high tech tenants.

Summary of Facts

Number of Buildings:	One
Total Size:	95,000 RSF
Availability:	13,471 RSF Available Now
Rental Rate:	\$17.00 NNN
Year Built:	2001
Land Area:	9.50 acres
Zoning:	PDIP
Construction Type:	CMU and brick veneer
Fire Safety:	Fully sprinklered
Loading:	Four 12' x 12' drive-in doors
Ceiling Height:	14' clear
Column Spacing:	40' x 40'
Parking:	150 free surface spaces available; Ratio of 4/1,000 SF



Partnership. Performance.

For more information, please contact:



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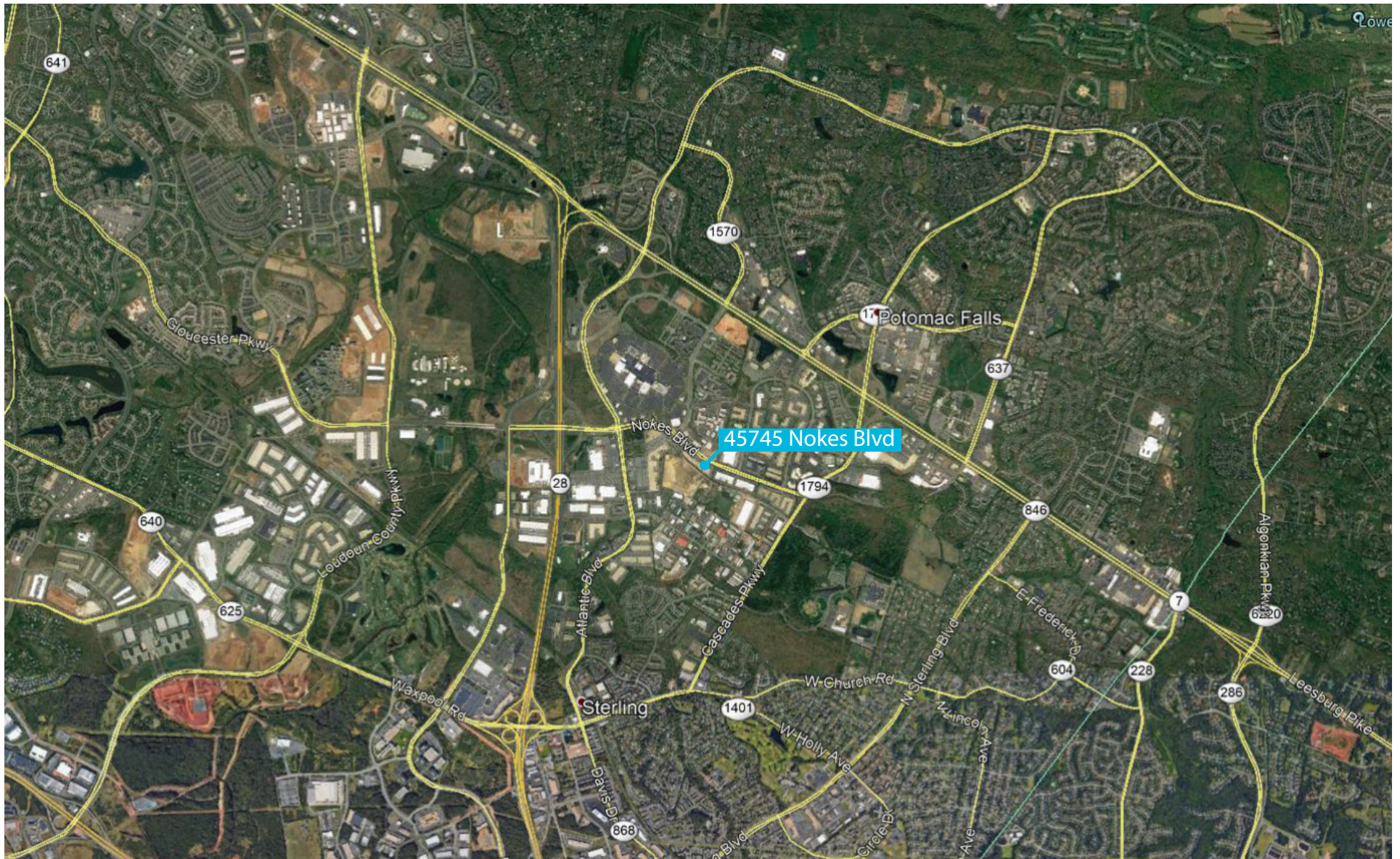
Location

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Amenities

The Corporate Office Park at Dulles Town Center



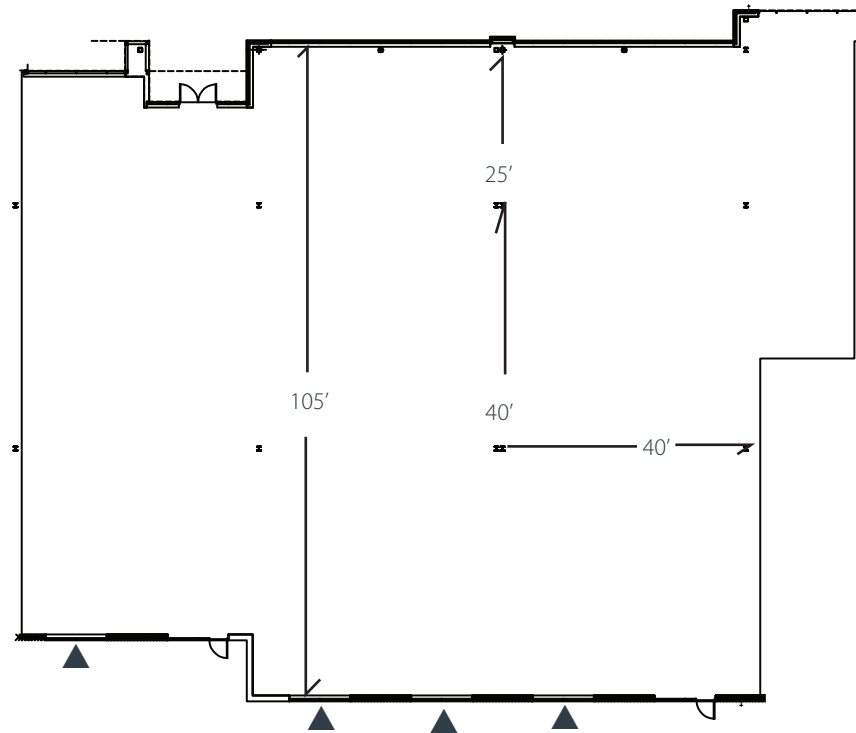
The Corporate Office Park at Dulles Town Center

45745 Nokes Blvd

Suite 140

Office Space | 13,471 RSF

Divisible



▲ = Drive-in Door, 10' x 12'
(Now Knock Outs)

Key Plan





For more information, please contact:

**AVISON
YOUNG**



**KLEIN
ENTERPRISES**

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