



OFFICE BUILDING FOR LEASE

CROSS CREEK COMMONS

45150 RUSSELL BRANCH PKWY, ASHBURN, VA 20147



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	893 - 15,705 sf
Lease Rate:	\$19.00 per sf, FS
Building Size:	33,761 sf
Renovated:	2007
Parking:	Free surface parking available
Parking Ratio:	4.43 spaces per 1,000 sf
Security:	Fully automated, digital system

PROPERTY HIGHLIGHTS

- Prime Route 7 visibility/signage opportunity
- Tenant improvement allowance available, with flexible floor plan options
- Ten minutes from Dulles International Airport (IAD)
- Close proximity to 4m sf One Loudoun mixed-use development and near to 1.4m sf Dulles Town Center Regional Mall
- New Russell Branch Parkway extension now open with direct access to Pacific Boulevard and Claiborne Parkway

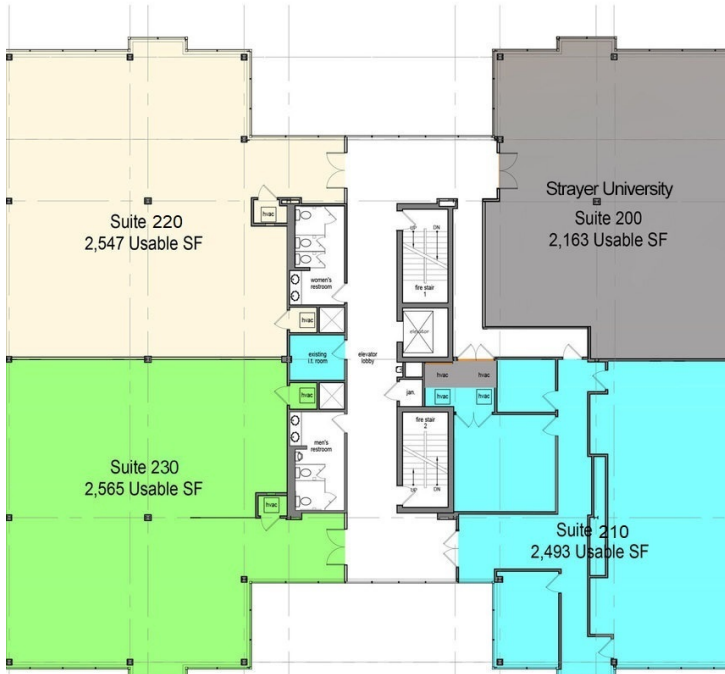
DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	2,053	25,763	65,925
Total Population:	4,972	66,841	189,638
Average HH Income:	\$107,347	\$142,415	\$149,392

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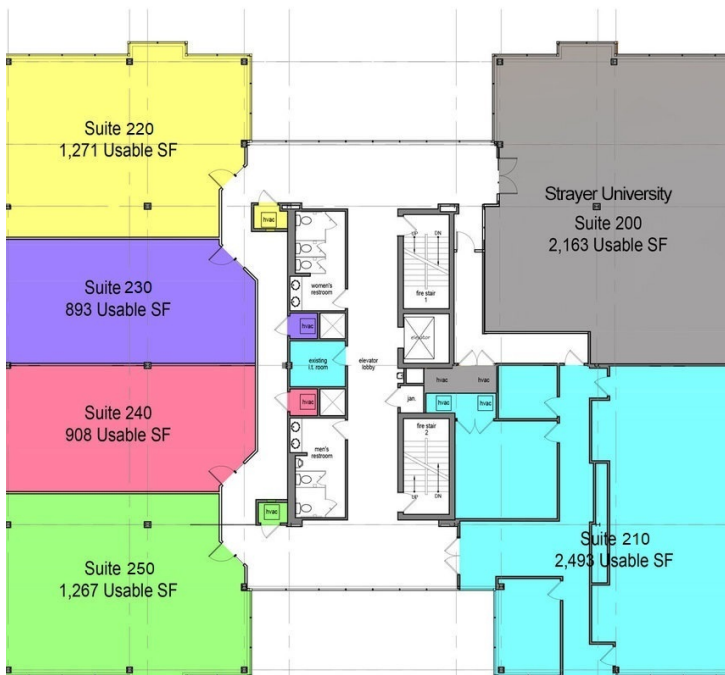
SECOND FLOOR PLANS



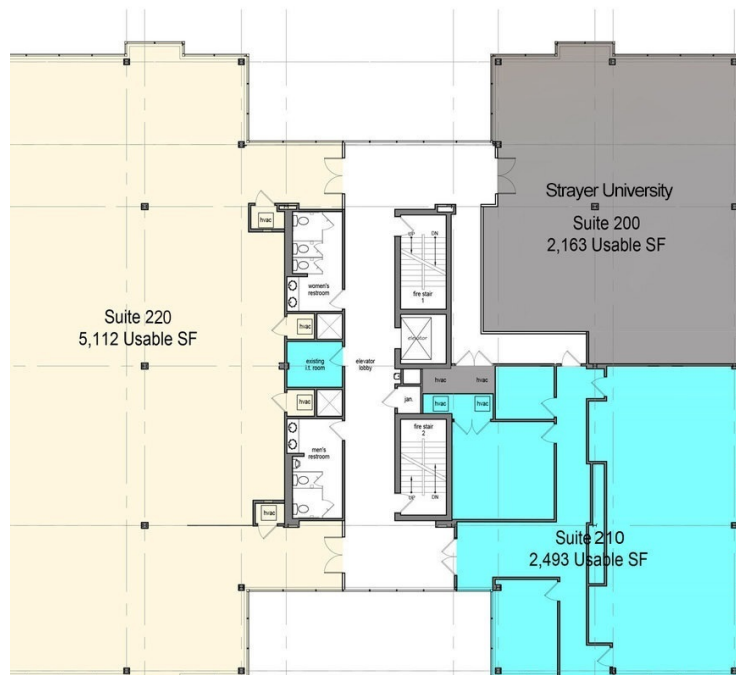
Proposed Suite Blocking Plan: Option A



Proposed Suite Blocking Plan: Option B



Proposed Suite Blocking Plan: Option C

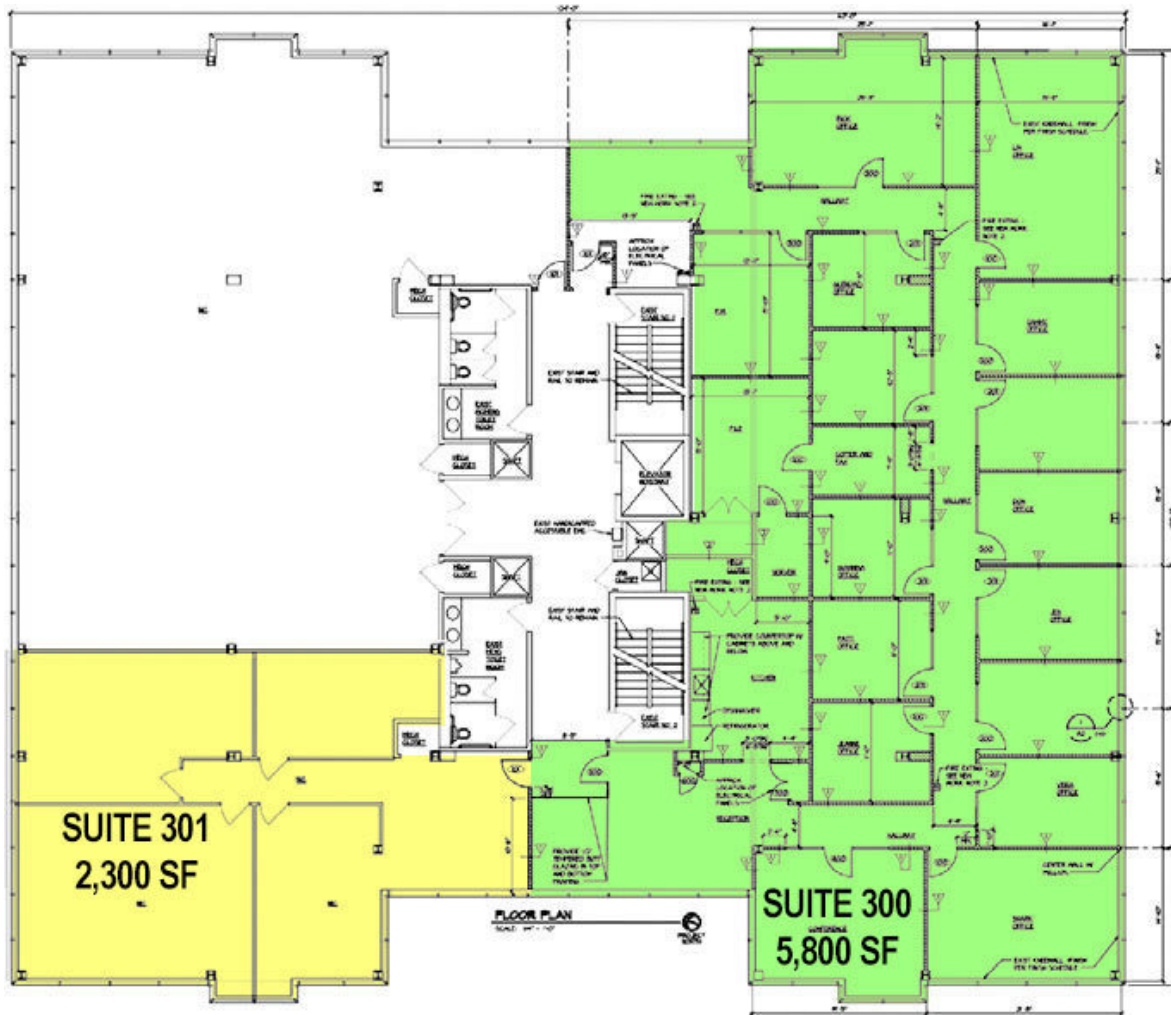


Proposed Suite Blocking Plan: Option D

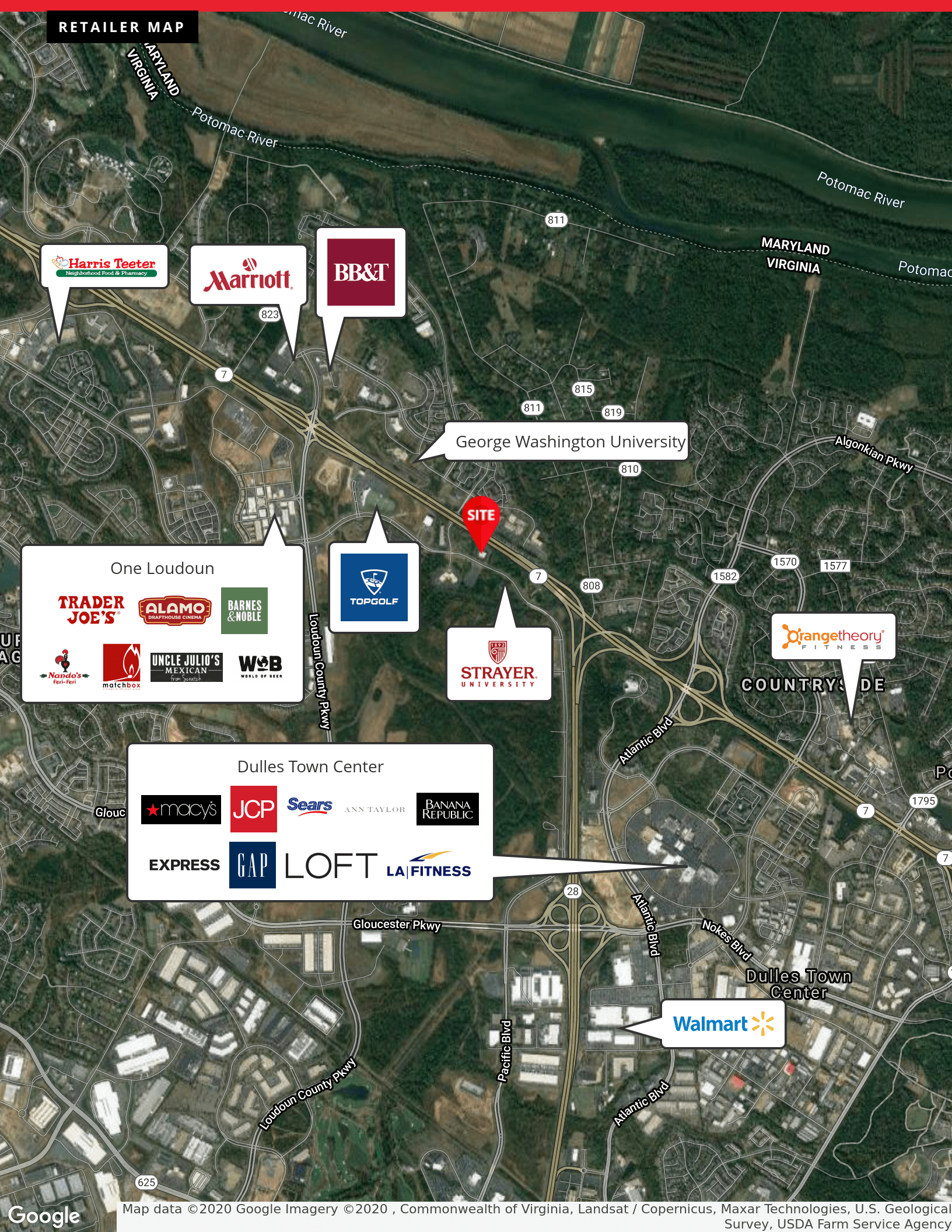
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THIRD FLOOR PLAN



RETAILER MAP



Harris Teeter
Neighborhood Food & Pharmacy

Marriott

BB&T

George Washington University

SITE

One Loudoun

TRADER JOE'S **ALAMO** **BARNES & NOBLE**
DRAFTHOUSE CINEMA

Nando's Peri-Peri **matchbox** **UNCLE JULIO'S MEXICAN** **W&B**
from Scratch WORLD OF BEER

TOPGOLF

STRAYER UNIVERSITY

Orangetheory FITNESS

Dulles Town Center

macy's **JCP** **Sears** **ANN TAYLOR** **BANANA REPUBLIC**

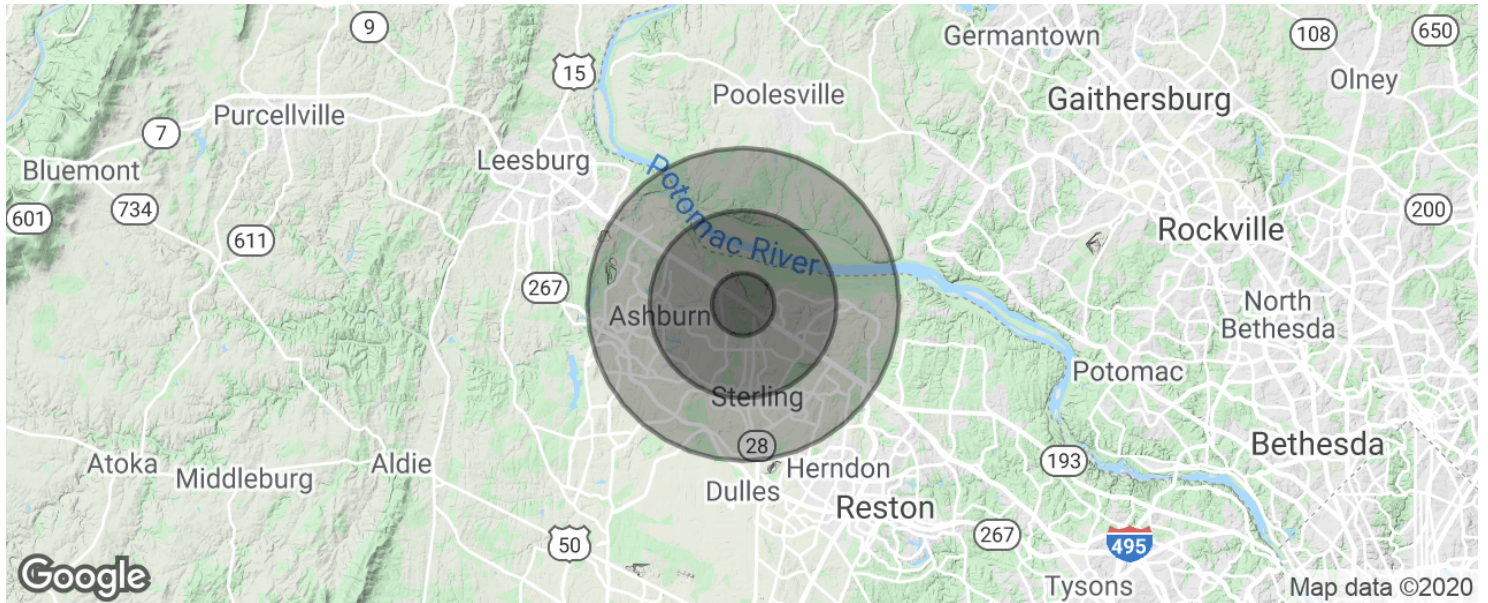
EXPRESS **GAP** **LOFT** **LA FITNESS**

Walmart

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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,972	66,841	189,638
Median age	32.2	34.7	34.4
Median age (Male)	32.6	33.8	33.7
Median age (Female)	32.0	35.5	35.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,053	25,763	65,925
# of persons per HH	2.5	2.8	2.9
Average HH income	\$107,347	\$142,415	\$149,392
Average house value	\$434,540	\$491,397	\$554,610

* Demographic data derived from 2010 US Census

