

STERLING CENTRAL

22630 | 22636 DAVIS DRIVE, STERLING VA



CBRE



STERLING CENTRAL

2-BUILDING
OFFICE CAMPUS

149,510 SF
SQUARE FEET

3-STORY
BUILDINGS

2001-2002
CONSTRUCTION

26,213 SF
NEARLY COLUMN-FREE
FLOOR PLATES

CBRE



LOCATION



EASY ACCESS
TO ROUTE 28, 7 &
THE DULLES TOLL ROAD



6-MINUTE
DRIVE TO FUTURE
SILVER LINE METRO



10-MINUTE
DRIVE TO IAD



AMENITIES



50+
RESTAURANTS
WITHIN A
10-MINUTE DRIVE



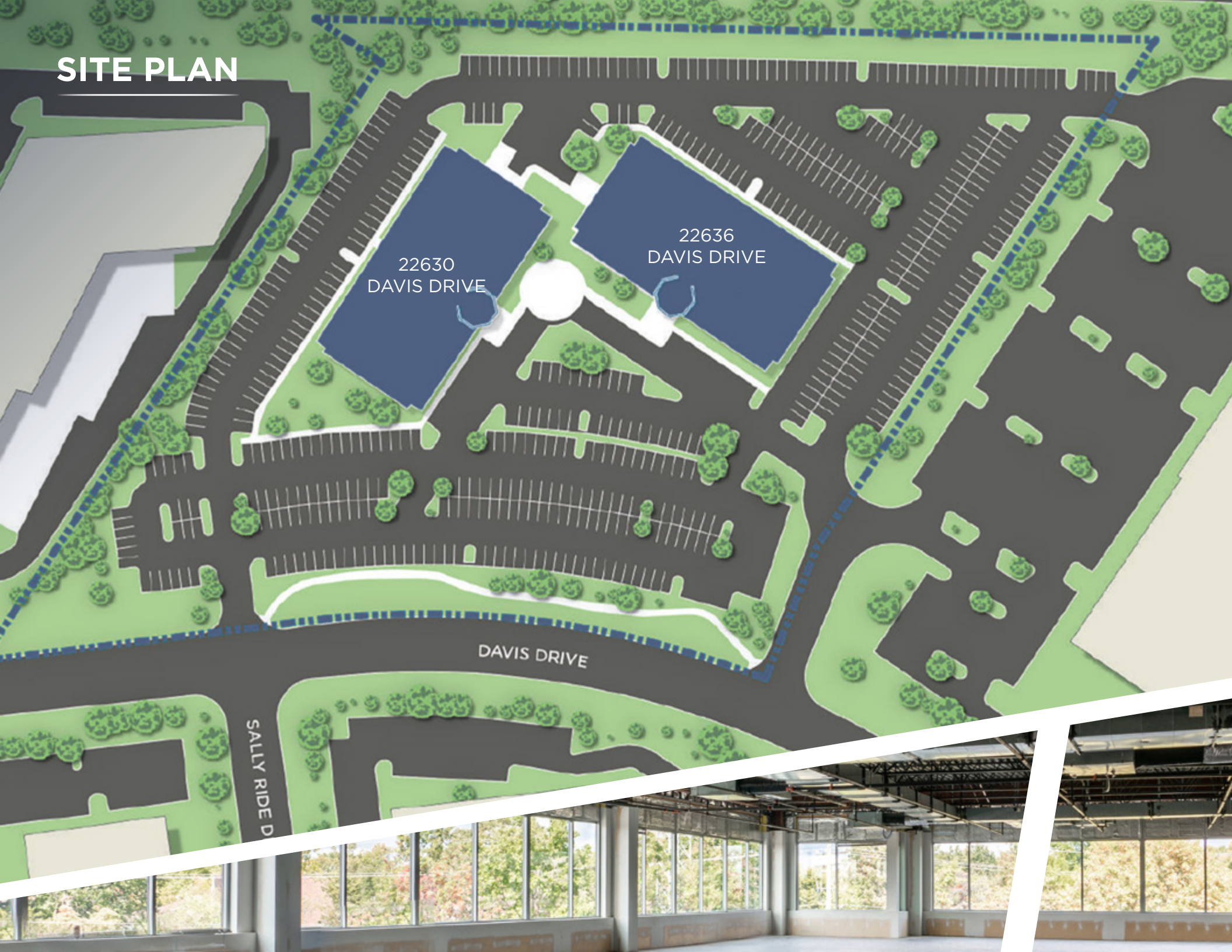
6-MINUTE
DRIVE TO
DULLES TOWN CENTER



12-MINUTE
DRIVE TO
RESTON TOWN CENTER



SITE PLAN



22630
DAVIS DRIVE

22636
DAVIS DRIVE

DAVIS DRIVE

SALLY RIDE D



**NEWLY UPGRADED
LOBBIES**



**ON-SITE
FITNESS CENTER**



CBRE



CBRE



CBRE

AVAILABILITIES

22630 DAVIS DRIVE

3	SUITE 300 26,299 SF			
2	SUITE 225 10,846 SF AVAILABLE 12/31/2020	SUITE 250 15,627 SF		
1	SUITE 145 4,492 SF	SUITE 150 5,161 SF	LEASED	MGMT OFFICE

22636 DAVIS DRIVE

3	SUITE 325 7,856 SF	LEASED		
2	SUITE 200 8,310 SF	SUITE 250 18,333 SF		
1	SUITE 130 1,833 SF	SUITE 145 2,908 SF	LEASED	FITNESS CENTER

AVAILABLE SPACE

AMENITY

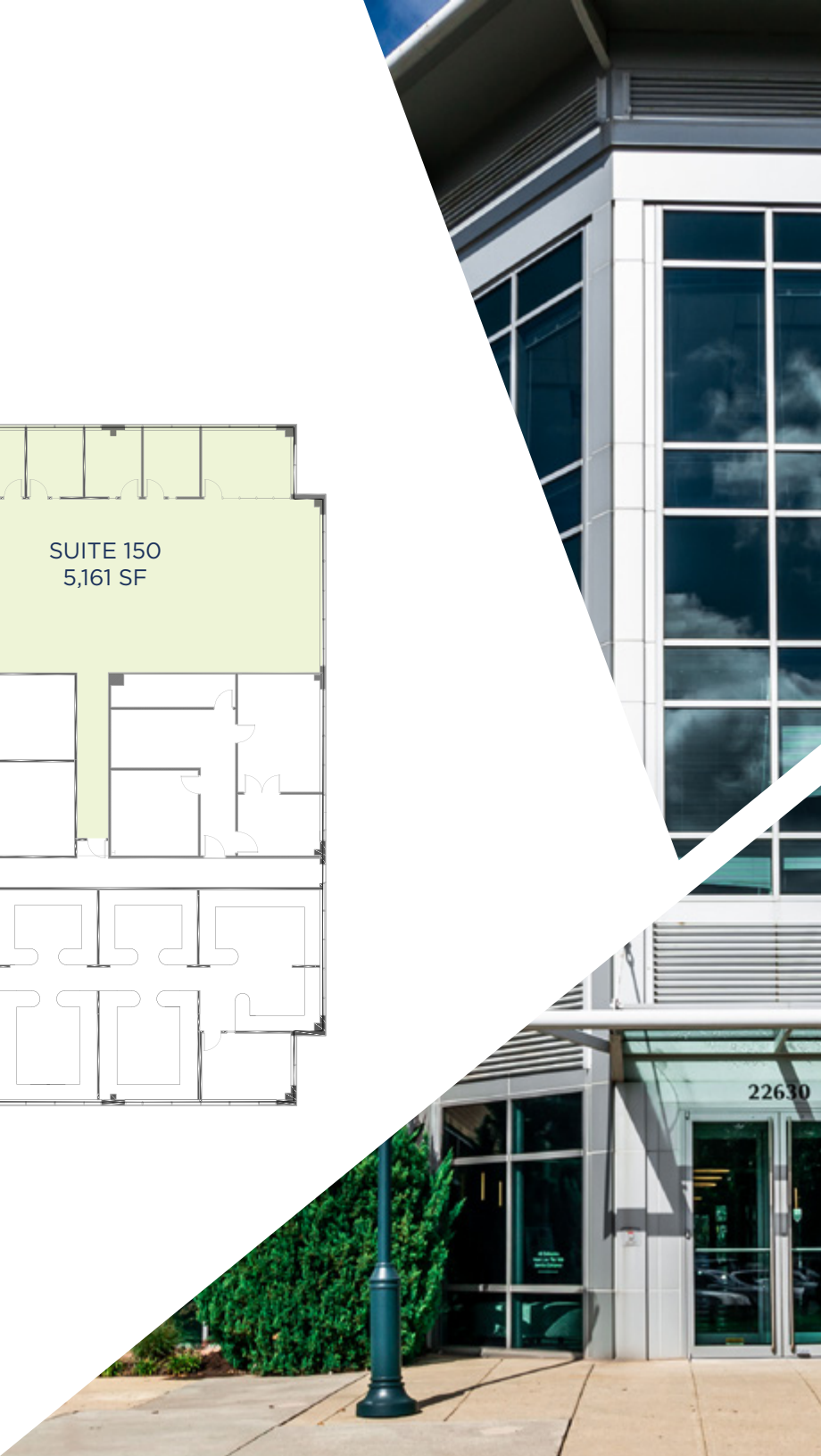
LEASED

STERLING CENTRAL

22630 DAVIS DRIVE
1ST FLOOR



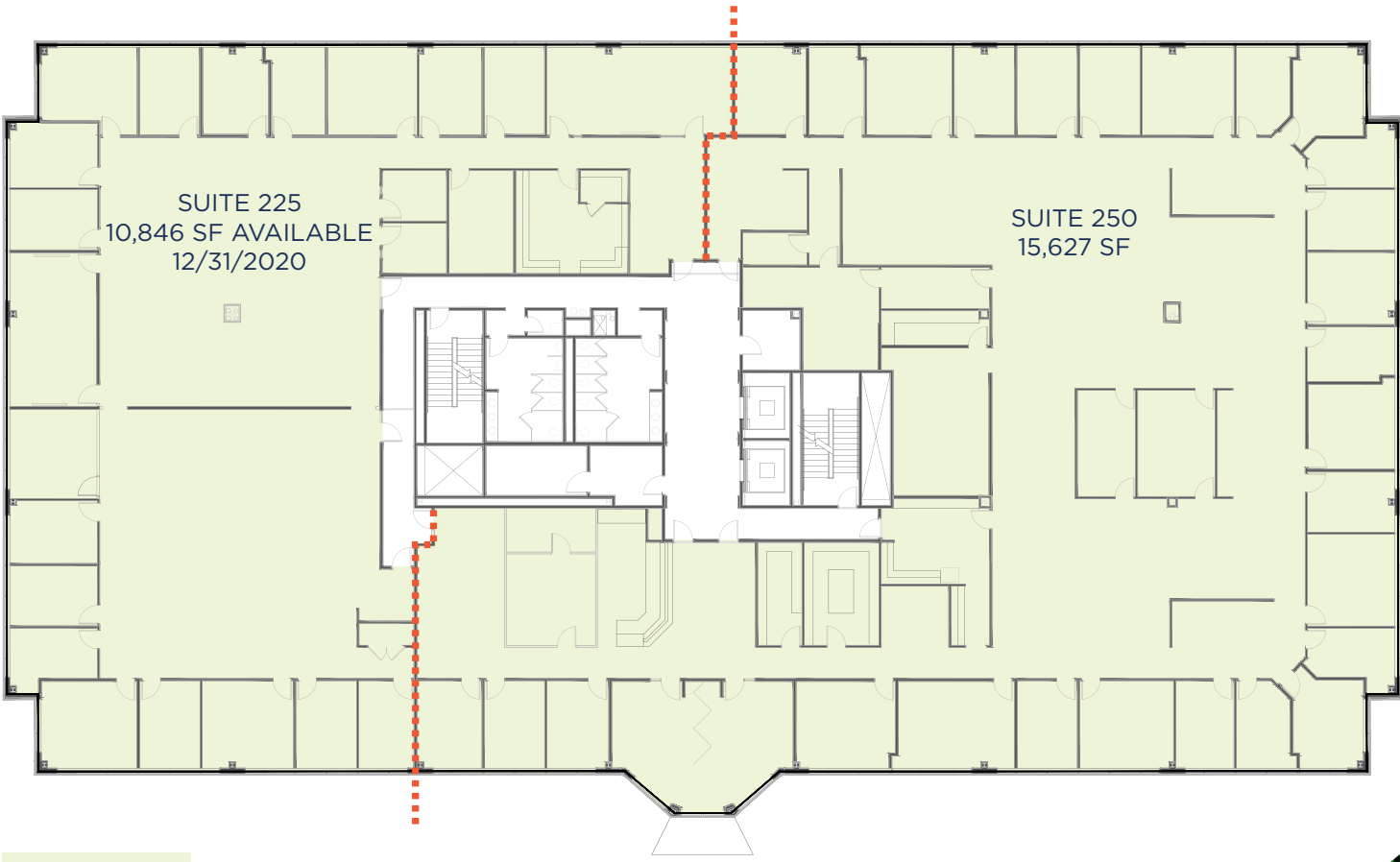
AVAILABLE SPACE



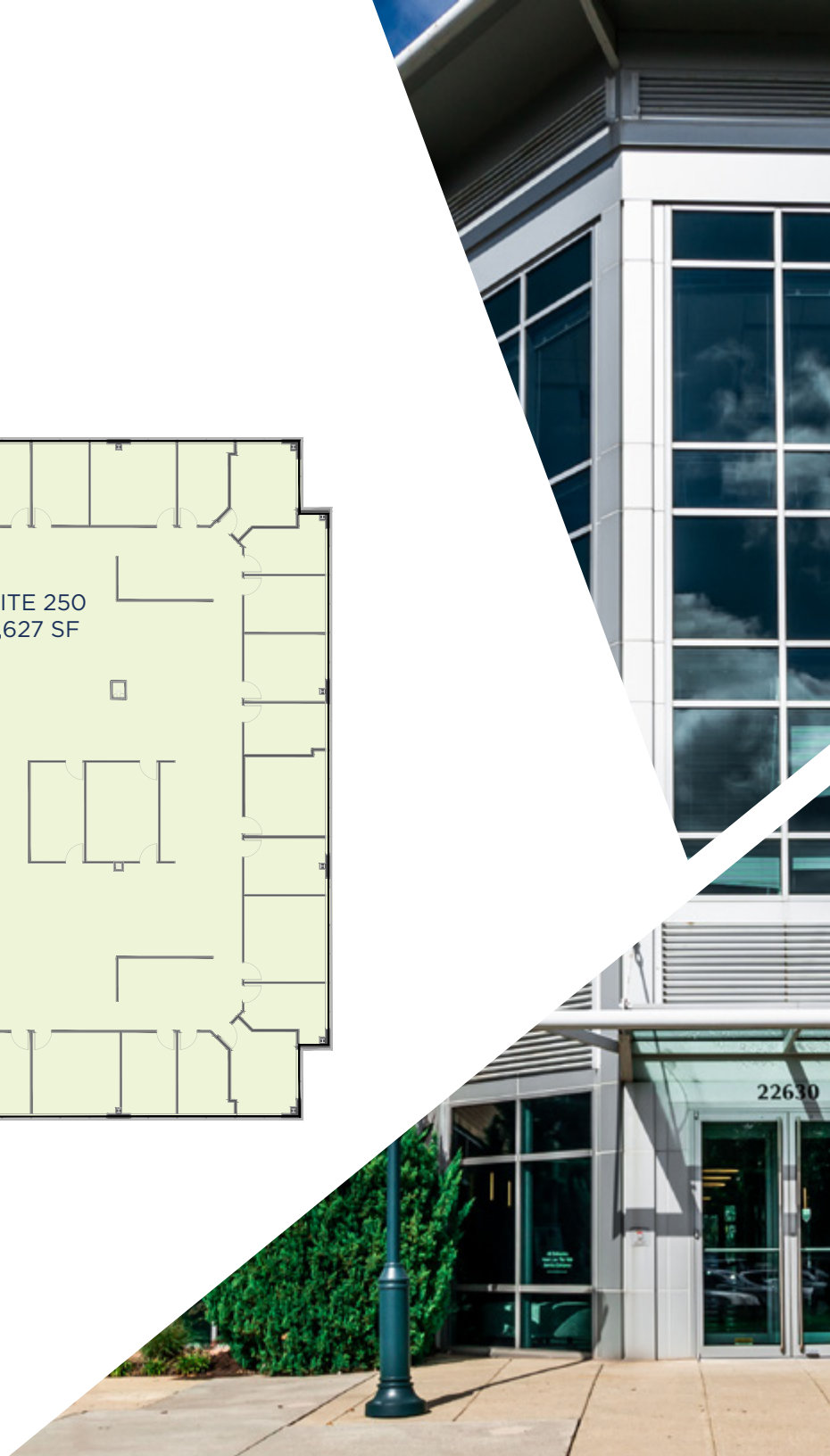
STERLING CENTRAL

22630 DAVIS DRIVE
2ND FLOOR

FULL FLOOR AVAILABLE
UP TO 26,473 SF



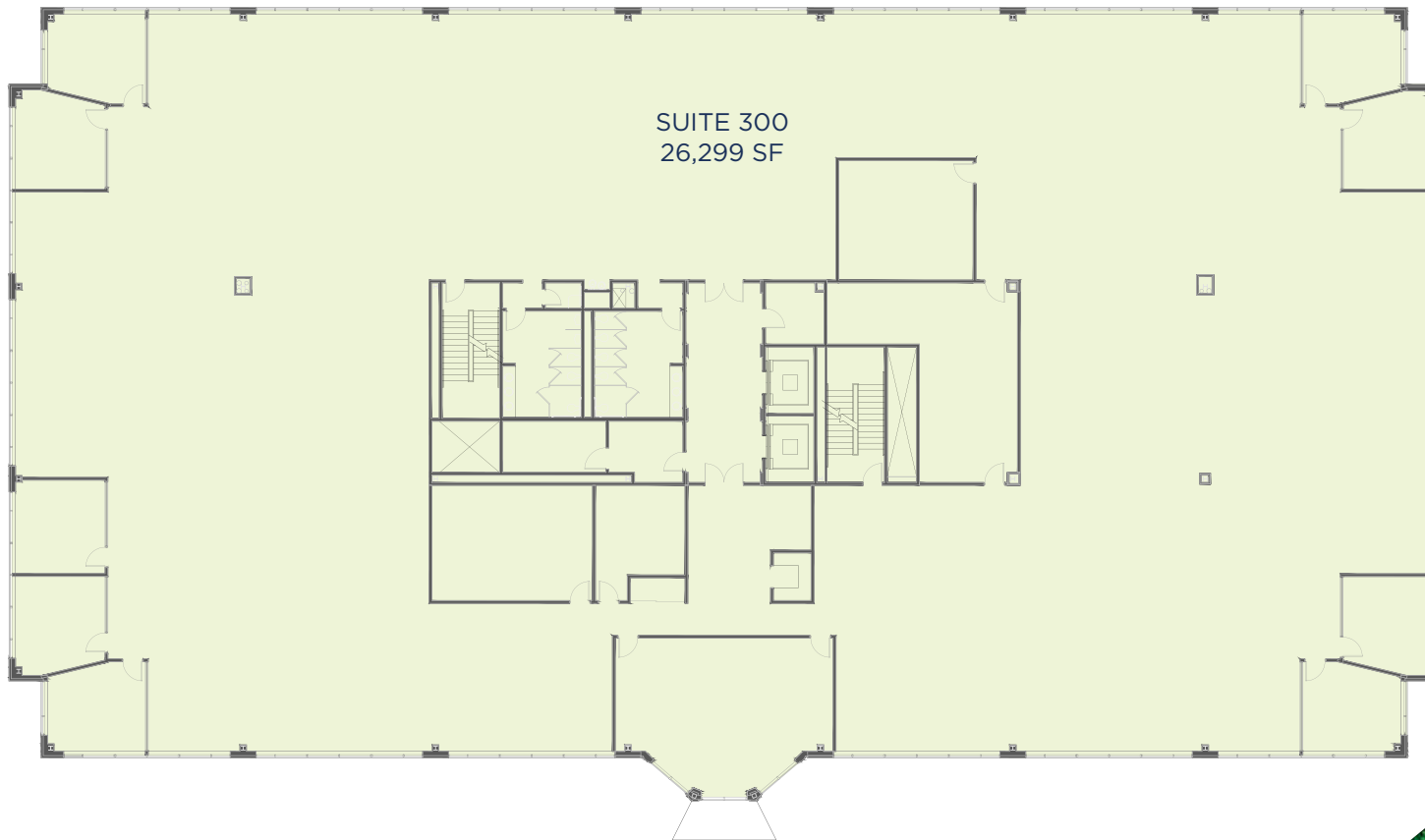
AVAILABLE SPACE



STERLING CENTRAL

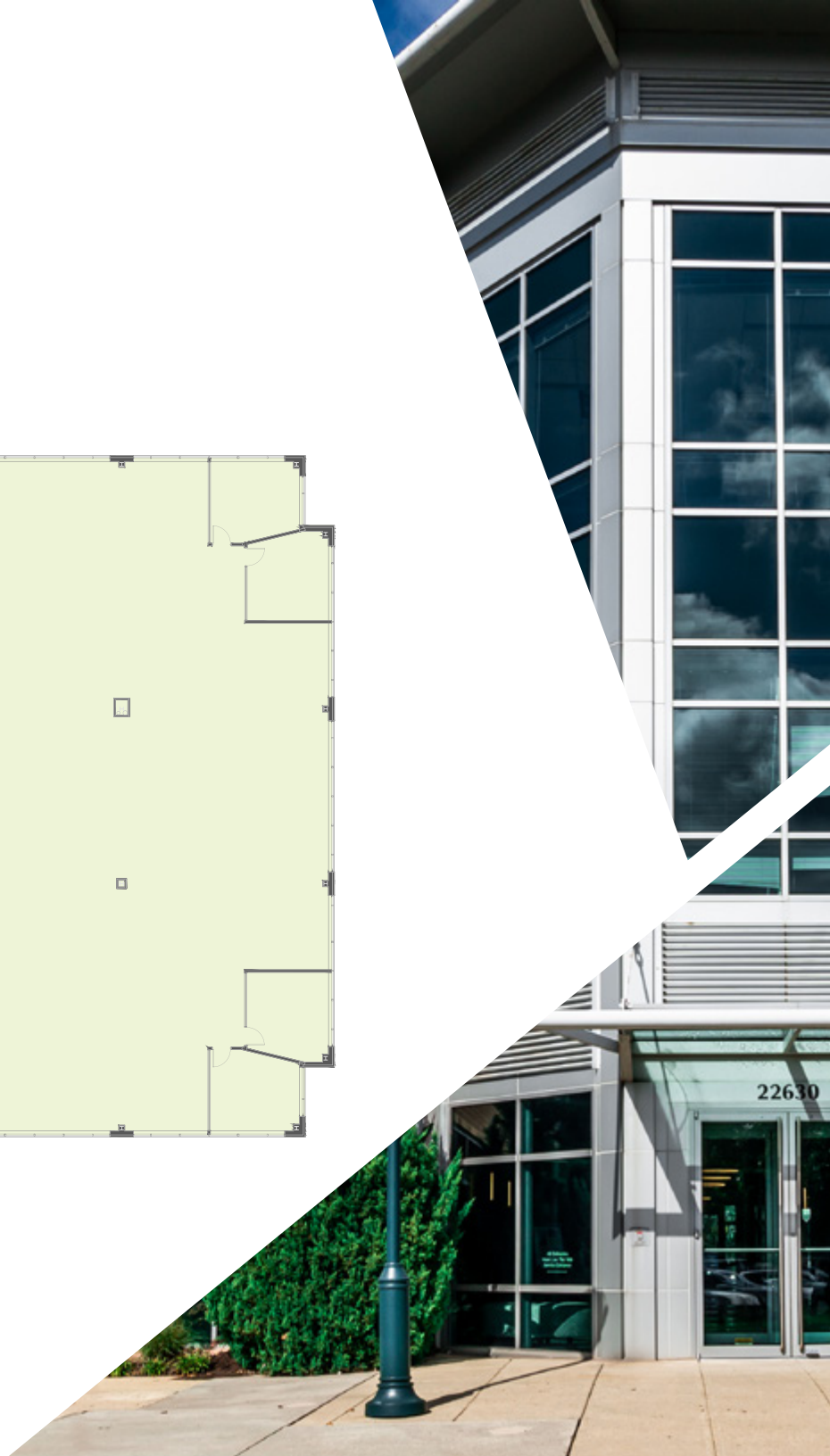
22630 DAVIS DRIVE
3RD FLOOR

FULL FLOOR AVAILABLE
UP TO 26,299 SF



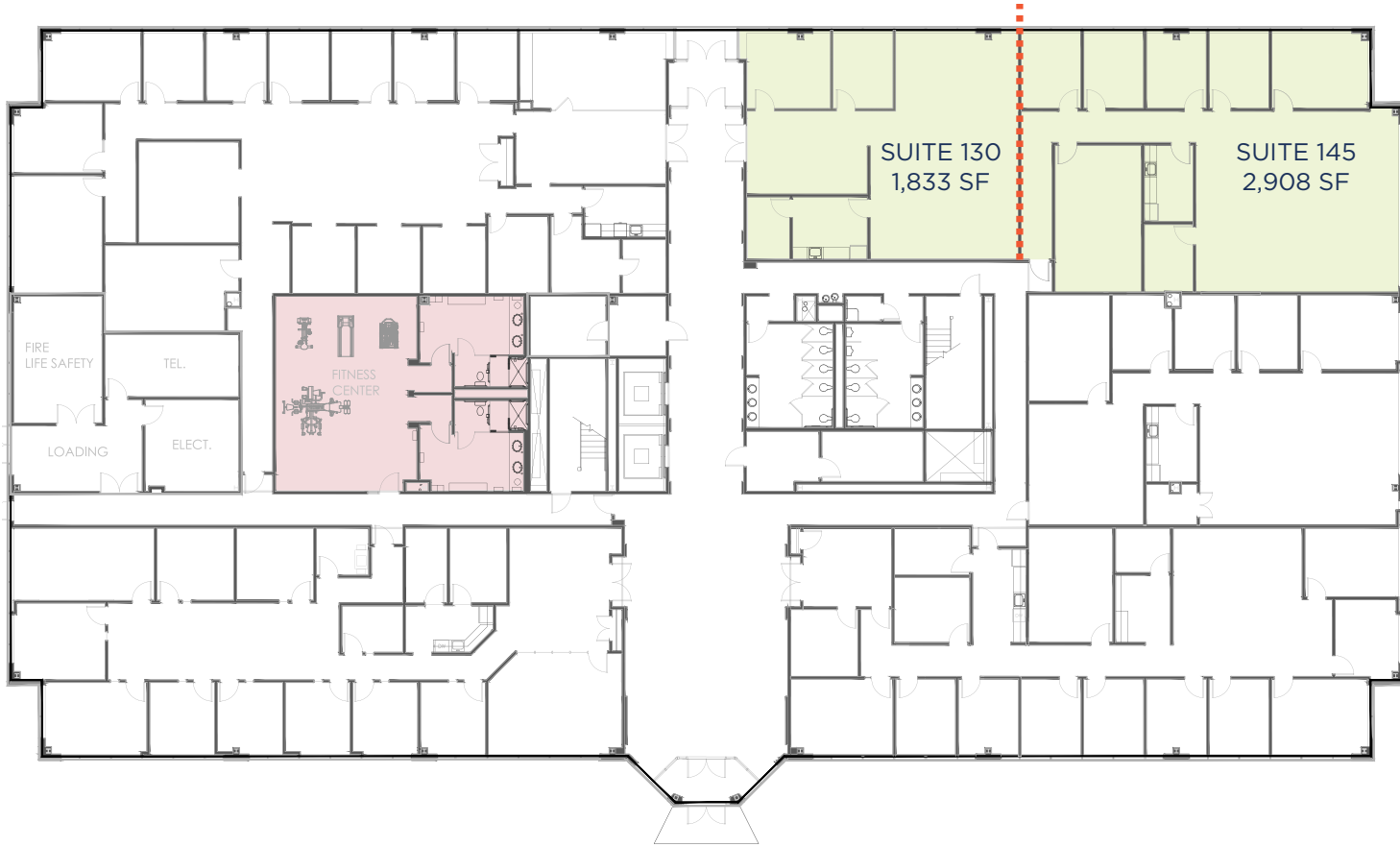
AVAILABLE SPACE

CBRE

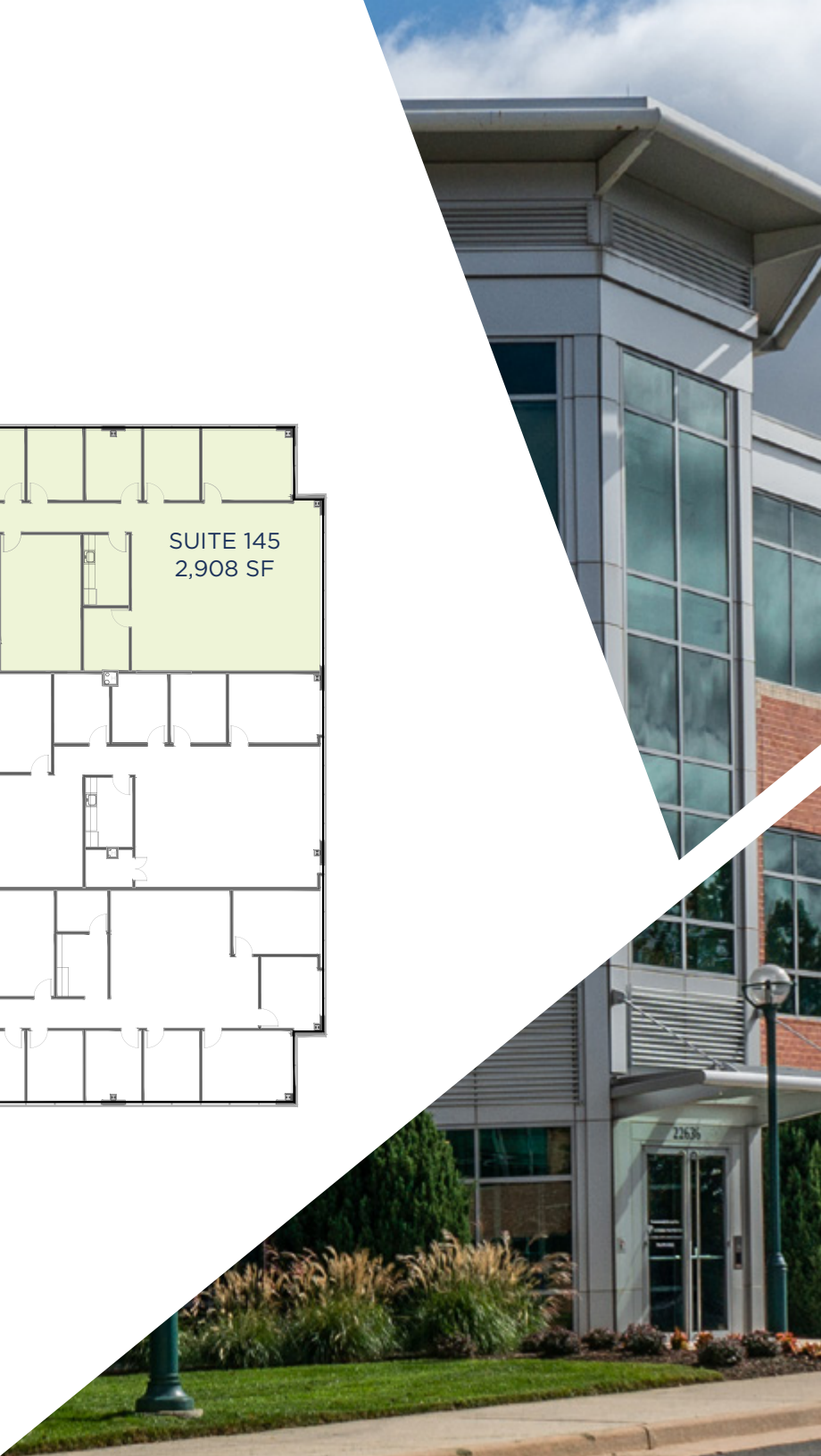


STERLING CENTRAL

22636 DAVIS DRIVE
1ST FLOOR



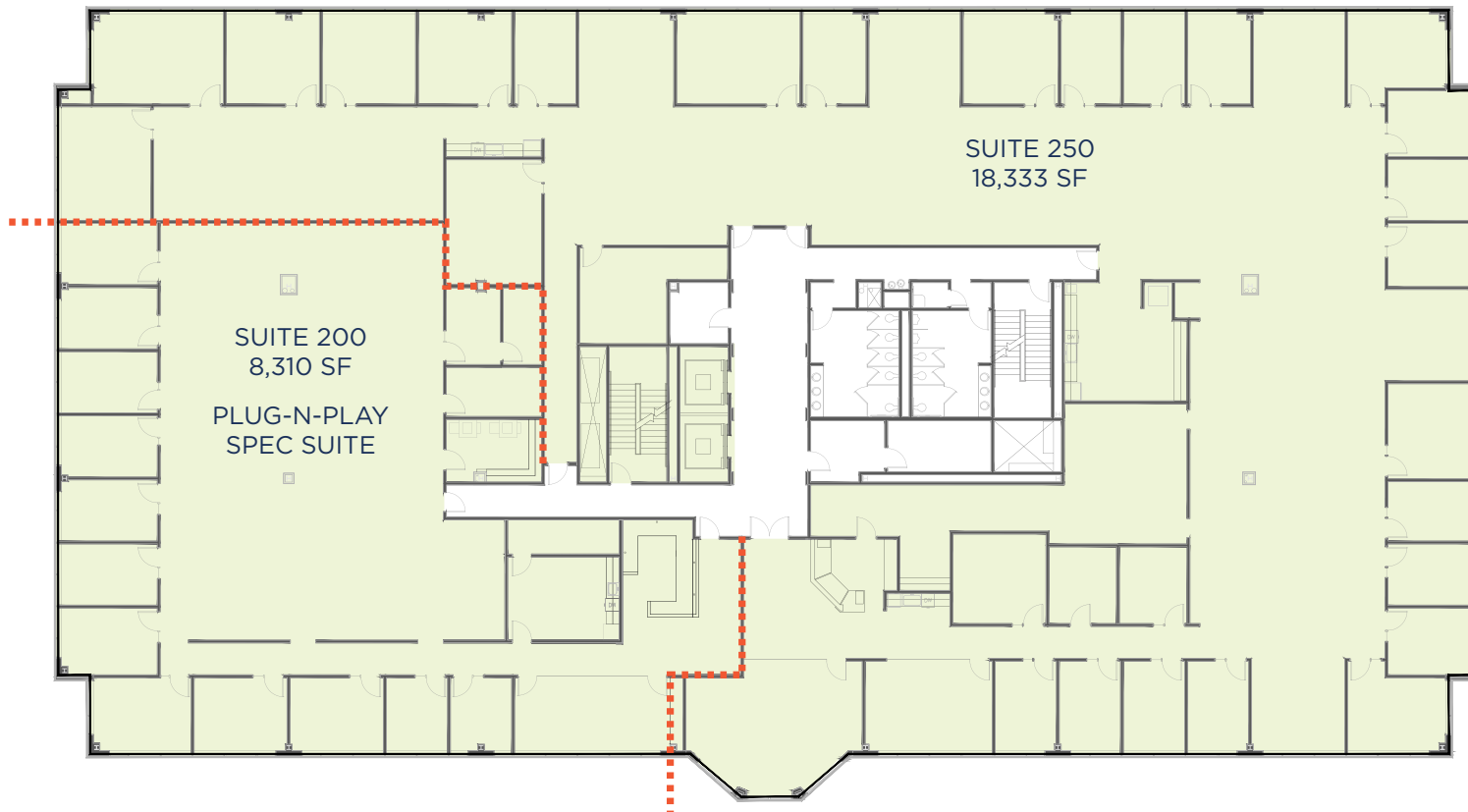
AVAILABLE SPACE FITNESS CENTER



STERLING CENTRAL

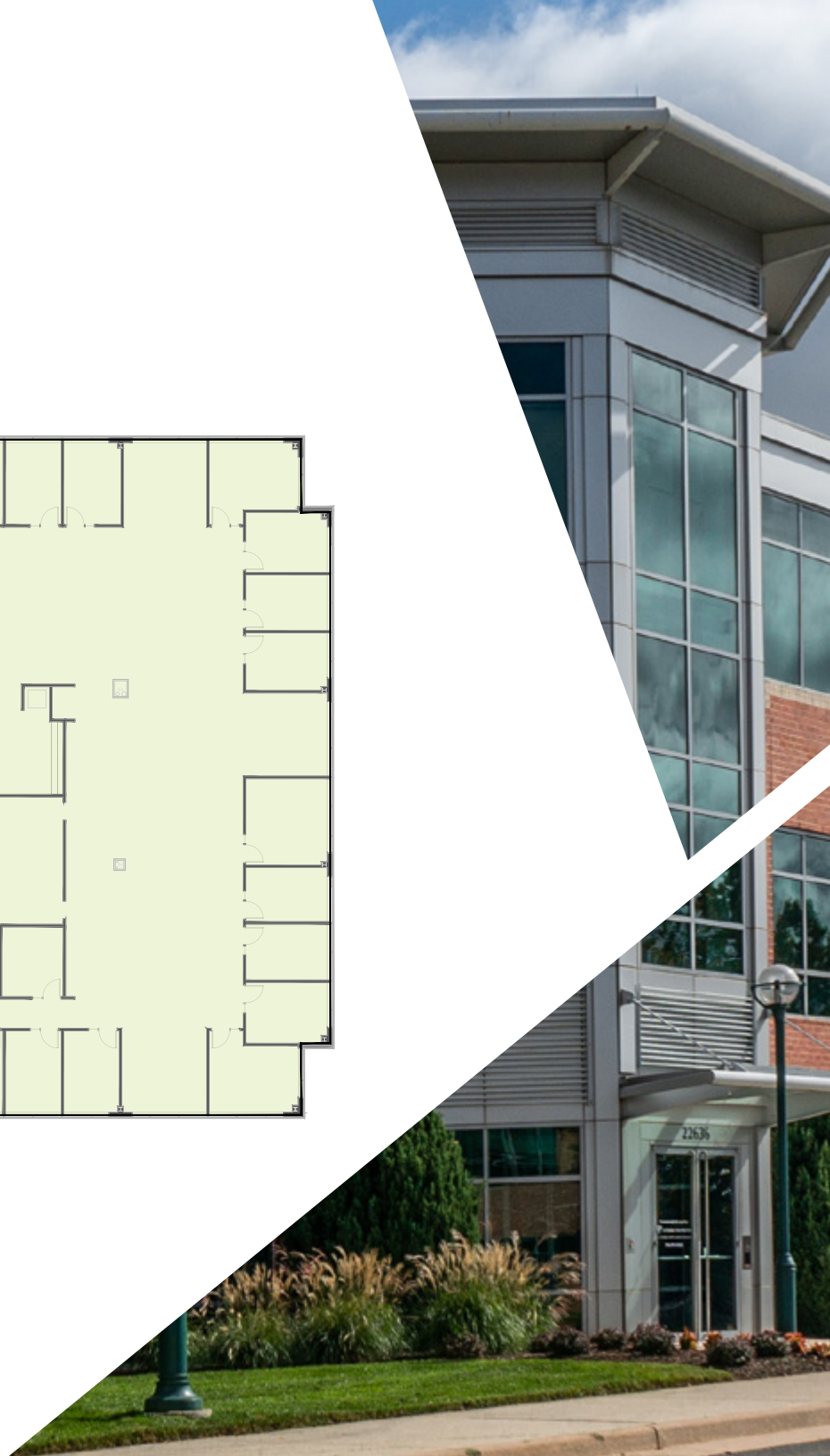
22636 DAVIS DRIVE
2ND FLOOR

FULL FLOOR AVAILABLE
UP TO 26,643 SF



AVAILABLE SPACE

CBRE



STERLING CENTRAL

22636 DAVIS DRIVE
3RD FLOOR



AVAILABLE SPACE



BUILDING SPECIFICATIONS

Year Built/Renovated	22630 Davis Drive: 2001, 22636 Davis Drive: 2002
Stories	3
Developer	The Mark Winkler Company
Architect	Hughes Group Architects
Rentable Area	22630 Davis Drive: 74,360 SF, 22636 Davis Drive: 75,150 SF, Total: 149,510 SF
Floor Plates	26,213 SF
Site Area	8.83 Acres
Structural Framing	Steel columns with concrete-topped metal decks supported by steel beams
Finished Ceiling Height	9'8"
Slab-to-Slab	14'0"
Column Spacing	26' x 30'
Roof	Single-ply loose-laid membrane protected by stone ballast; insulated with 3" rigid insulation boards with an R-21 rating
Exterior	Brick veneer with precast concrete and aluminum panels
Lobby	Stone flooring; walls: gypsum board with wood finish
Windows	Double-pane, insulated glass with metal framing
Stairs	Two interior stairwells in each building, constructed of steel and have open risers and concrete-filled steel pan treads
Loading Dock	Located on the east side of 22630 Davis Drive and the north side of 22636 Davis Drive; designed for street level loading
HVAC	Heating, ventilating and air conditioning are provided to the building by individual direct expansion, constant volume gas-fired package rooftop units (Trane)
Units	Two (2); one 105-ton and one 115-ton unit; natural gas provides 1,000 MBH head input at each unit
Air Distribution	Air is distributed to variable air volume (VAV) terminals concealed above the ceilings in the common and tenant areas
Energy Management	Building systems are controlled by a Trane Tracer energy management system
Elevators	Two (2) hydraulic Otis passenger elevators in each building; each elevator has a capacity of 3,500 lbs. and a speed of 125 ft/min
Fire Protection/ Life Safety	Property is fully-sprinklered with a wetpipe sprinkler system and standpipes in the stairwells
Parking	558 lined spaces in the surface parking lot; 3.70/1,000 SF ratio
Security	Datawatch system
Restrooms	1 set of restrooms (men's and women's) with 5 stalls each on every floor; one ADA stall per restroom

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LEASING INFORMATION

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