

DULLES 636 CENTRE



OFFICE/WAREHOUSE SPACES FOR LEASE

22900 SHAW ROAD STERLING, VA 20166

PROPERTY FEATURES

- Drive-in and dock doors
- Short-term lease deals available
- Just off Route 28
- Minutes from Dulles Toll Road & Dulles International Airport
- Flexible sizes



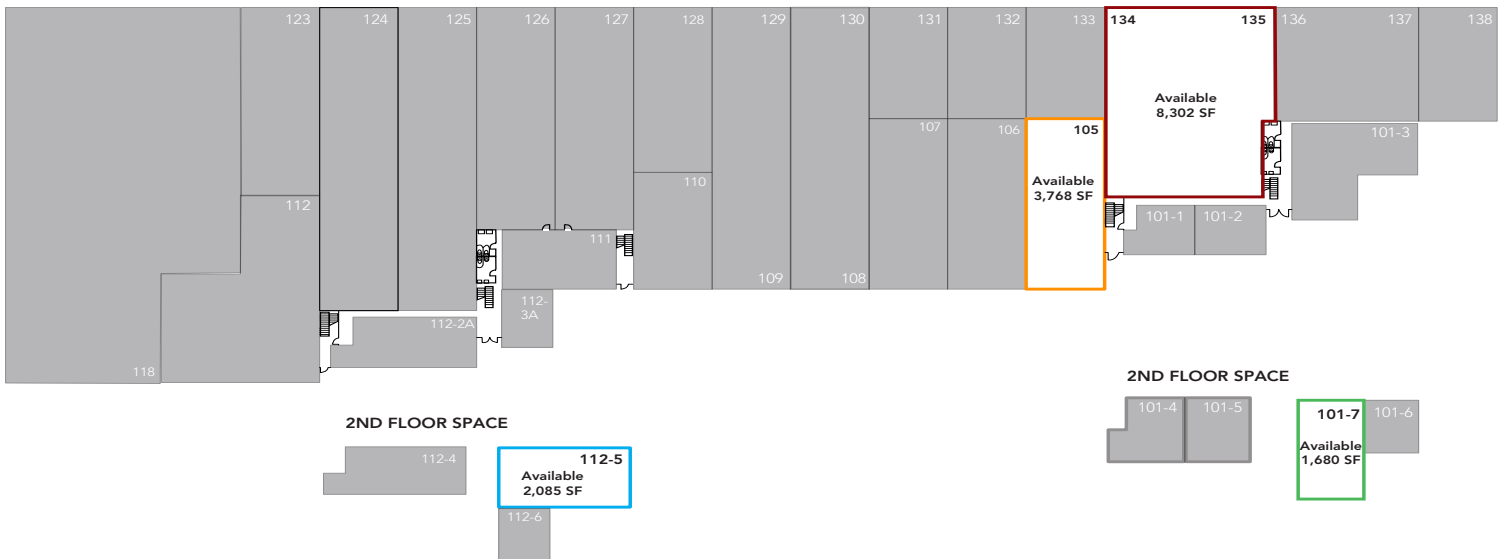
CAULLEY DERINGER
703.749.9415
CAULLEY.DERINGER@TRANSWESTERN.COM

ANDREW HASSETT
703.749.9467
ANDREW.HASSETT@TRANSWESTERN.COM

AVAILABILITIES

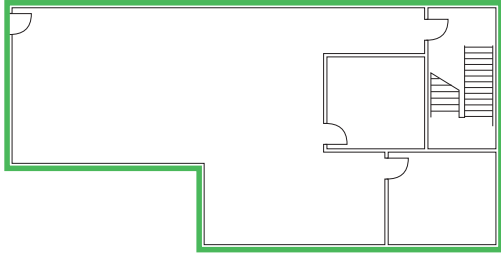
- **SUITE 101-7: 1,680 SF**
RATE: \$11.00/FS, Net of Cleaning
AVAILABLE IMMEDIATELY
OFFICE SPACE
- **SUITE 105: 3,768 SF**
RATE: \$10.50 NNN
AVAILABLE IMMEDIATELY
FLEX SPACE
- **SUITE 112-5: 2,085 SF**
RATE: \$11.00/FS, Net of Cleaning
AVAILABLE IMMEDIATELY
OFFICE SPACE
- **SUITE 134/135 - 8,302 SF**
RATE: \$10.50 NNN
AVAILABLE: March 2020
INDUSTRIAL SPACE

SITE PLAN

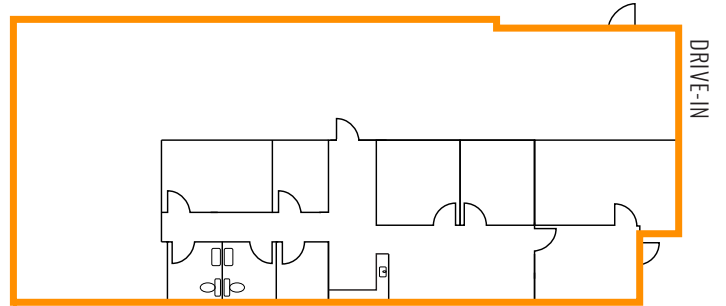


FLOOR PLANS

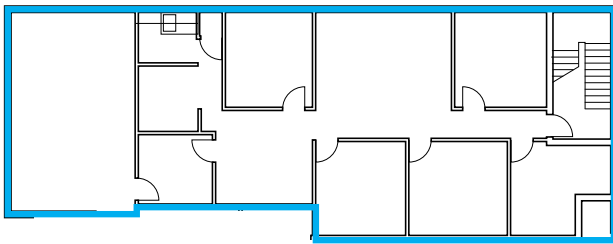
SUITE 101-7: 1,680 SF



SUITE 105: 3,768 SF



SUITE 112-5: 2,085 SF



SUITE 134/135 - 8,302 SF

