



AVAILABILITY:

Small Suites Available:

Call for Availability

Minimum 12 month leases

- Suite 122 - \$750/month
- Suite 124 - \$1,050/month
- Suite 126 - \$800/month
- Suite 203 - Leased
- Suite 205 - Leased
- Suite 207 - Leased
- Suite 209 - Leased

- Suite 211 - \$750/month
- Suite 213 - Leased
- Suite 217 - Leased
- Suite 219 - Leased
- Suite 221 - Leased
- Suite 223 - Leased
- Suite 225 - Leased
- Suite 227 - Leased
- Suite 215 - Leased

PROPERTY FEATURES:

- Strategically located at Catoctin Circle and Route 7 in Leesburg
- Parking ratio of 4.2 spaces per 1,000 RSF
- VAV HVAC
- HUB Zone
- High-Speed Wi-Fi
- Free Parking
- Private, lockable offices
- Conference room
- Kitchen
- Trash Services
- Elevator
- Professionally managed
- Waiting Area
- Break Room with TV

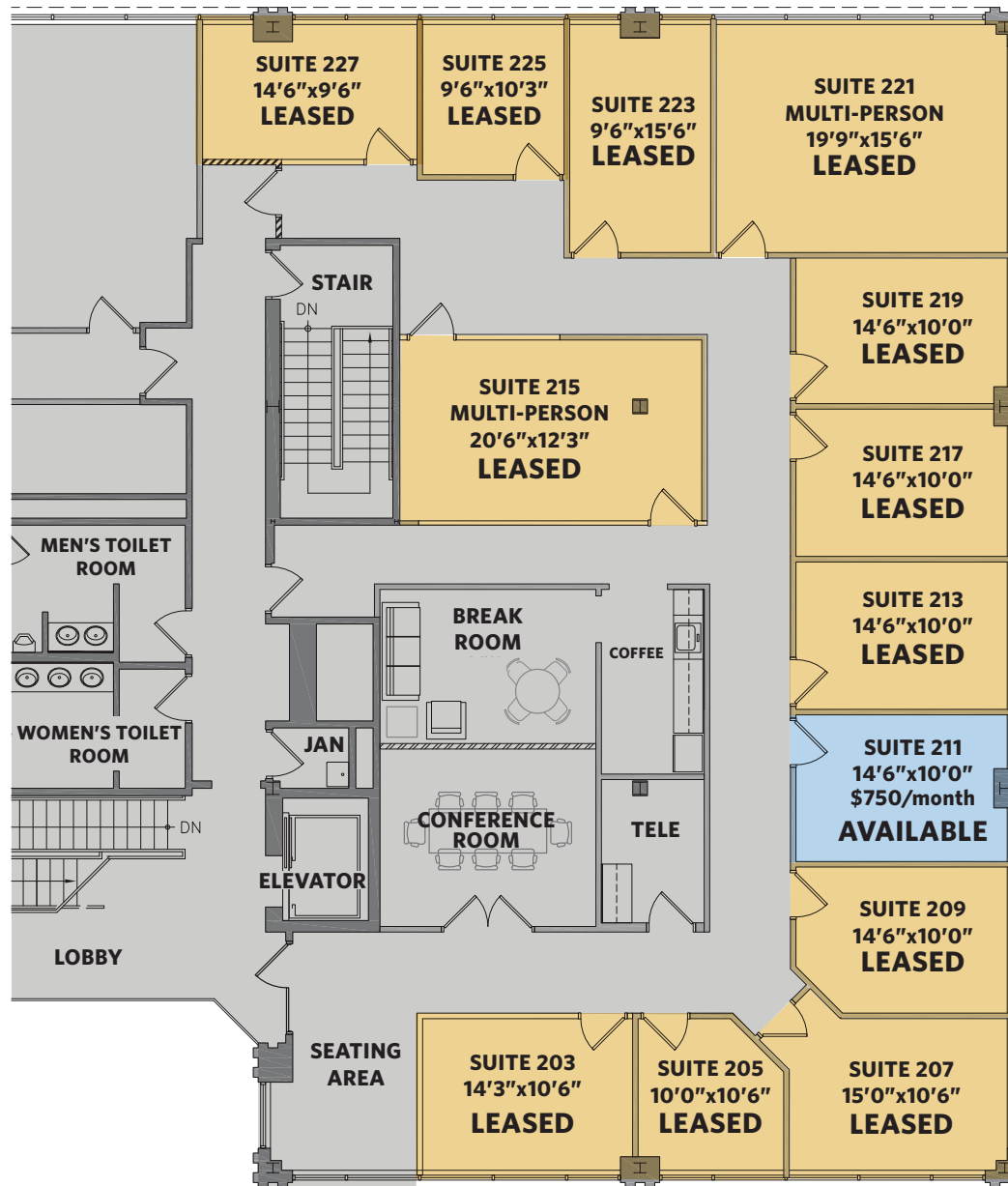
FLOOR PLAN

CATOCTIN SUITES

222 CATOCTIN CIRCLE SE, LEESBURG, VA 20175

Second Floor - Small Suites

Call for Current Availabilities



RYAN GOELLER, CCIM

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CHASE STEWART

cstewart@klnb.com | 703-268-2732

JEFF TARAE

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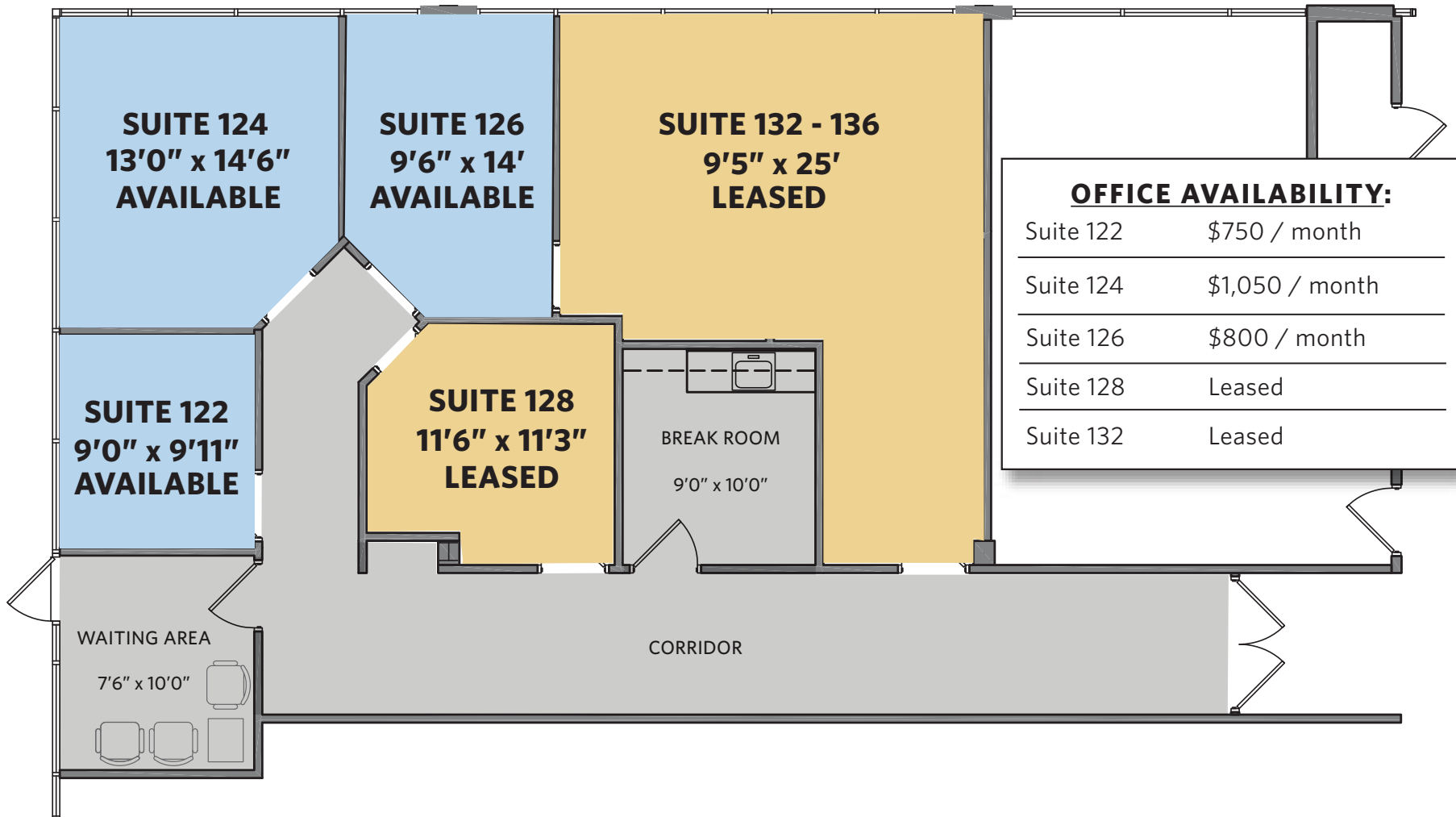
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First Floor Plan - Small Suites

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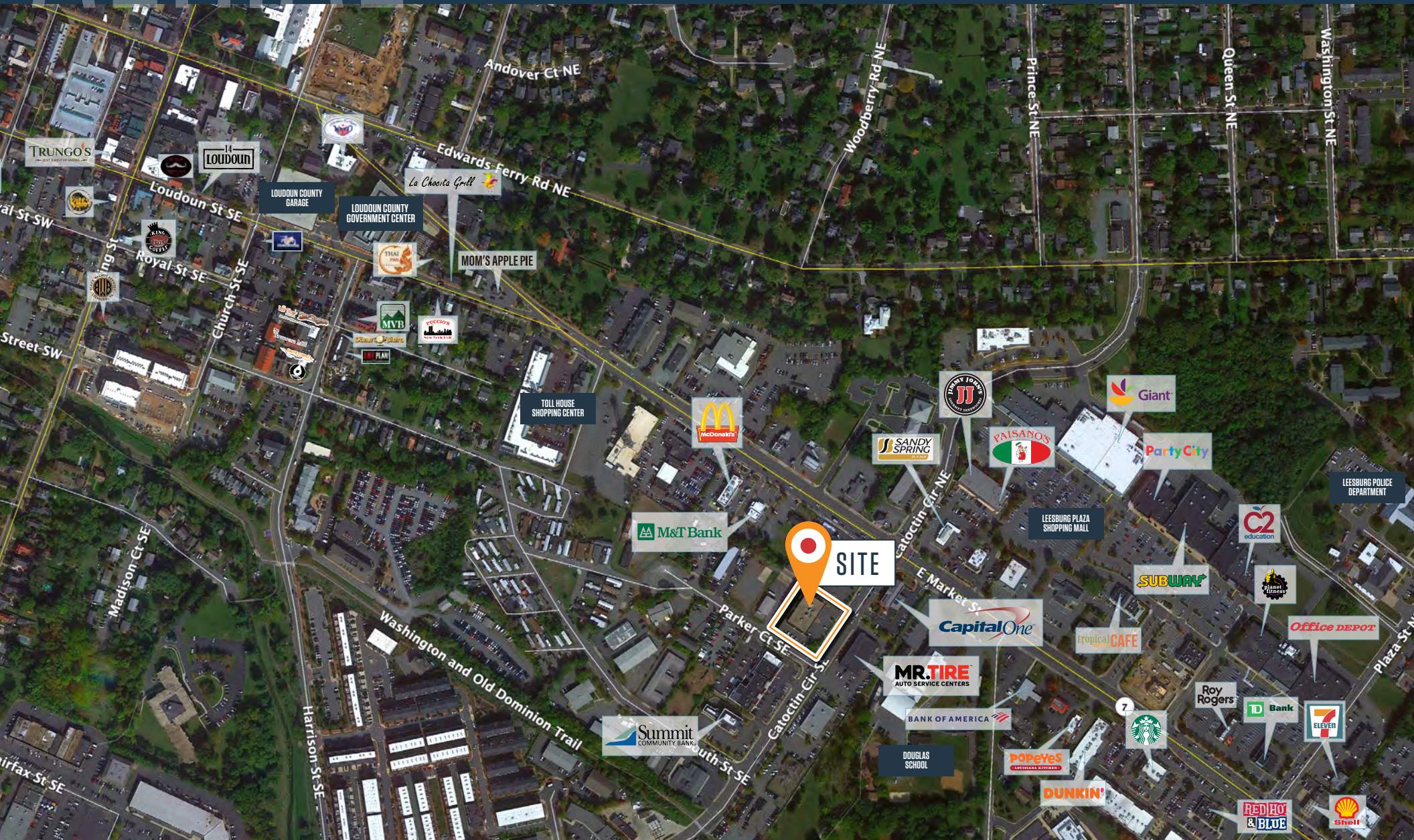
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AERIAL

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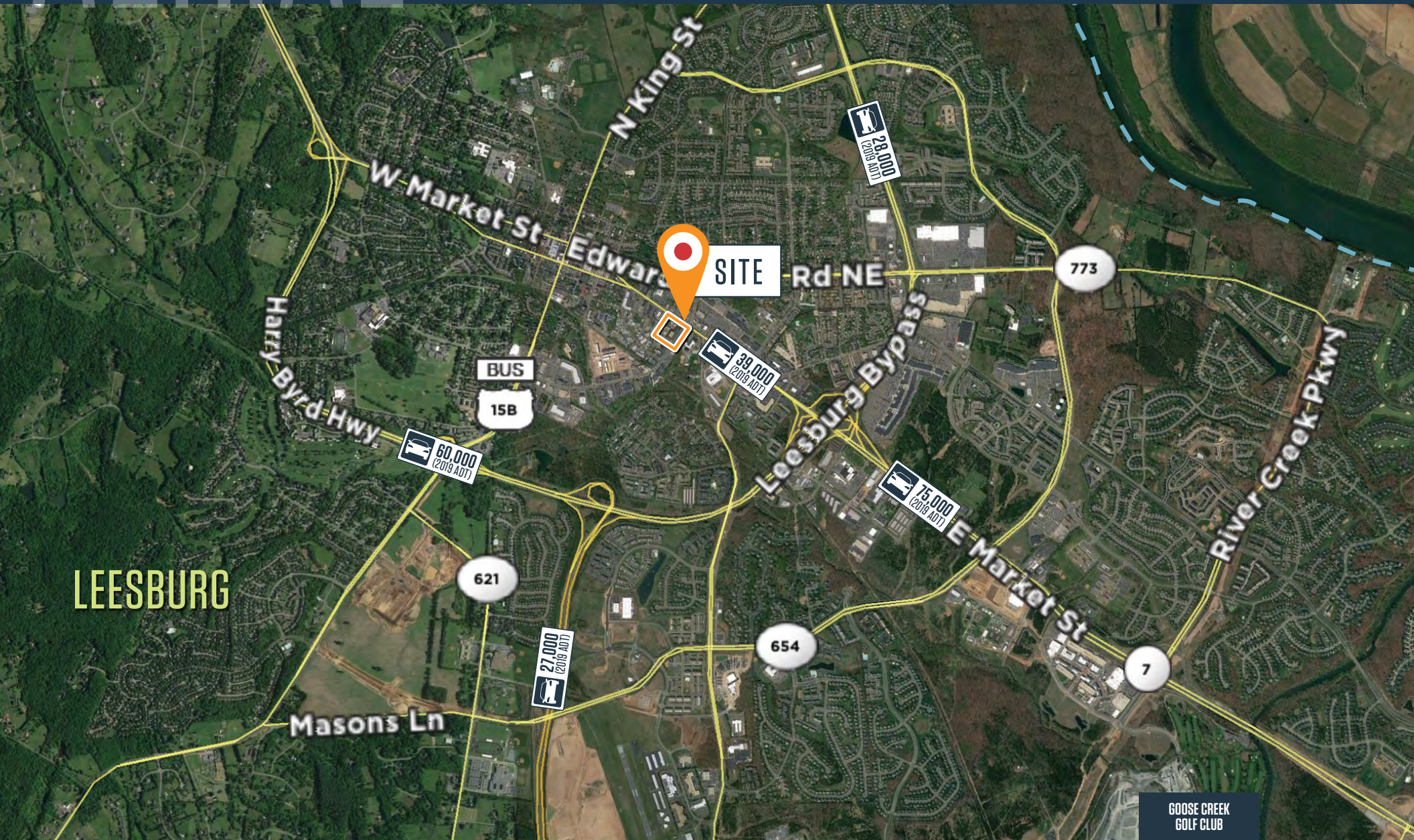
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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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