

FOR SALE - OFFICE/FLEX

AVAILABILITY

- Total Gross Building Area: 24,352 SF
- Total Land Area: 0.559 Acres
- Zoning: PD-RDP
- Asking Price: \$4,600,000 (\$189.00 PSF)

HIGHLIGHTS

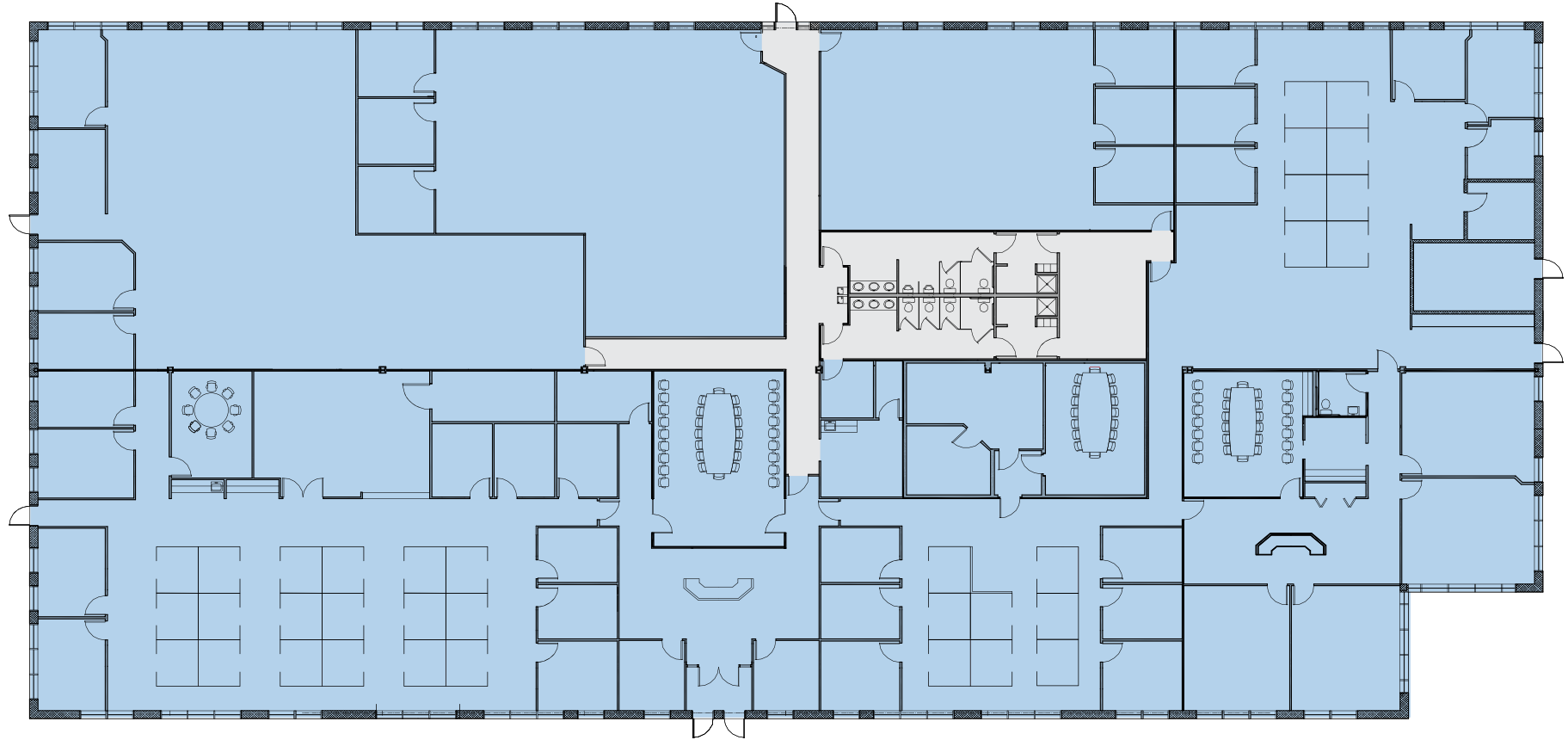
- Rare stand alone building in the heart of Ashburn.
- Conveniently located near major highways, including Route 7, Route 28 and the Dulles Toll Road
- Spacious single-story office/flex building with the ability to multi-tenant
- Located in the heart of Ashburn's data center hub
- Above market parking ratio @ 4.9/1000 SF (120 Spaces)

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FLOOR PLAN

45195 RESEARCH PLACE

ASHBURN, VA 20147, LOUDOUN COUNTY



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PHOTOS

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INTERIOR



REAR COURTYARD



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Ashburn
Loudoun County | Virginia

Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.

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MARKET

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FOR MORE INFORMATION, PLEASE CONTACT:

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