



AVAILABILITY:

Small Suites Available:
Call for Availability
Minimum 12 month leases

- Suite 122 - Leased
- Suite 124 - Leased
- Suite 126 - Leased
- Suite 203 - Leased
- Suite 205 - \$700/month
- Suite 207 - Leased
- Suite 209 - Leased
- Suite 211 - Leased
- Suite 213 - Leased
- Suite 217 - Leased
- Suite 219 - Leased
- Suite 221 - Leased
- Suite 223 - Leased
- Suite 225 - Leased
- Suite 227 - \$770/month
- 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

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TYLER CUMBERLAND

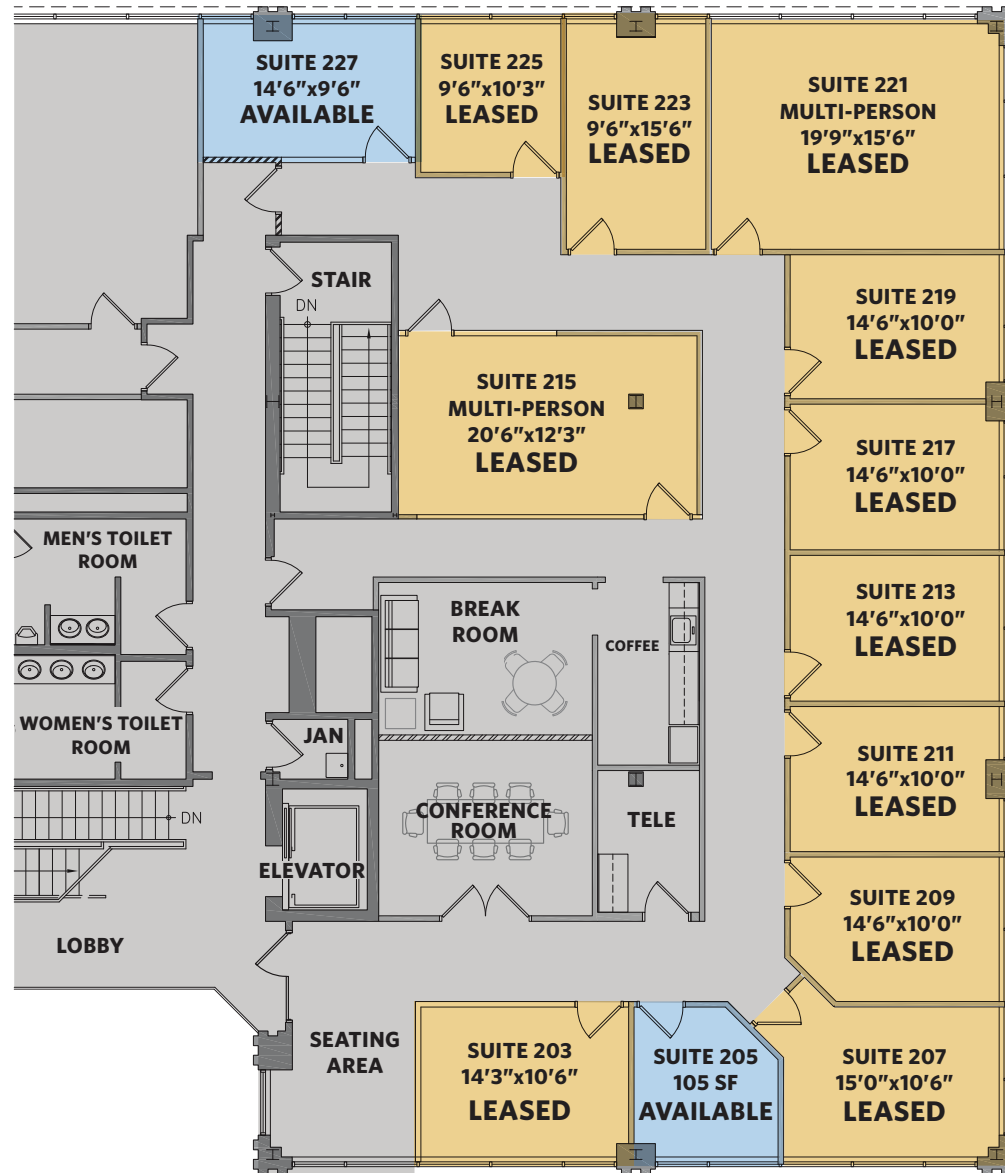
tcumberland@klnb.com
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Second Floor - Small Suites

Call for Current Availabilities

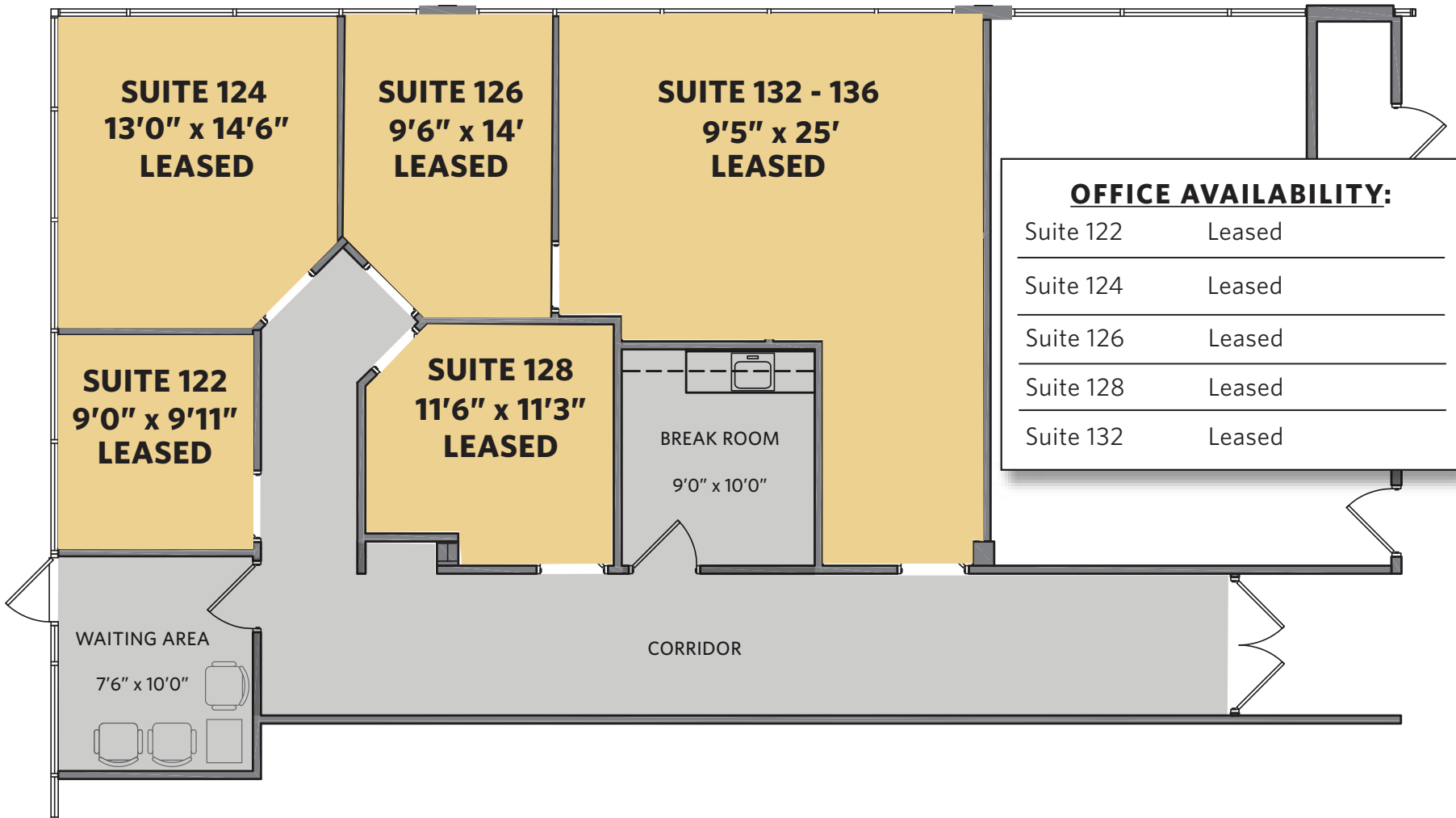
OFFICE AVAILABILITY:	
Suite 203	Leased
Suite 205	\$700 / month
Suite 207	Leased
Suite 209	Leased
Suite 211	Leased
Suite 213	Leased
Suite 215	Leased
Suite 217	Leased
Suite 219	Leased
Suite 221	Leased
Suite 223	Leased
Suite 225	Leased
Suite 227	\$770 / month

■ AVAILABLE
■ LEASED



First Floor Plan - Small Suites

Call for Current Availabilities



OFFICE AVAILABILITY:	
Suite 122	Leased
Suite 124	Leased
Suite 126	Leased
Suite 128	Leased
Suite 132	Leased

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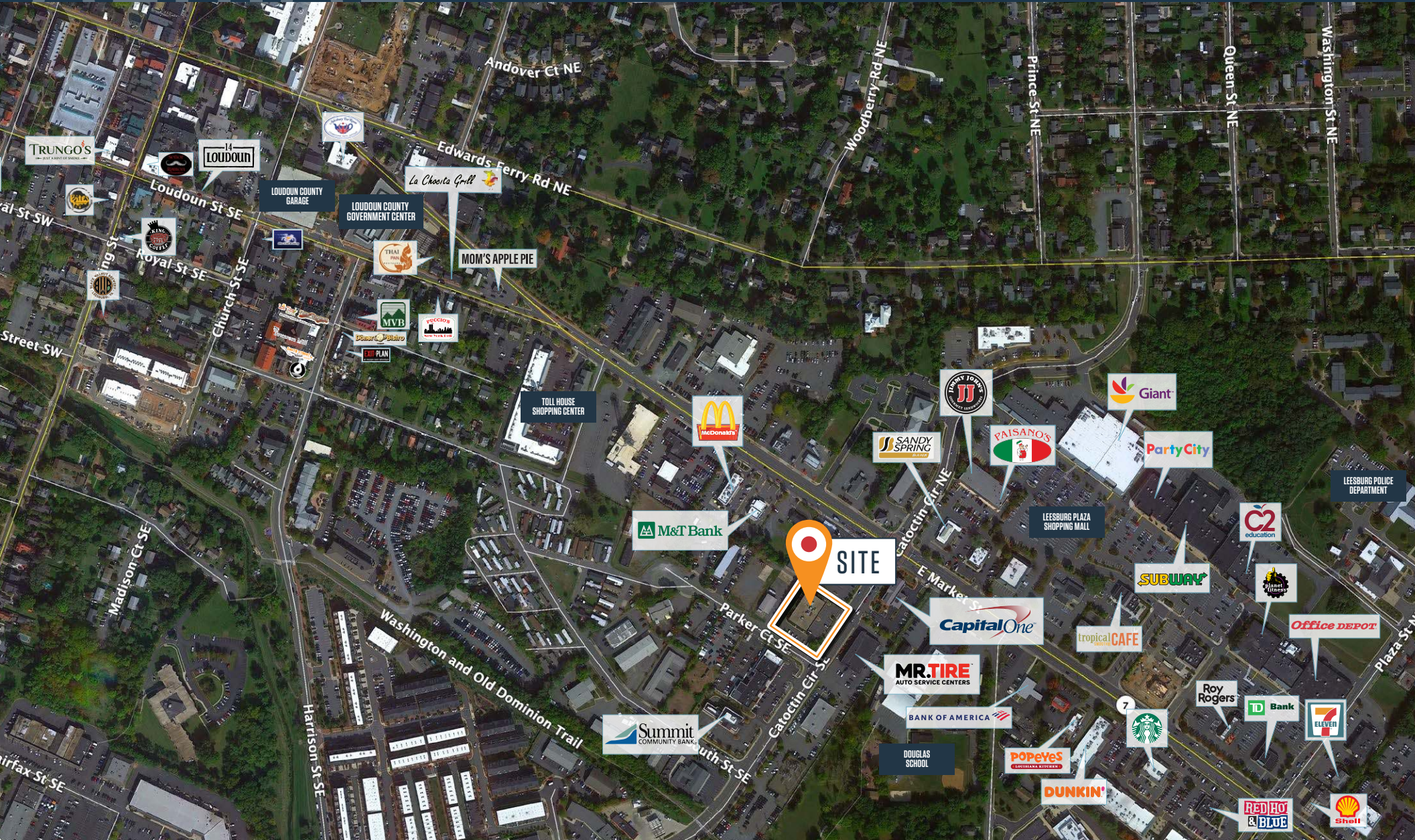
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AERIAL

CATOCTIN SUITES

222 CATOCTIN CIRCLE SE, LEESBURG, VA 20175



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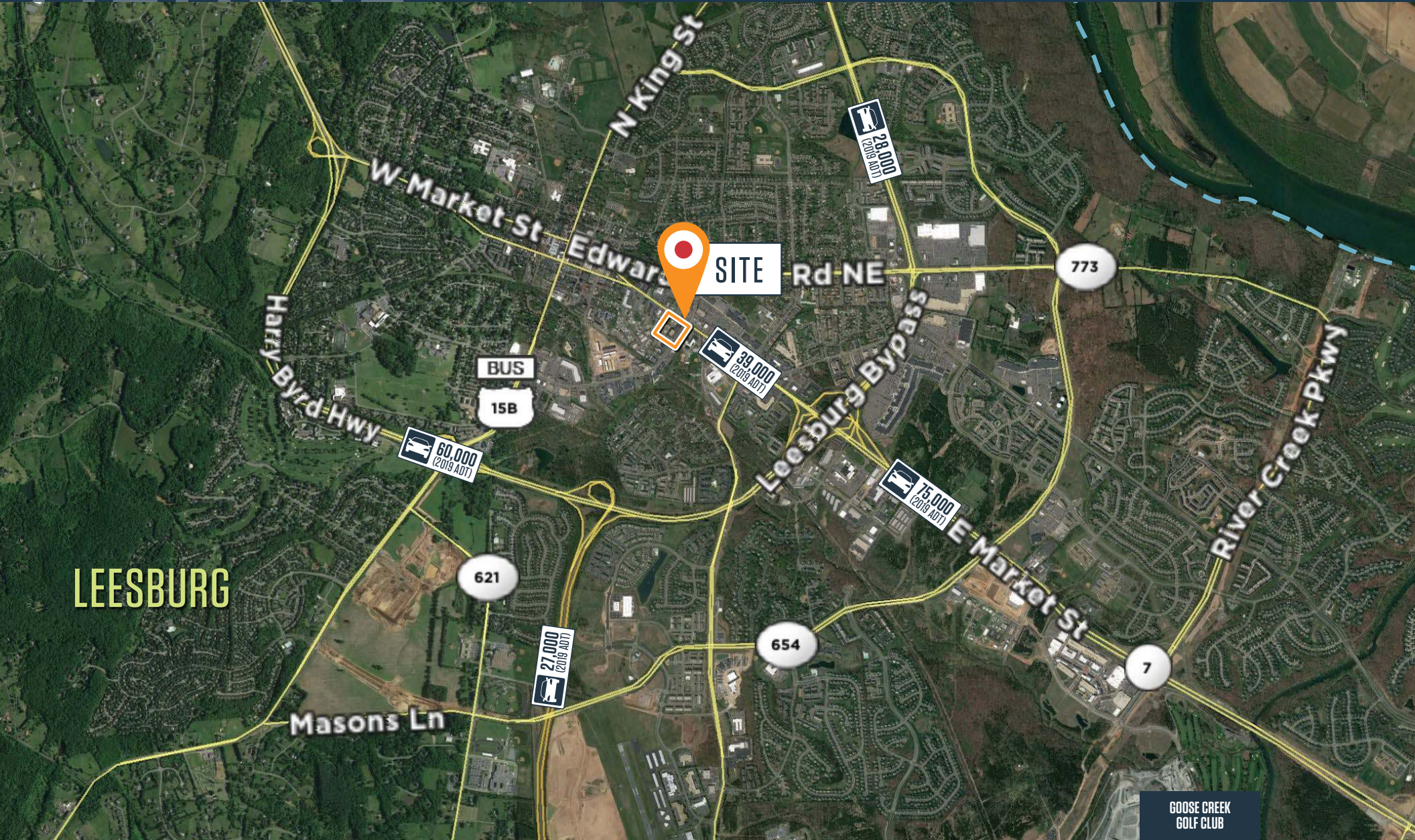
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CATOCTIN SUITES

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LEESBURG

GOOSE CREEK
GOLF CLUB

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