

UNIVERSITY COMMERCE CENTER

44921-44933 George Washington Blvd, Ashburn, VA 20147
Loudoun County



UNDER NEW OWNERSHIP

JOIN THESE RETAILERS



BRICKYARD



HUZZAH HOBBIES
LOUDOUN COUNTY'S TABLETOP GAMING HEADQUARTERS

RETAIL AND OFFICE FOR LEASE

- Move-in ready & shell space opportunities available
- Flexible suite sizes to accommodate a variety of tenants
- Prime Ashburn location with immediate access to Route 7 & Loudoun County Parkway
- Surrounded by affluent residential communities and major retail destinations
- Ideal for retail, professional office, medical, fitness, wellness & service-oriented user

LEASED BY:

klnb

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Marc Tasker
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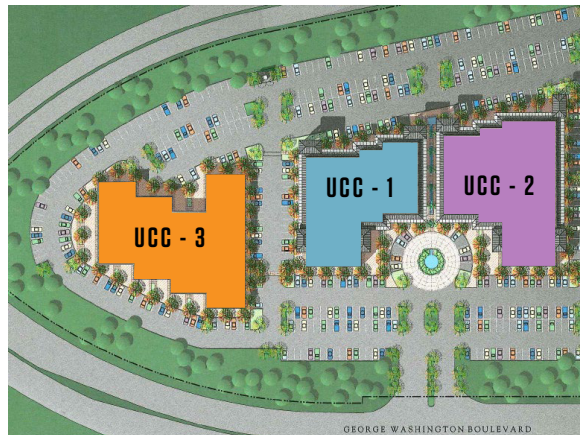
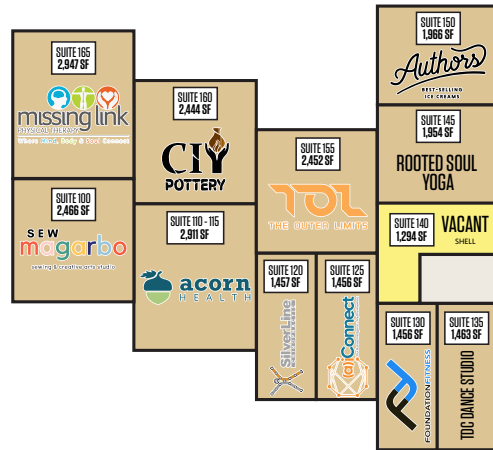
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OVERALL SITE PLAN

UCC-3 - 44933 George Washington Blvd

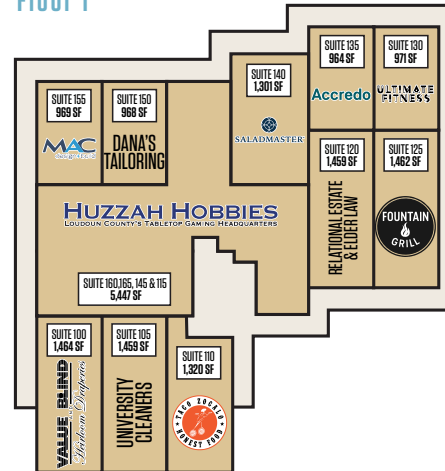
Floor 1



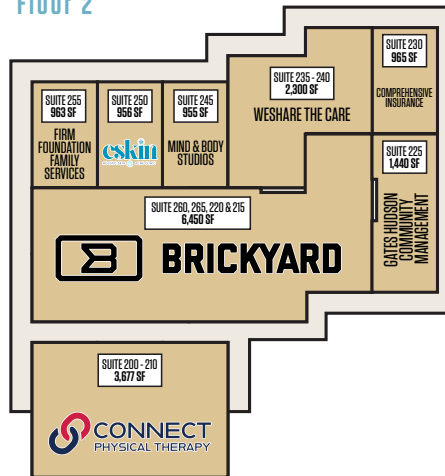
AVAILABLE AT LEASE EXECUTED LEASE

UCC-1 - 44927 George Washington Blvd

Floor 1



Floor 2

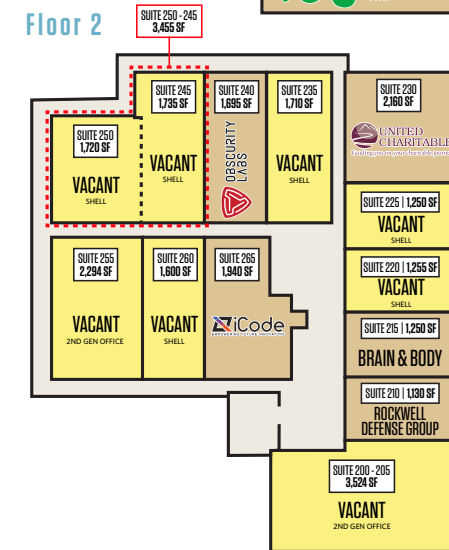


UCC-2 - 44921 George Washington Blvd

Floor 1



Floor 2



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UCC-2 SITE PLAN

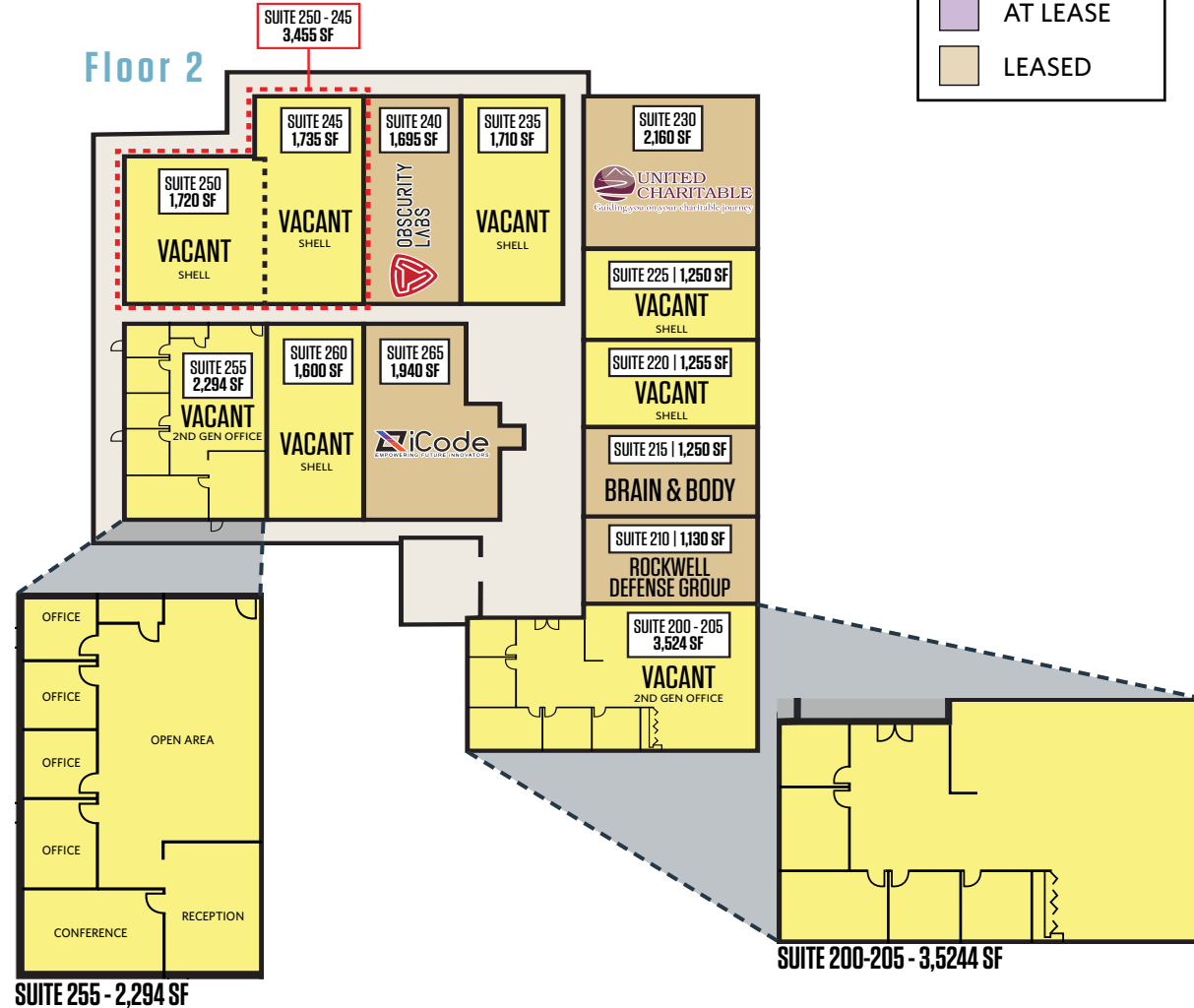
UCC-2 - 44921 George Washington Blvd

KEY	
	AVAILABLE
	AT LEASE
	LEASED

Floor 1



Floor 2



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UCC-2 PHOTOS



1ST FLOOR LOBBY



MARKET



1ST FLOOR LOBBY



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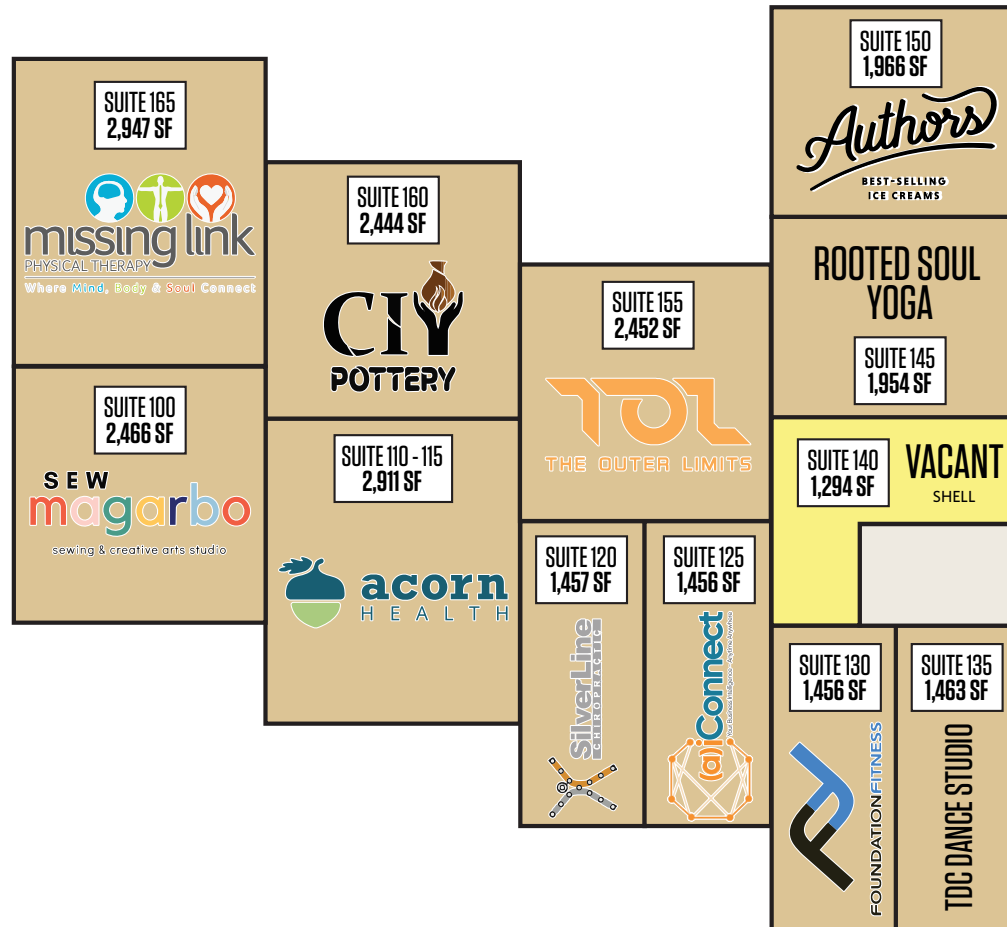
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UCC-3 SITE PLAN

UCC-3 - 44933 George Washington Blvd

Floor 1



KEY

	AVAILABLE
	AT LEASE
	LEASED

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UCC-3 PHOTOS



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TRAFFIC COUNTS | 2024

George Washington Blvd	4,090 ADT
Loudoun County Pkwy	14,080 ADT
Leesburg Pike (Route 7)	82,634 ADT

2026	1-MILE	3-MILES	5-MILES	1-MILE	3-MILES	5-MILES	
	Population 8,248	69,484	182,684		Households 3,374	26,930	64,121
	Daytime Population 8,946	48,177	106,810		Average Household Income \$189,988	\$194,970	\$204,905

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MID-VIEW AERIAL



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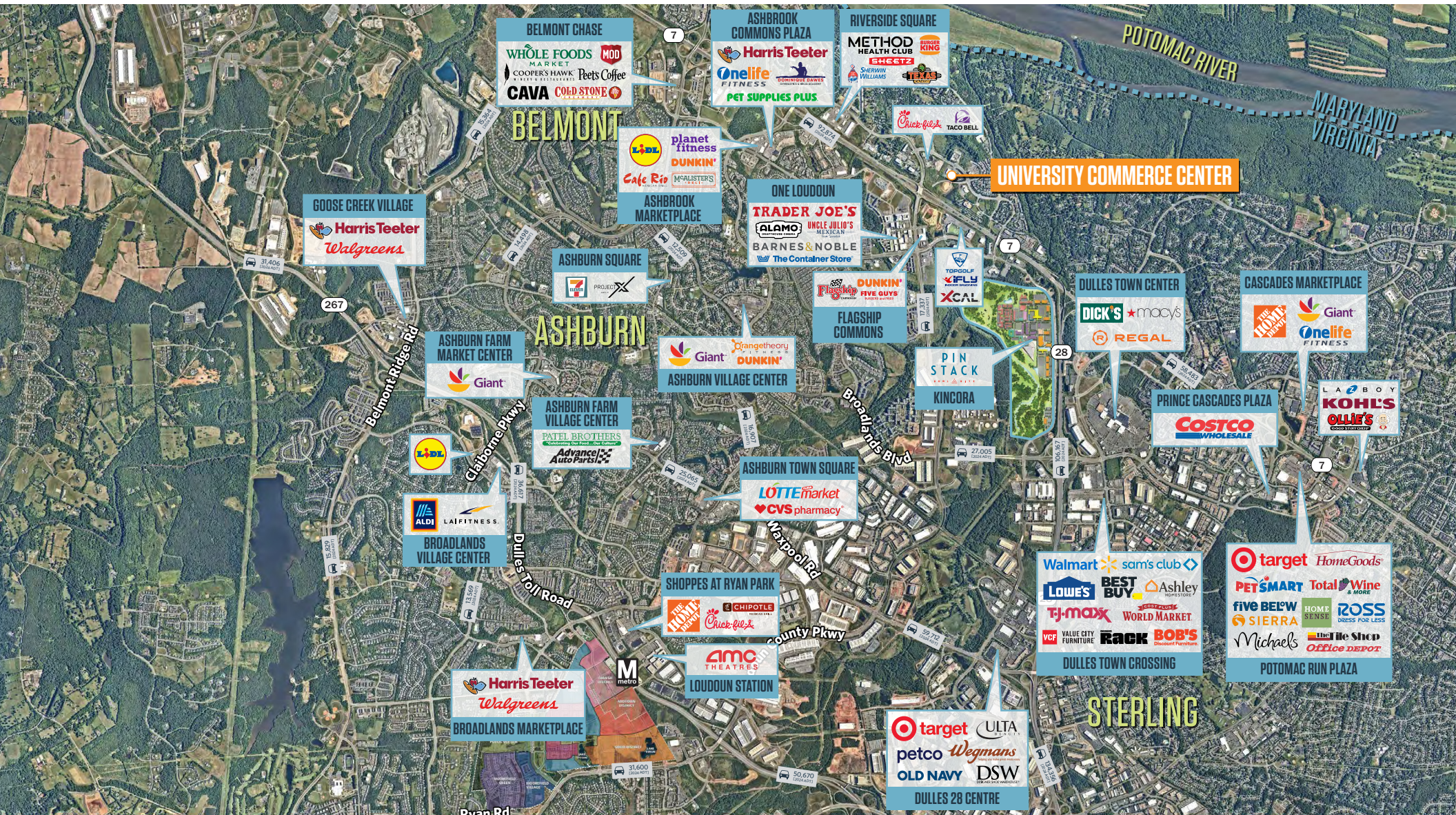
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MARKET AERIAL



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[CLICK TO VIEW PROPERTY WEBSITE](#)

For More Information, Please Contact:

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