

LOUDOUN CENTER

45300 & 45305 CATALINA COURT, STERLING, VA



FULL
BUILDING
AVAILABLE

AVAILABILITIES:

BUILDING A - SUITE 100B: 17,345 SF
SUITE 104: 3,446 SF
BUILDING B - SUITE 101: 40,361 SF

ASKING RATE:

\$17.50 FS + UTILITIES

LOUDOUN CENTER

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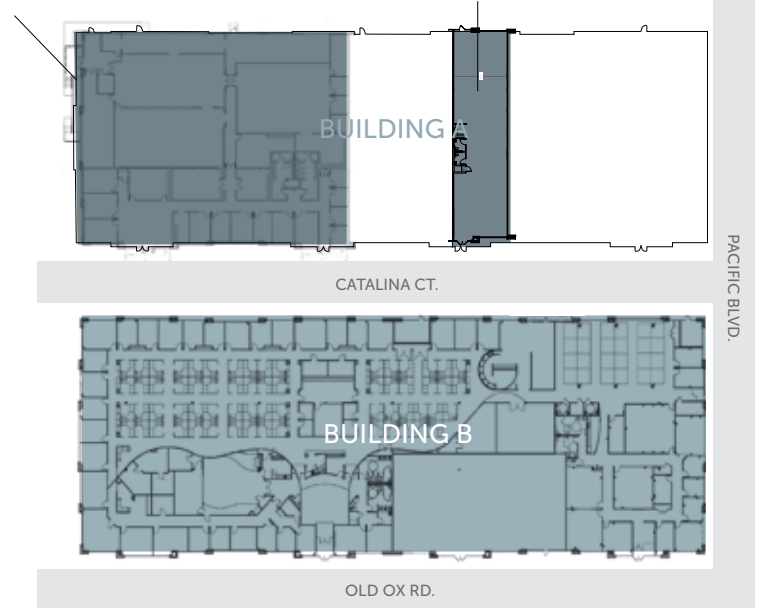


FEATURES

- CONVENIENTLY LOCATED AT THE INTERSECTION OF ROUTE 28 AND ROUTE 606
- IMMEDIATE ACCESS TO DULLES TOLL RD.
- ADJACENT TO DULLES INTERNATIONAL AIRPORT NORTH PARKING LOT
- AMENITIES WITHIN WALKING DISTANCE INCLUDE: CONVENIENCE STORE, HOTEL AND TWO RESTAURANTS.
- BUILDING SIGNAGE AVAILABLE
- ABUNDANT PARKING - 4.0 / 1,000 SF
- EXTENSIVE GLASSLINE

SUITE 100B - 17,345 SF

SUITE 104 - 3,446 SF



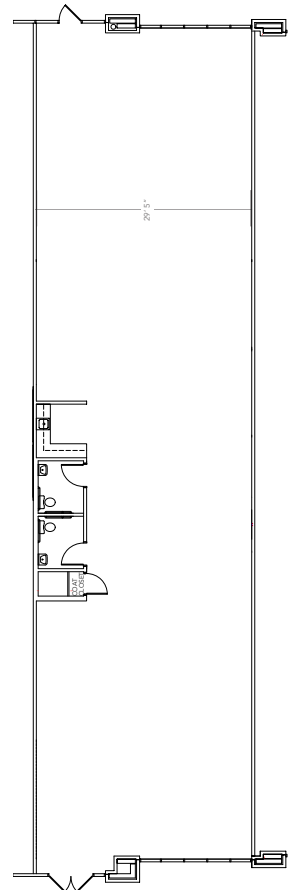
SUITE 101 - 40,361 SF



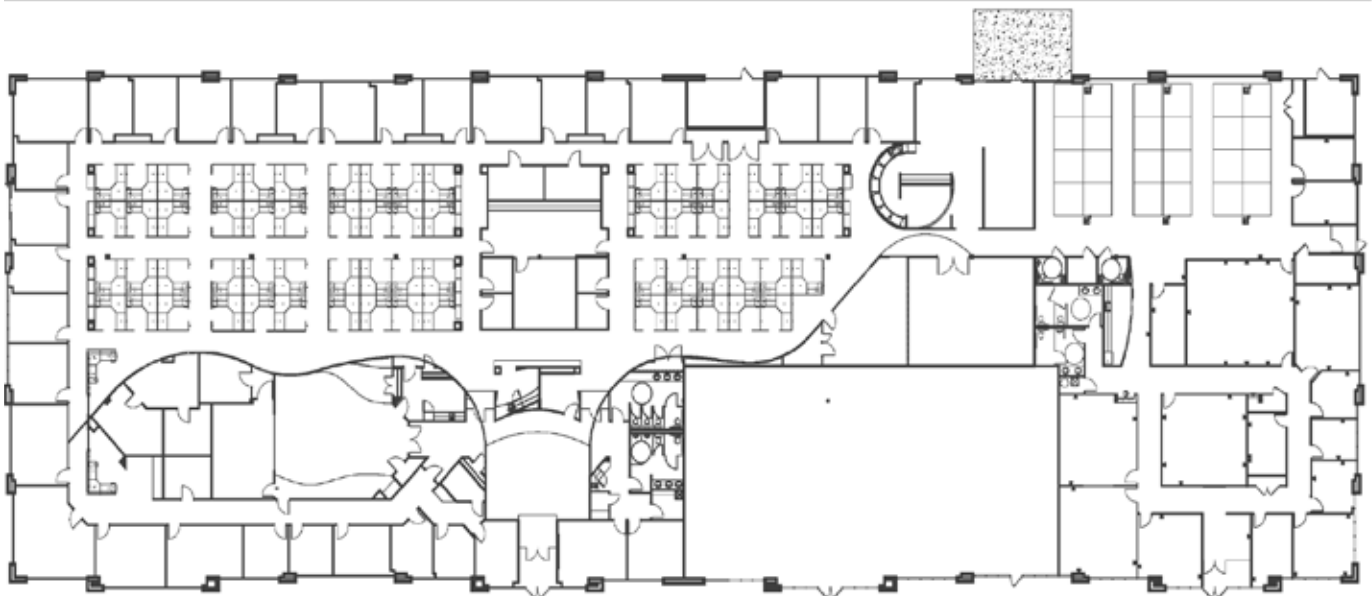
BUILDING A - 45305 CATALINA COURT
SUITE 100B - 17,345 SF



BUILDING A - 45305 CATALINA COURT
SUITE 104 - 3,446 SF



BUILDING B - 45300 CATALINA COURT
SUITE 101: 40,361 SF



AMENITIES MAP

1.  Old Country Store
2.  SUBWAY
3.  EXTENDED STAY AMERICA
4.  Comfort Inn
5.  HYATT house
6.  COUNTRY INN & SUITES
7.  Holiday Inn
8.  FAIRFIELD INN & SUITES by Marriott



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