



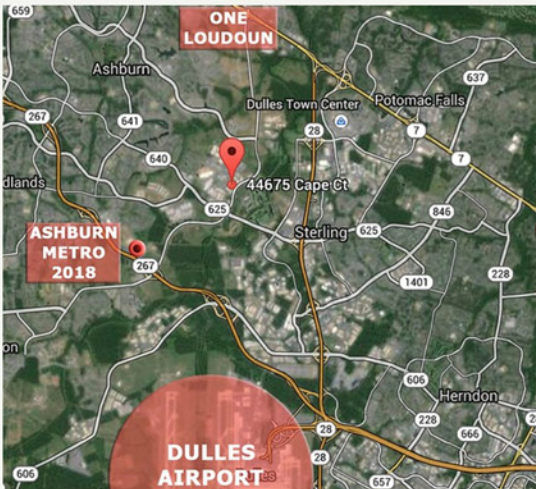
FOR SALE

44675 CAPE COURT

ASHBURN, VA, 20147

SUITE 180/185/189 | 17,396 SF TOTAL

Purchase at \$5,653,700



This opportunity provides an excellent chance for an owner to utilize part of the property for their own business while benefiting from a tenant leasing the remaining space. Property does have a special exception for a school/daycare in place. Detailed information regarding the current tenant, including lease terms and other specifics, can be obtained through the listing broker.



PURCHASE INFO

- All 3 units must be purchased together
- Exterior signage facing Loudoun County Parkway
- Suite 180 & 189 are leased
- Suite 185 will be delivered vacant

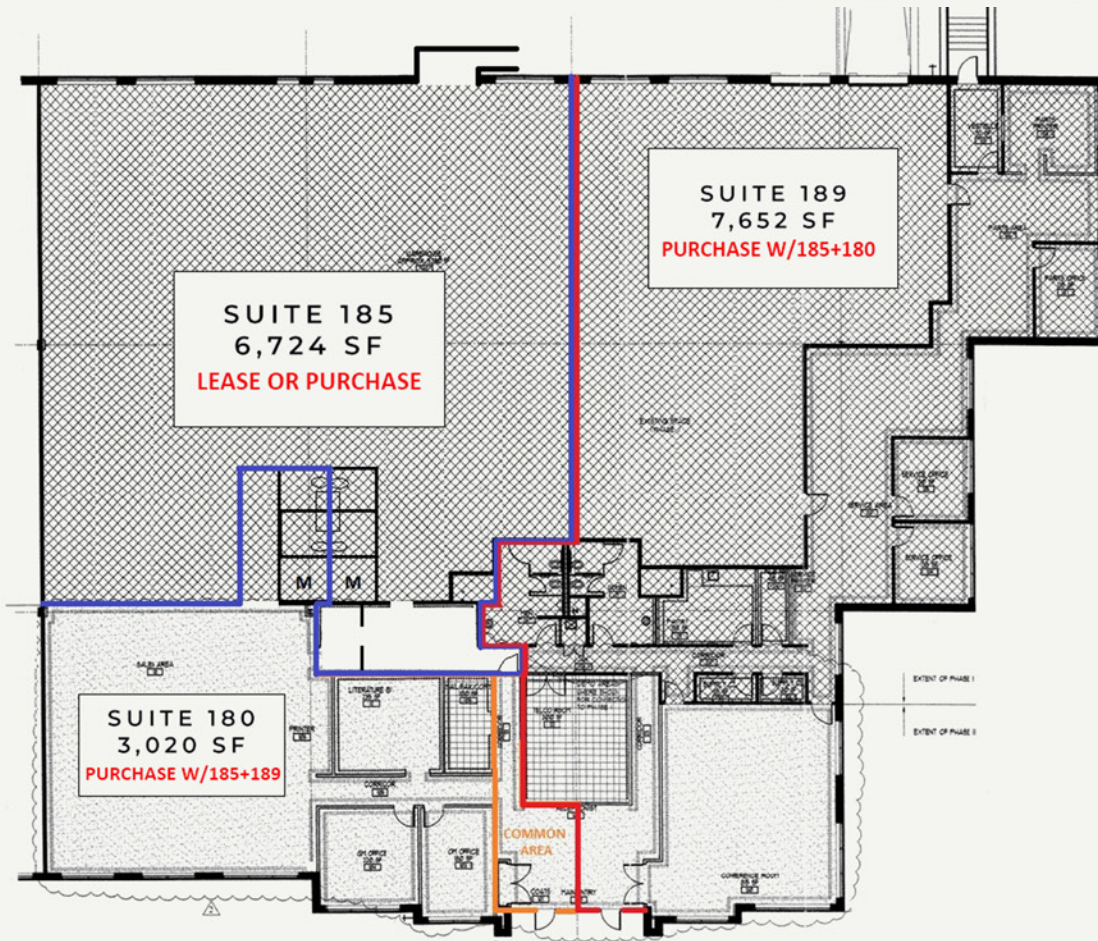


PATTY I BROWN, CCIM
PRESIDENT / PRINCIPAL BROKER

PIBROWN@MARATHONRGI.COM
(703) 402 2433
LICENSED IN VA | MD | D.C.

LOCATION SPOTLIGHT

One of the region's fastest-growing and most dynamic areas, this property offers unparalleled access to a thriving business community. Its prime location ensures connectivity to major transportation routes, proximity to a skilled workforce, and the benefits of a vibrant, expanding economic landscape.



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