

MIXED-USE SPACE FOR LEASE

# 44927 GEORGE WASHINGTON BLVD

ASHBURN, VA



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**DONOHUE**



# MIXED USE SPACE FOR LEASE



The units currently available for lease are located in “Building 1” of the University Commerce Center, a 600-acre mixed-use park in Ashburn, Virginia. Amenities include: unreserved parking, on-site management, and options for high-visibility signage.

**SUITE 120** 1,459 SF | First Floor

**SUITE 255** 963 SF | Second Floor

## BUILDING DETAILS

**LEASE TYPE** Modified Gross

**TOTAL BUILDING SIZE** 35,500 SF

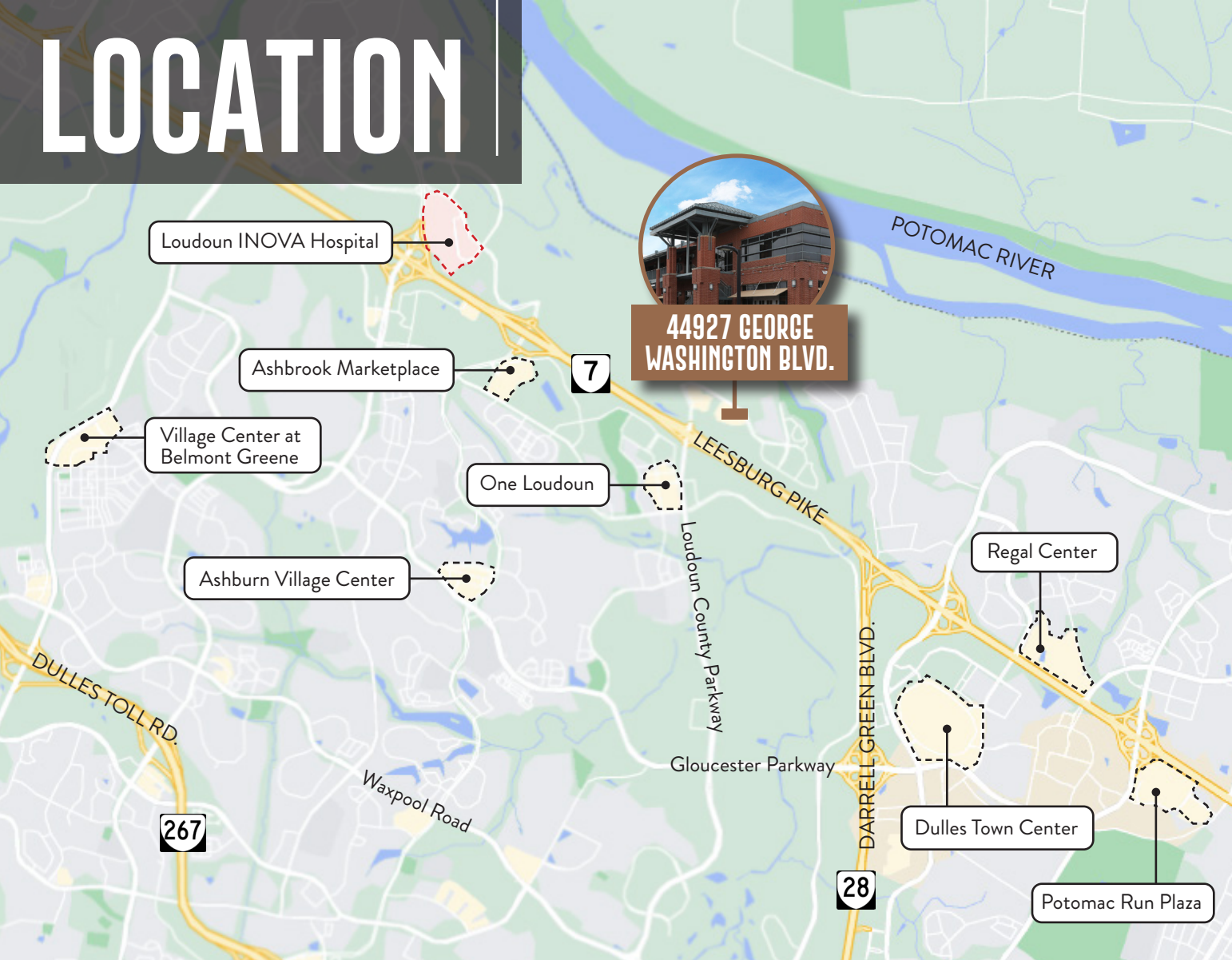
**TYPICAL FLOOR SIZE** 17,706 - 17,794 SF

**NUMBER OF STORIES** Two

**ZONING** PD-RDP

**AVAILABLE SPACE** 963 - 2,422 SF

# LOCATION



**IN THE HEART** of University Commerce Center, a 600-acre mixed-use park

**EASY ACCESS** to major roadways including Route 28, Route 7, Loudoun County Parkway and Dulles Toll Road

**MINUTES** from the town of Leesburg and Dulles International Airport

**NEIGHBORS** Lansdowne Resort & Conference Center, One Loudoun, Commonwealth Center, and INOVA Hospital

## POPULATION OVERVIEW



### POPULATION

1 MI 7,240    2 MI 32,883    5 MI 180,103



### DAYTIME EMPLOYEES

1 MI 4,701    2 MI 12,153    5 MI 67,745



### MEDIAN HHI

1 MI \$113,695    2 MI \$138,304    5 MI \$167,949



### EDUCATION – BACHELOR'S

1 MI 51%    2 MI 54%    5 MI 56%



### MEDIAN AGE

1 MI 38    2 MI 41.8    5 MI 38.9

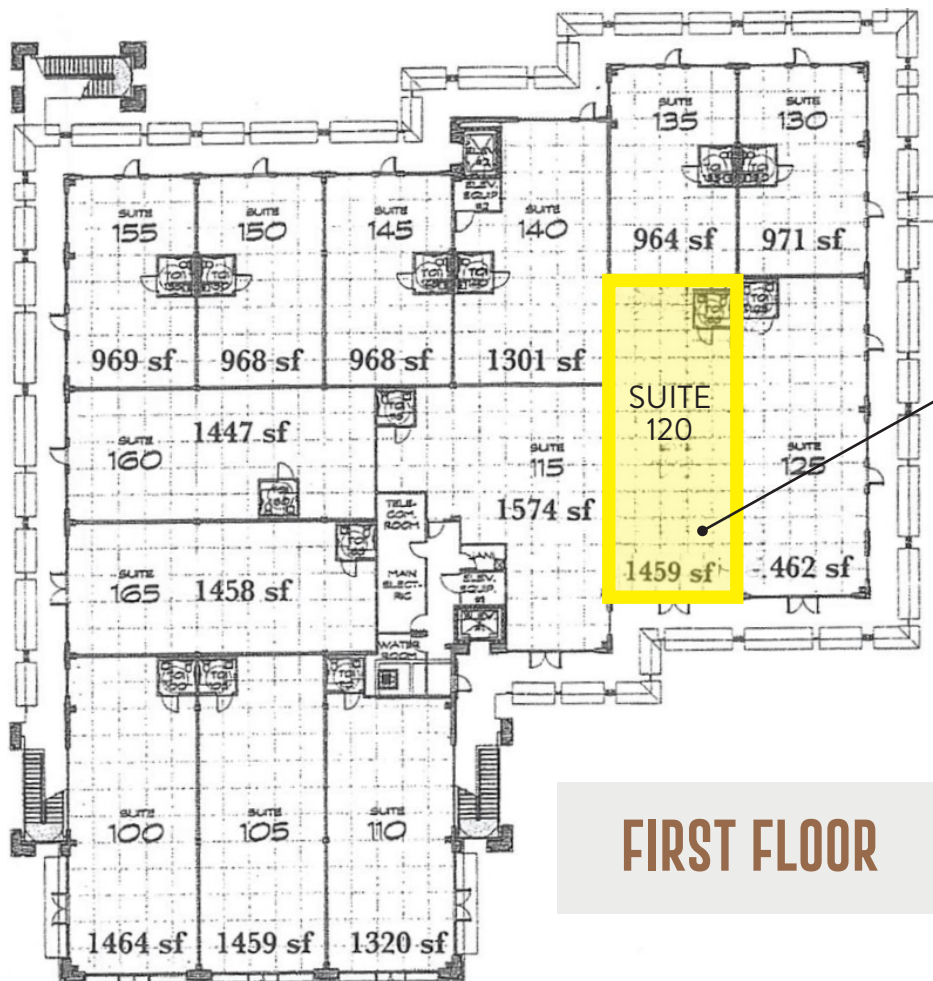


### MEDIAN HOME VALUE

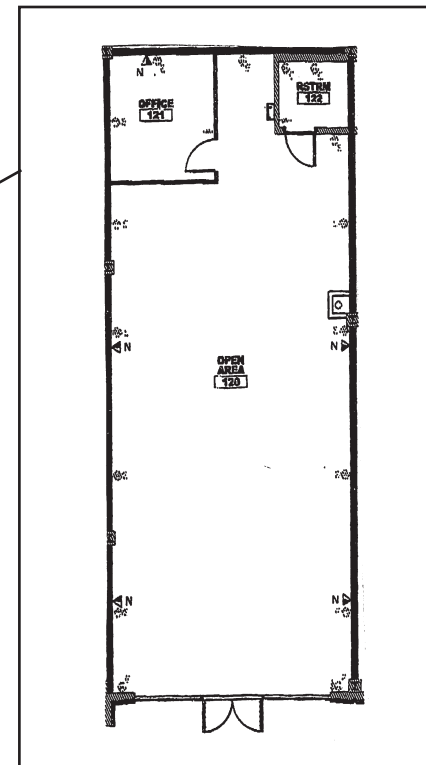
1 MI \$396,168    2 MI \$438,211    5 MI \$545,923



# FLOOR PLANS

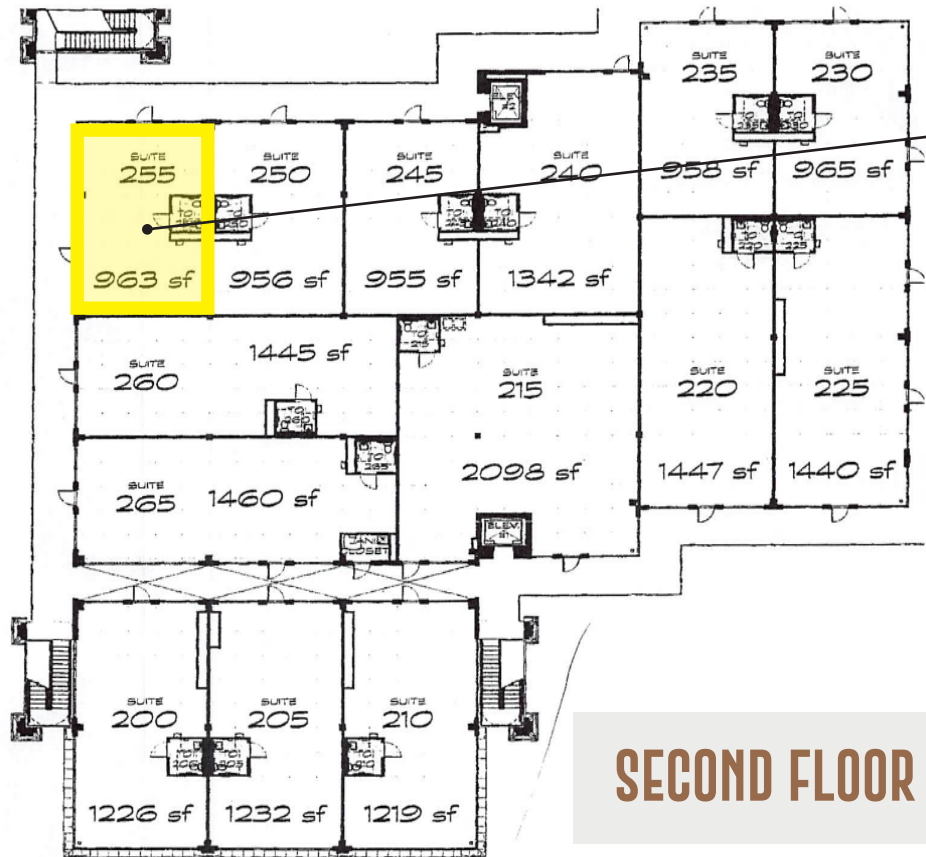


**FIRST FLOOR**

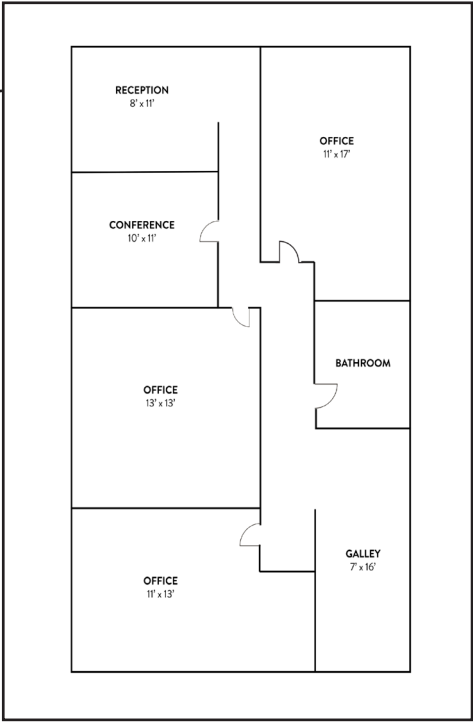


**SUITE 120**  
1,459 SF

# FLOOR PLANS



**SECOND FLOOR**



**SUITE 255**  
963 SF





# CONTACT US

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