



Flex Space For Lease

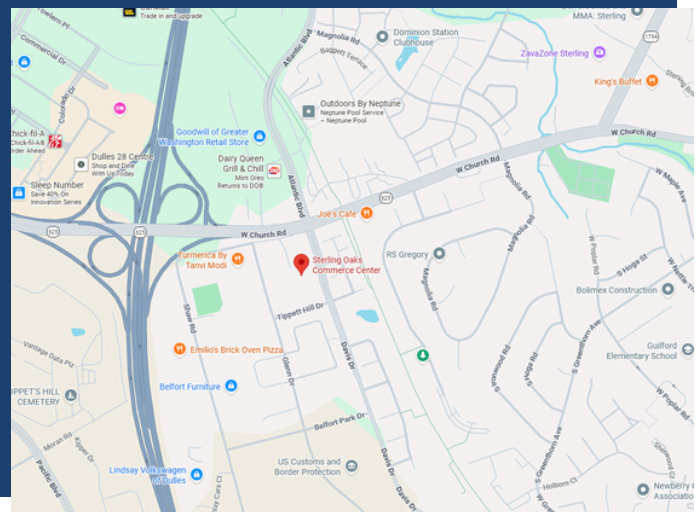
22135 Davis Dr,
Sterling, VA 20164

Suite 107 | 6,595 SF

\$25.50 psf + MG



This versatile flex space features a brand-new HVAC system, and a roll-up door with convenient front office space. With two restrooms and an open layout, it's ideal for businesses needing room for classes, meetings, or light industrial operations. It offers a clean flex industrial space ready to support a wide range of uses. The space is currently used for automobile detailing.



Patty I. Brown, CCIM
President / Principal Broker

pibrown@marathonrgi.com

703-402-2433

Licensed in VA | MD | D.C.



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Additional Info

- Easy access and close to Route 28
- Attractive glass front
- Small flex space that is conditioned and ready to go
- Drive-in door
- Numerous amenities nearby



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HALLWAY #1

EX. S
SINK

EX. TOILET

PR & T EA 10T & 11 EA

UP

FINISHED RECEPTION -
DISPLAY AREA

RAMP

HALLWAY #2

PROPOSED DOOR

UNIT 109 UNIT 101

PROPOSED DRYWALL PARTITION

EXHIBIT "A-1" - FIRST FLOOR

2'-0"

3'-6"

5'-0"

6'-11"

5'-0"

18'-2"

8'-0"

7'-4"

3'-7"

5'-0"

14'-0"

21'-7"

8'-5"

8'-0"

7'-4"

110