

NOW LEASING PHASE II

Broderick One at Loudoun Gateway
22365 Broderick Drive, Sterling, VA 20166



BRODERICKONE
AT LOUDOUN GATEWAY

Vito John Germinario

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Cell: 301-6741181

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LGV Group, LLC

22365 Broderick Drive,

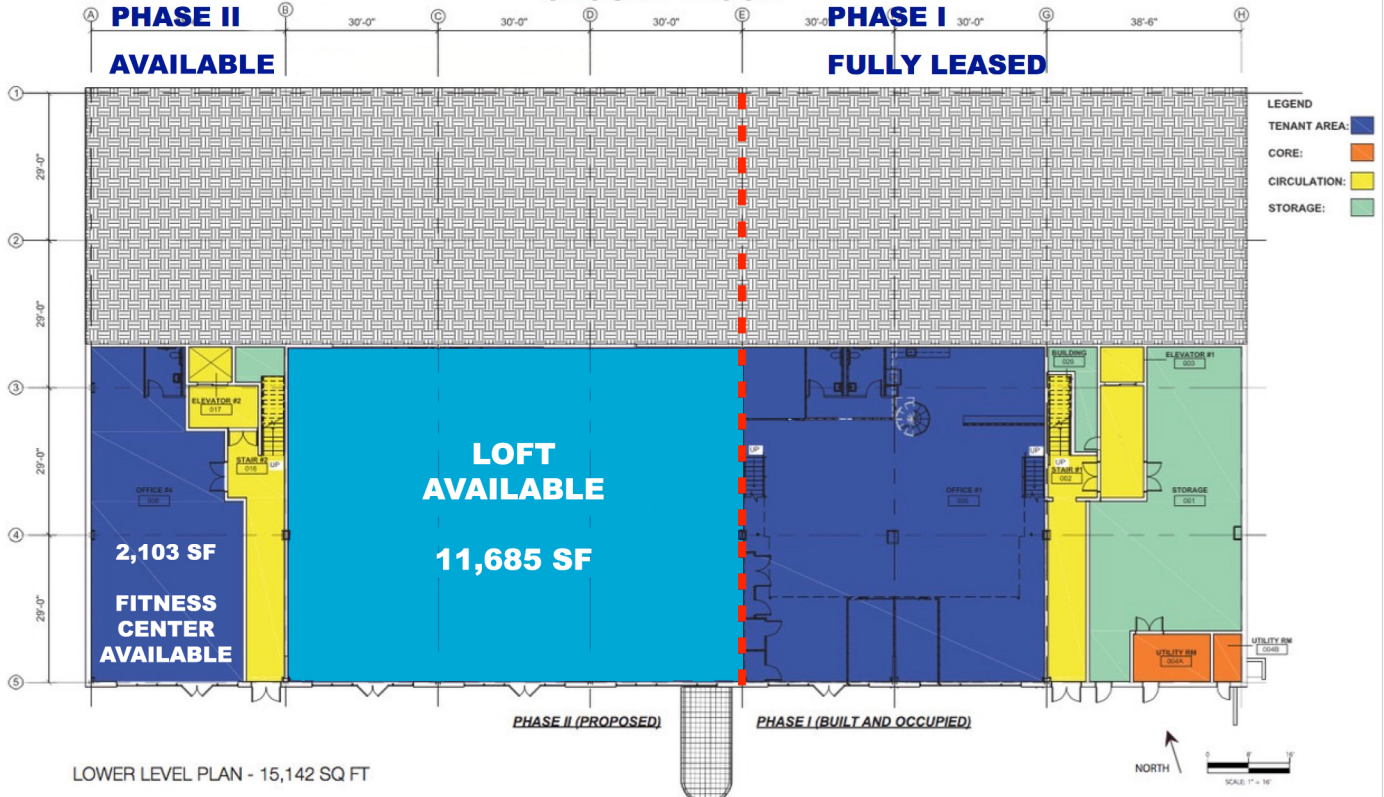
Suite 300

Sterling, Virginia 20166

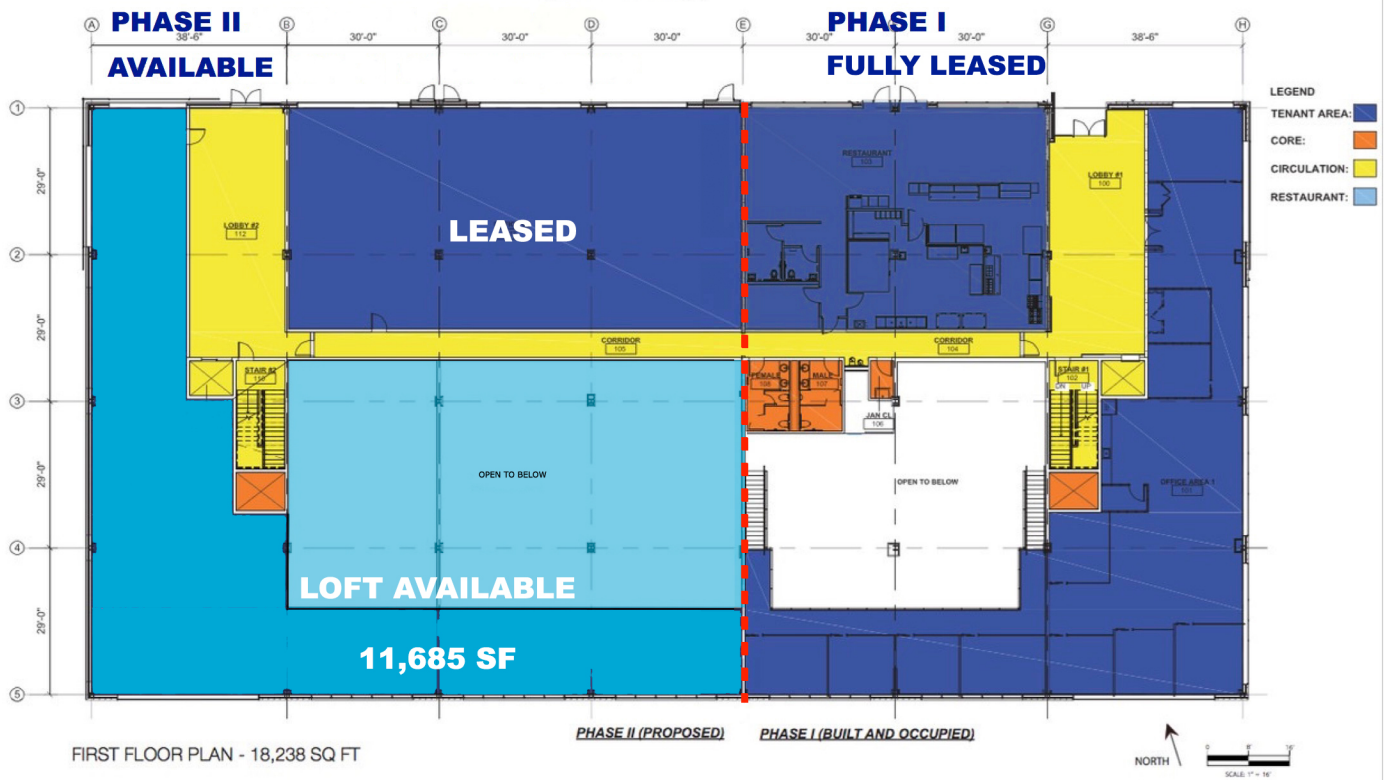
The LGV Group, a Northern Virginia based developer, recently completed an elegant 56,000 SF expansion of Broderick One at Loudoun Gateway.

- ***Office/Retail/Medical Opportunities***
- ***Custom Build Outs***
- ***5,000 SF Rooftop Terrace for Tenant Use***
- ***On-Site Restaurant and Tenant Fitness Center***
- ***Ideal Location near Silver Line Metro, Route 28, & Dulles Airport***
- ***State-of-the-Art HVAC with Air Quality Sensors***
- ***Secure Building***

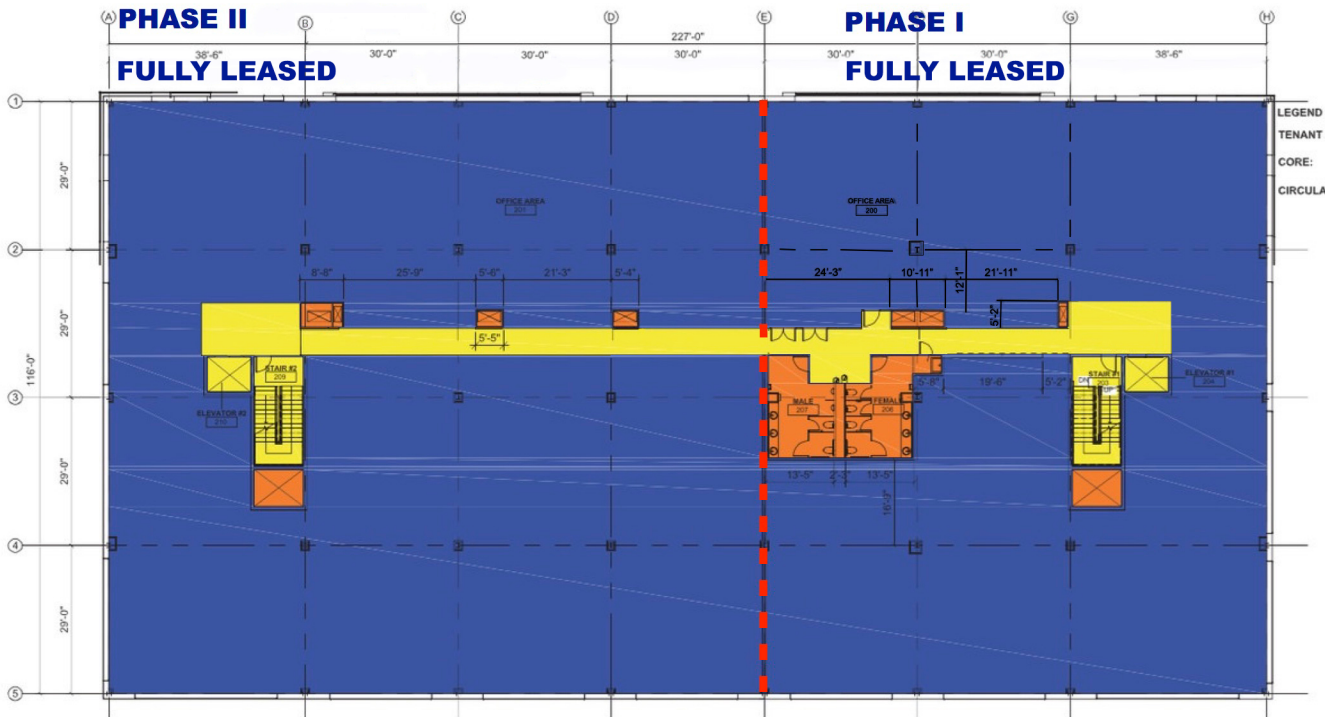
GROUND FLOOR



1ST FLOOR



2ND FLOOR



SECOND FLOOR PLAN - 26,332 SQ FT

PHASE II (PROPOSED) *PHASE I (BUILT AND OCCUPIED)*

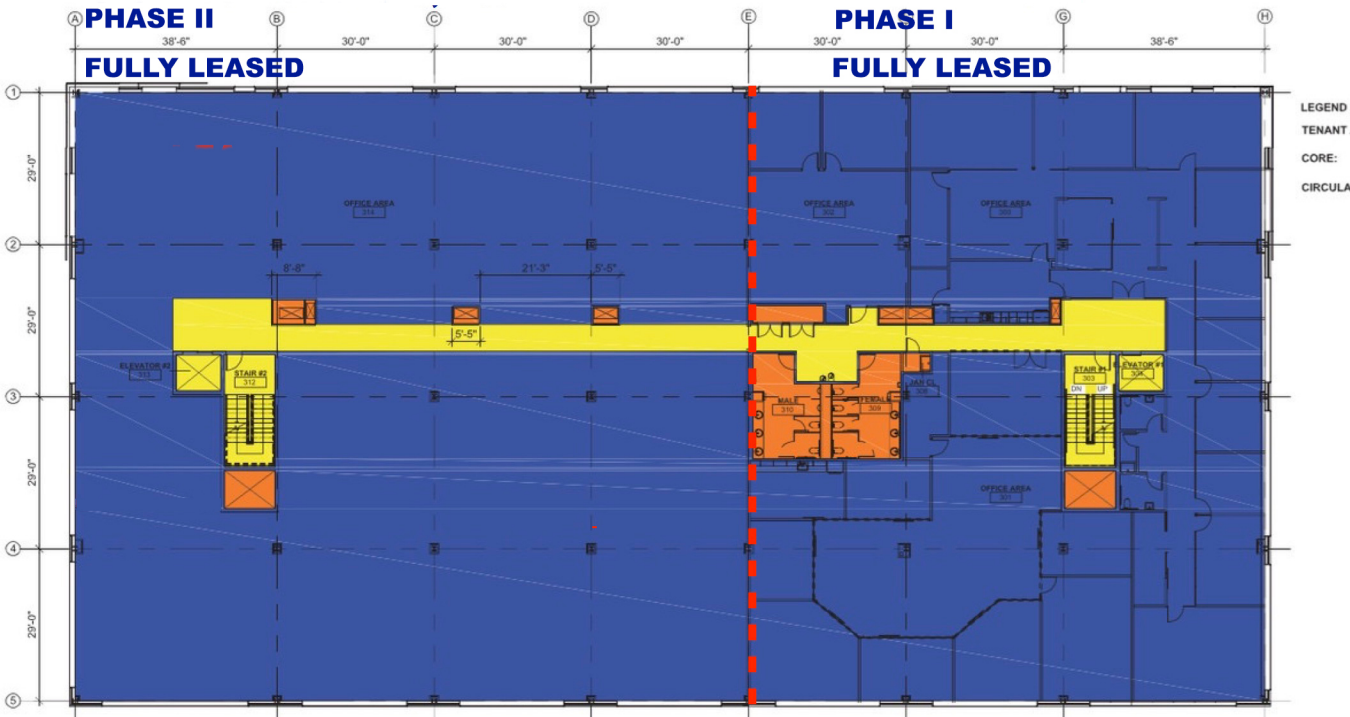


Architectural Review Board - Revision to Approved
 Date: August 22, 2018
 Scale: 1/16" = 1'-0"

Broad Run Business Center - Lot 5A - Revision to Phase II
 22365 Broderick Drive
 Sterling, VA 20166

demian wilbur architects

3RD FLOOR



THIRD FLOOR PLAN - 26,332 SQ FT

PHASE II (PROPOSED) *PHASE I (BUILT AND OCCUPIED)*

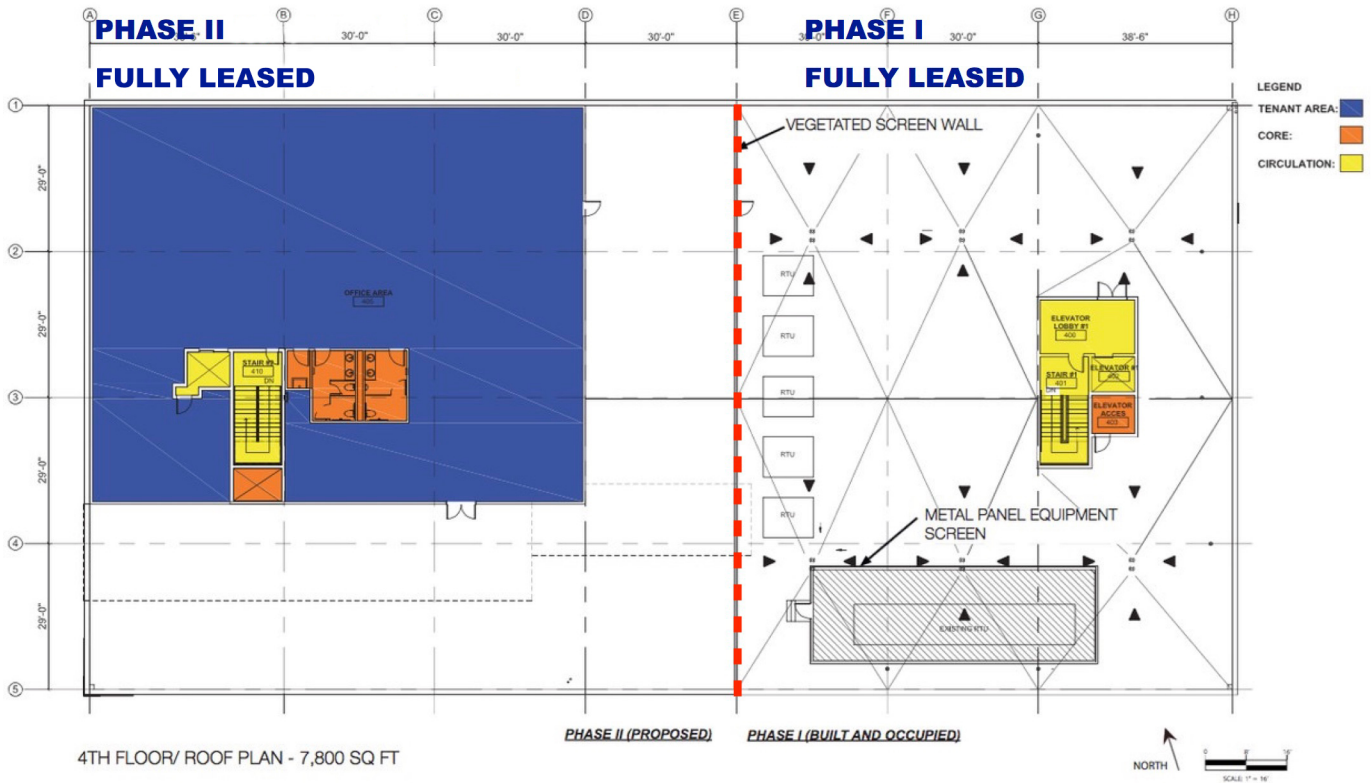


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Broad Run Business Center - Lot 5A - Revision to Phase II
 22365 Broderick Drive
 Sterling, VA 20166

demian wilbur architects

4TH FLOOR



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Broad Run Business Center - Lot 5A - Revision to Phase II
22365 Broderick Drive
Sterling, VA 20166

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For Lease »

Smallest Space 2,103 SF
Max Contiguous 11,685 SF
of Spaces 2

Office Avail 11,685 SF
Retail Avail 2,103 SF
Total Avail 13,788 SF

Vacant 0 SF
% Leased 0%
Rent \$25.00 - 30.00/SF

Space »

Floor	SF Available	Use	Rent
GRND	2,103 SF	Retail/Fitness	\$ Negotiable
GRND/ 1st	11,685 SF	Off/Retail	\$30.00/FS

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www.lvggroup.net

CoStar.com/BroderickOne/PhaseII