



### Summary

Suite: 100

Available SF Divisible: 17,212 SF

Suite 100A: 7,212 SF

Suite 100B: 10,000 SF

Lease Rate: Contact Broker

Sale Price: Contact Broker

### Property Highlights

- Within minutes of the Dulles Toll Road, Dulles 28 Centre and Dulles Town Center
- Minutes from Dulles International Airport
- Park like setting
- Abundant parking, 4 per 1,000 SF
- PD-IP Zoning allows for flexible uses
- 17,212 sf flex with one dock
- Approx. 7,000 SF of flex space with 16–18 ft clear heights
- Dock loading
- Ample parking
- PDGI zoning

### Demographics

#### 2 Mile

#### 5 Mile

#### 10 Mile

Total Households:	10,201	87,719	236,195
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Total Population:	30,313	244,348	679,700
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Average HH Income:	\$137,915	\$161,419	\$176,250
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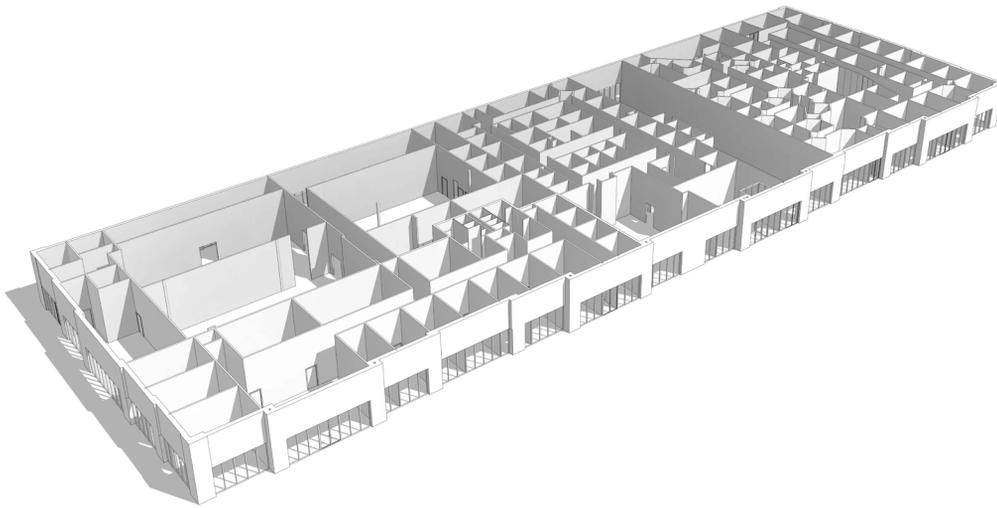
**Oyku Hanna**

703.435.4007 x 109

ohanna@veritycommercial.com

Floor Plan

BIM4SITES



45305 Catalina Court

45305 Catalina Court, Sterling, VA 20166

Cover Sheet

A-000

Drawn By: MM  
Checked By: BE

**45305 CATALINA COURT**

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Floor Plan

\*ALL EXTERIOR WINDOWS ARE DOMINATING, UNLESS OTHERWISE NOTED

BIM4SITES



1 First Floor Plan

45305 Catalina Court

45305 Catalina Court, Sterling, VA 20166

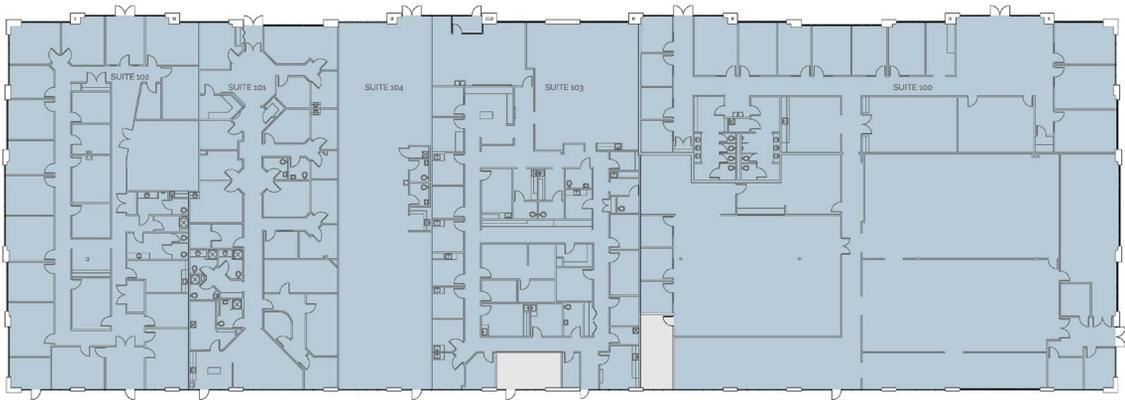
First Floor Plan

A-101

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Floor Plan



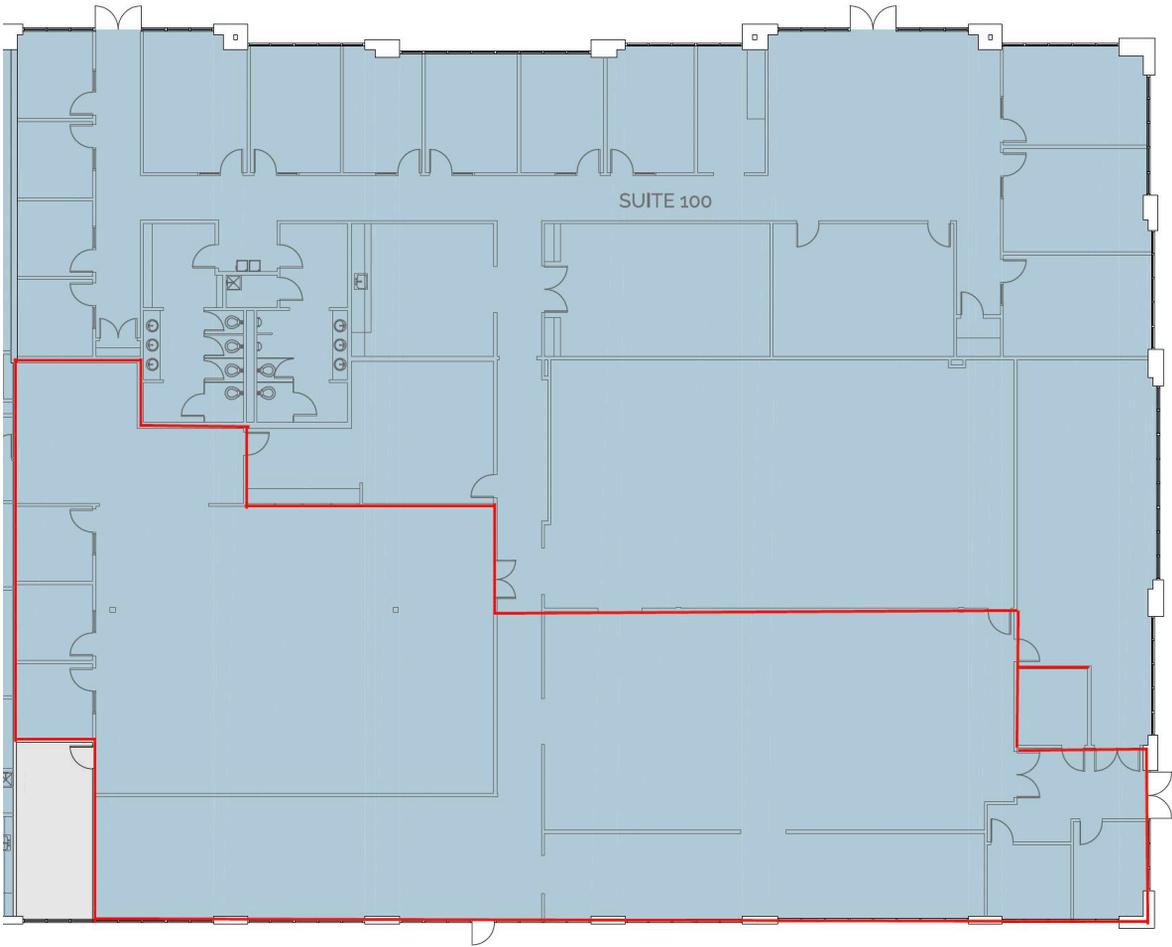
- MAJOR VERTICAL PENETRATION
- PARKING
- OCCUPANT STORAGE AREA
- TENANT AREA
- FLOOR SERVICE AREA
- BUILDING AMENITY AREA
- BUILDING SERVICE AREA
- UNENCLOSED BUILDING FEATURE

2017 BOMA MEASURE - AREA PLAN	DATE APRIL 07, 2020	FLOOR 01	ADDRESS 45305 CATALINA COURT - STERLING VA	
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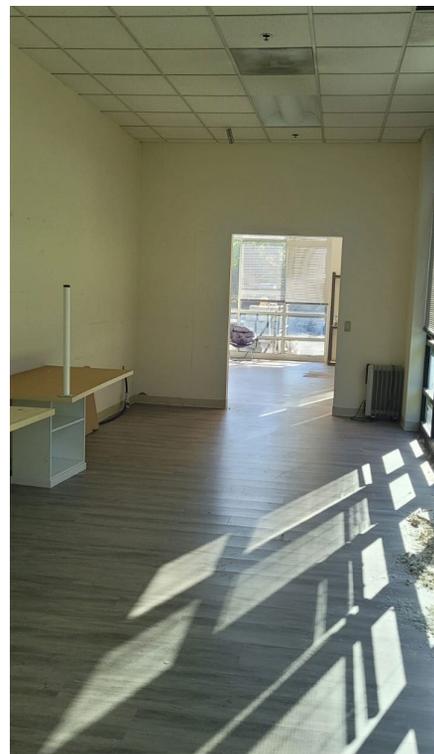
Floor Plan



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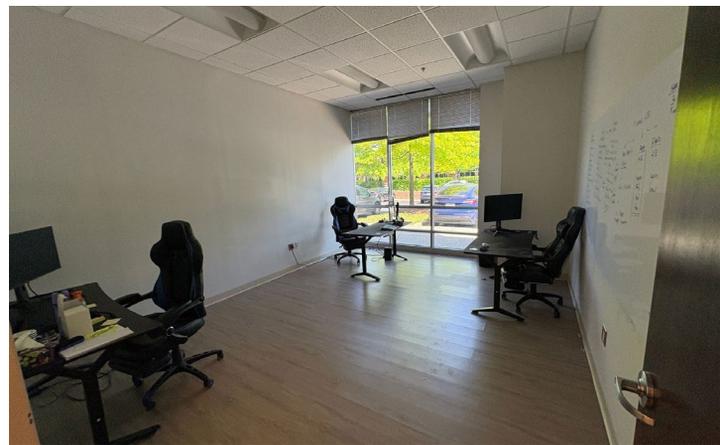
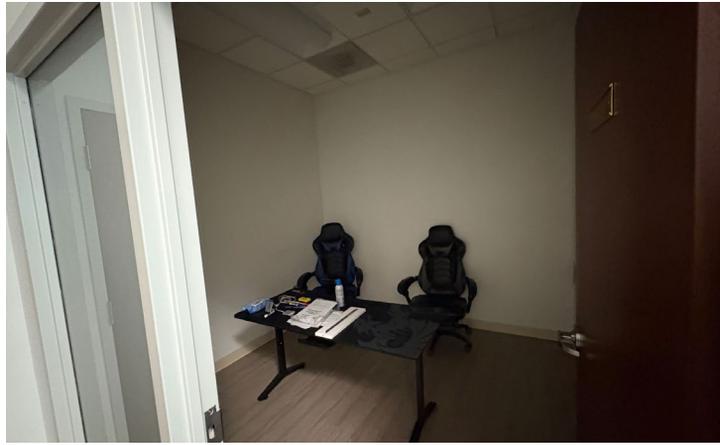
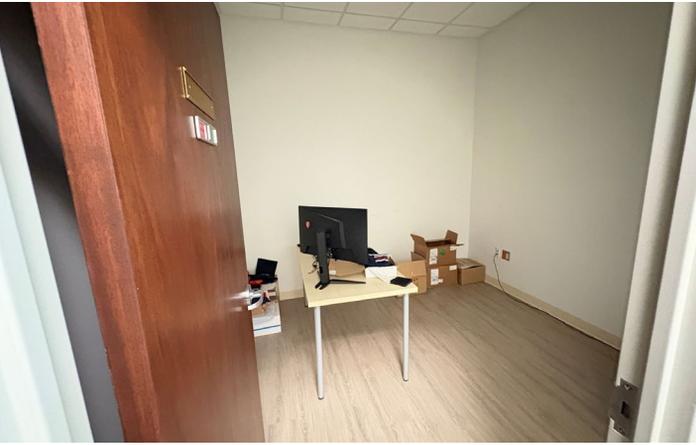
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Photos



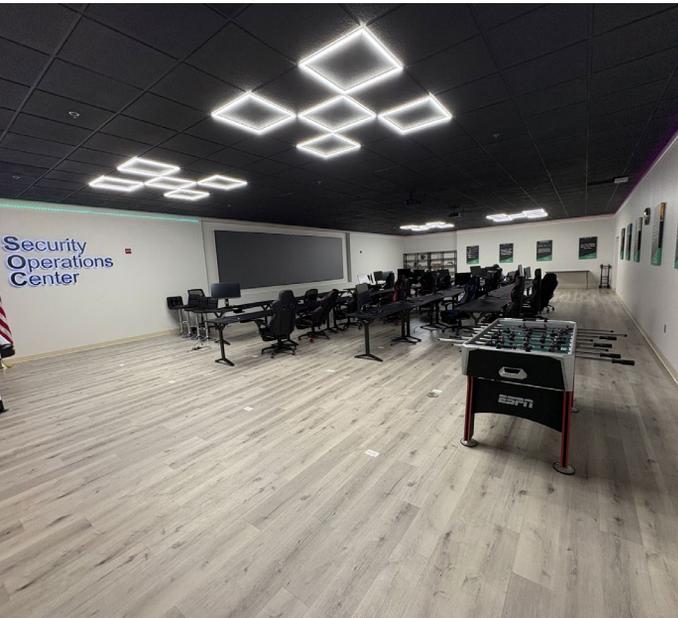
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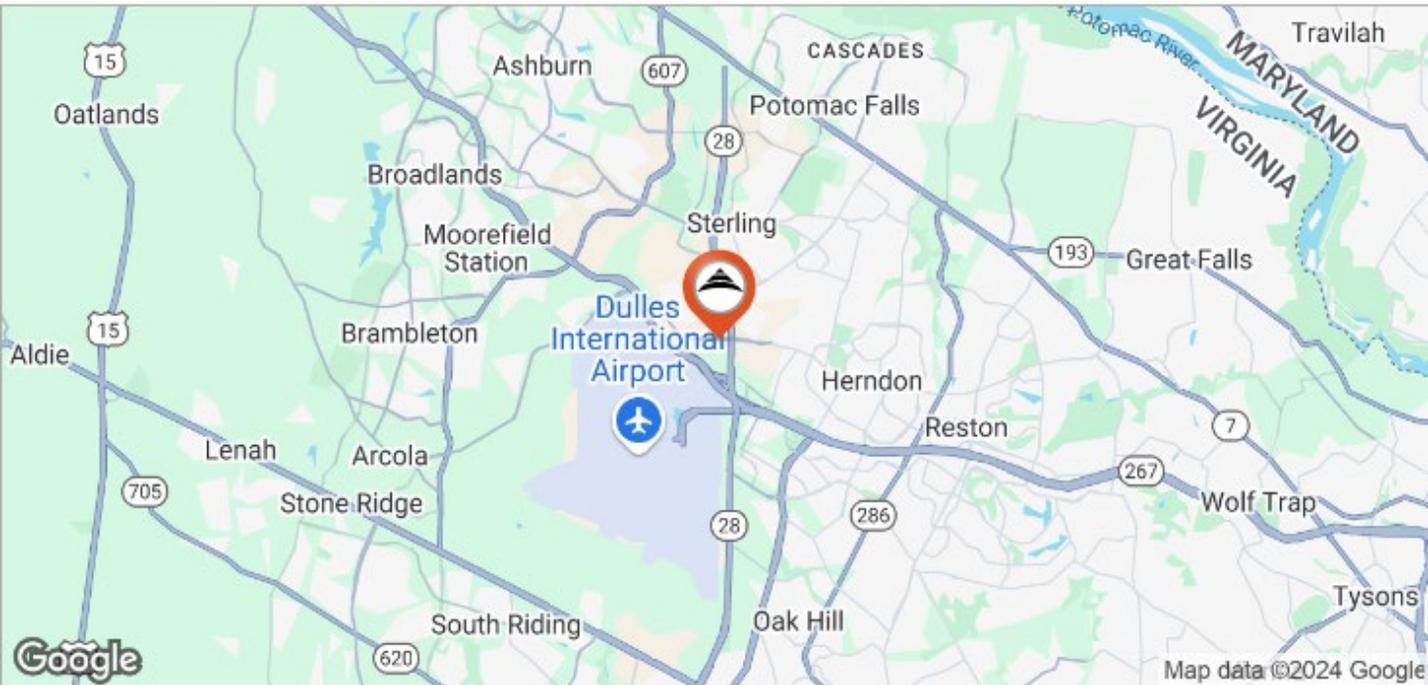
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Photos



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Maps



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