



Flex Space For Lease

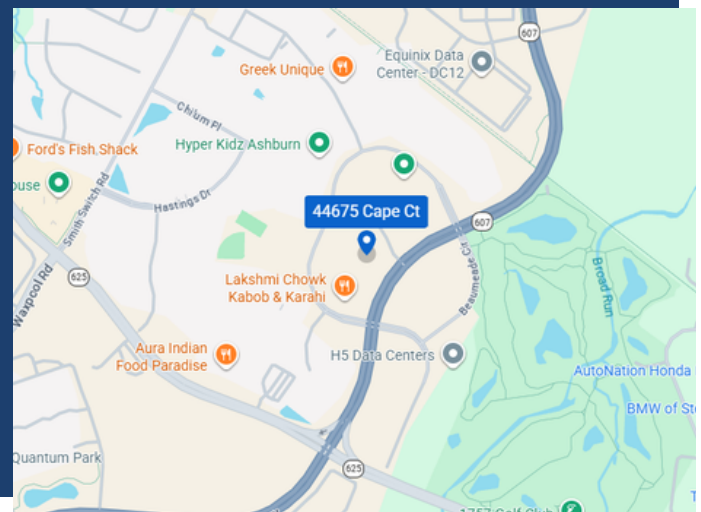
44675 Cape Ct,
Ashburn, VA 20147

Suite 180 | 3,020 SF

\$18.50 psf + NNN



Located in the heart of Loudoun County, one of the region's fastest-growing centers, this flex space offers a predominantly open layout, providing endless possibilities for businesses. Whether envisioning a vibrant educational institution, a dynamic fitness facility, or a versatile workspace, this space provides the ideal canvas to bring visions to life. With its strategic location and flexible design, it's poised to accommodate the diverse needs of any business endeavor.



Patty I. Brown, CCIM
President / Principal Broker

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Licensed in VA | MD | D.C.



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Additional Info

- Reception area, two studios, multiple bathrooms, and shower area
- Exterior signage
- Access to thriving business community and major transportation routes
- Lease rate does not include utilities, property expenses, or building services



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