



**OFFICE BUILDING FOR LEASE**

## CROSS CREEK COMMONS

45150 RUSSELL BRANCH PKWY, ASHBURN, VA 20147





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## PROPERTY OVERVIEW



### OFFERING SUMMARY

|                       |                                 |
|-----------------------|---------------------------------|
| <b>Lease Rate:</b>    | Negotiable                      |
| <b>Building Size:</b> | 33,761 sf                       |
| <b>Renovated:</b>     | 2007                            |
| <b>Parking:</b>       | Free surface parking available  |
| <b>Parking Ratio:</b> | 4.43 spaces per 1,000 sf        |
| <b>Security:</b>      | Fully automated, digital system |

### PROPERTY HIGHLIGHTS

- Prime Route 7 visibility / signage opportunity (83,000 VPD)
- Tenant improvement allowance available, with flexible floor plan options
- Ten minutes from Dulles International Airport (IAD)
- Close proximity to 4m sf One Loudoun mixed-use development and near to 1.4m sf Dulles Town Center Regional Mall
- New Russell Branch Parkway extension now open with direct access to Pacific Boulevard and Claiborne Parkway

### AVAILABLE SPACES

|           | SF       |
|-----------|----------|
| 1st Floor | 5,500 SF |
| 2nd Floor | 435 SF   |
| 2nd Floor | 650 SF   |
| 2nd Floor | 2,750 SF |

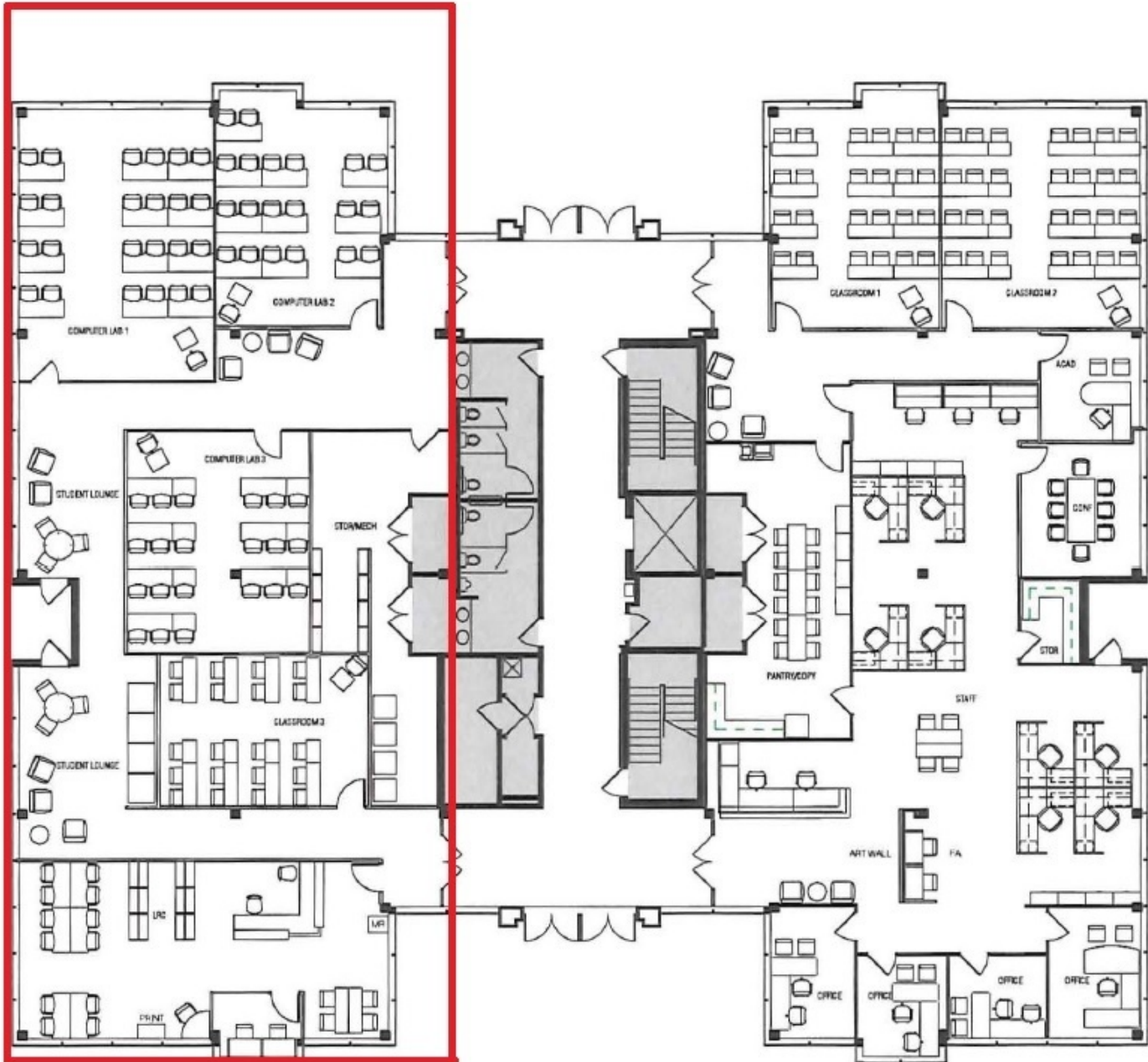
### DEMOGRAPHICS

|                           | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------------|-----------|-----------|-----------|
| <b>Total Households:</b>  | 3,400     | 26,626    | 67,718    |
| <b>Total Population:</b>  | 8,685     | 69,679    | 195,472   |
| <b>Average HH Income:</b> | \$141,392 | \$168,270 | \$183,032 |

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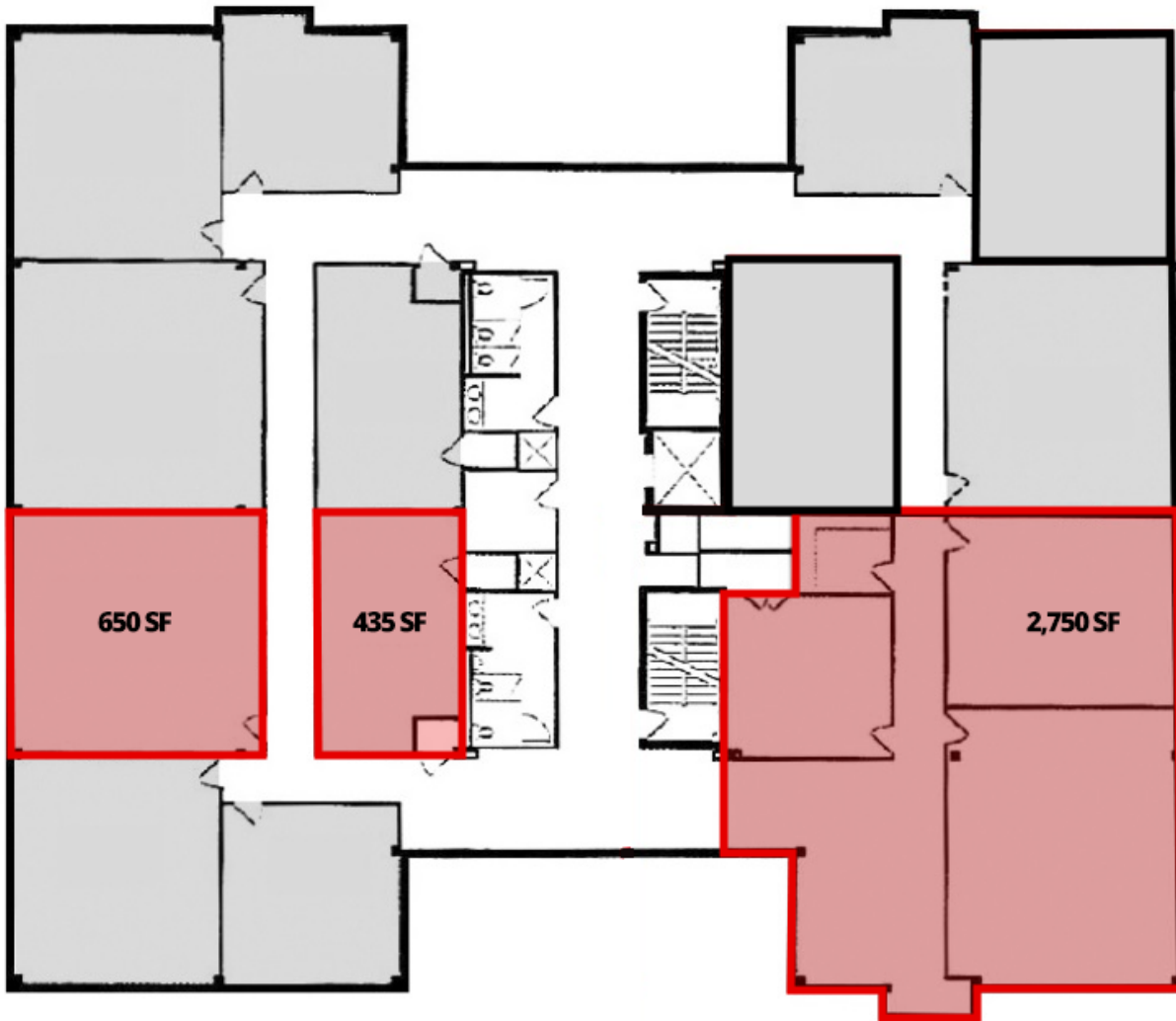
FIRST FLOOR



# CROSS CREEK COMMONS

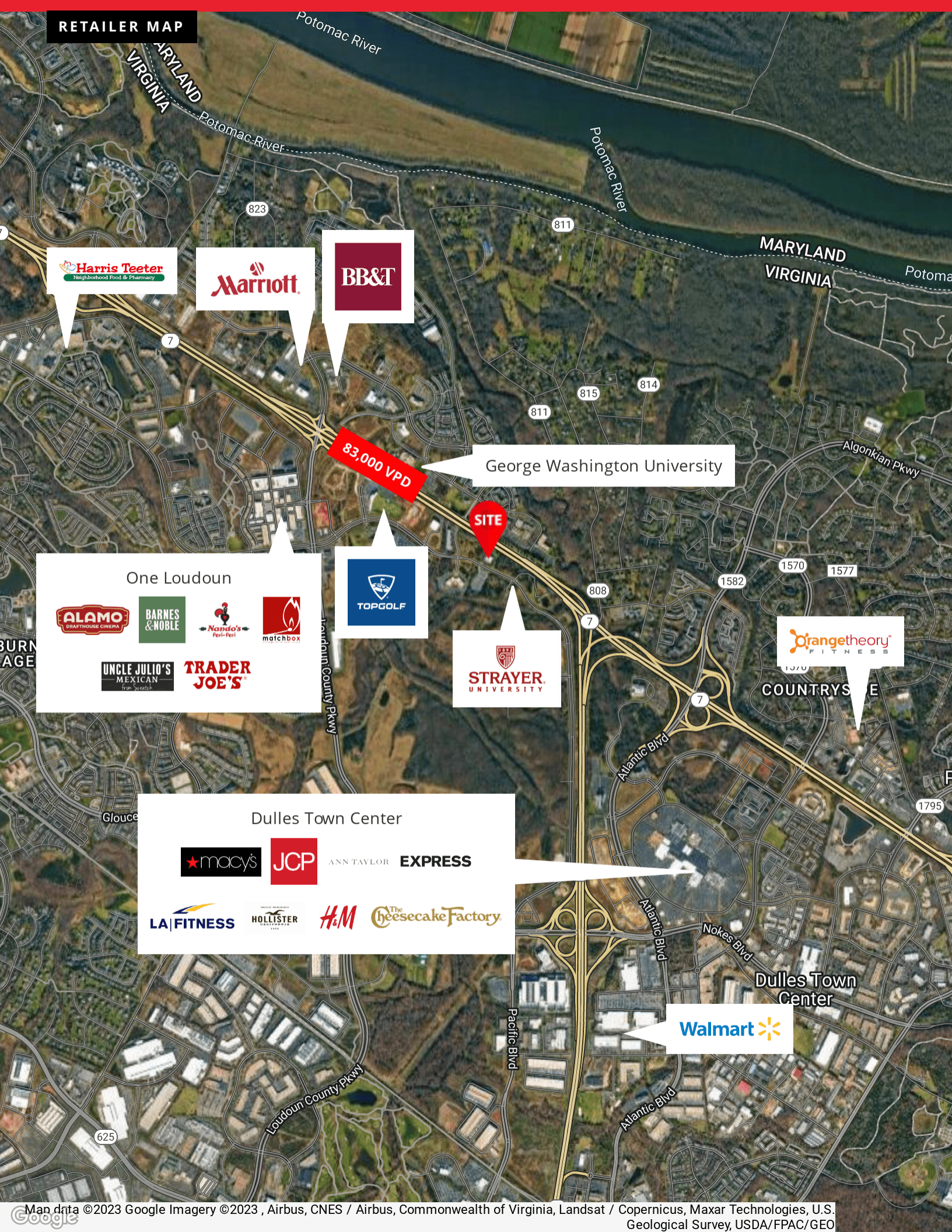
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**SECOND FLOOR**





RETAILER MAP



Harris Teeter  
Neighborhood Food & Pharmacy

Marriott

BB&T

83,000 VPD

George Washington University

SITE

One Loudoun

ALAMO  
DRAFTHOUSE CINEMA

BARNES & NOBLE

Nando's  
Piri-Piri

matchbox

TOPGOLF

STRAYER  
UNIVERSITY

Orangetheory  
FITNESS

Dulles Town Center

macy's

JCP

ANN TAYLOR

EXPRESS

LA|FITNESS

HOLLISTER

H&M

The Cheesecake Factory

Walmart



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ADDITIONAL PHOTOS

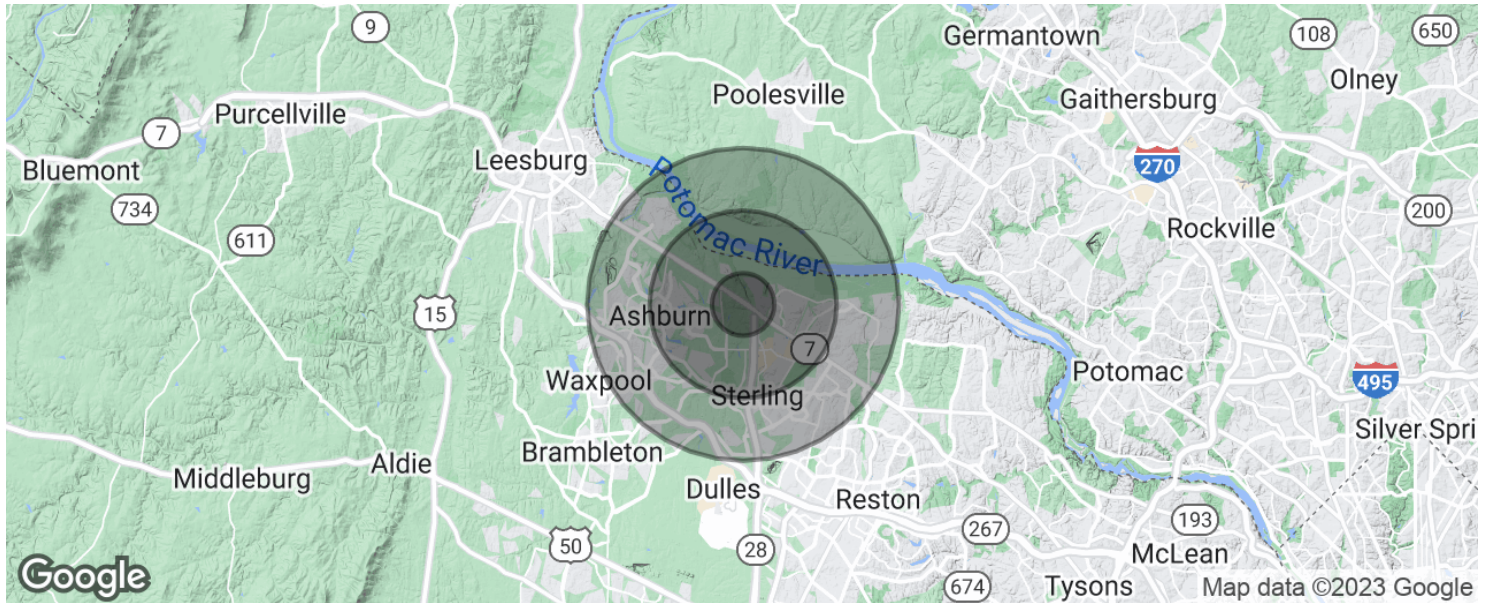




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## DEMOGRAPHICS MAP & REPORT



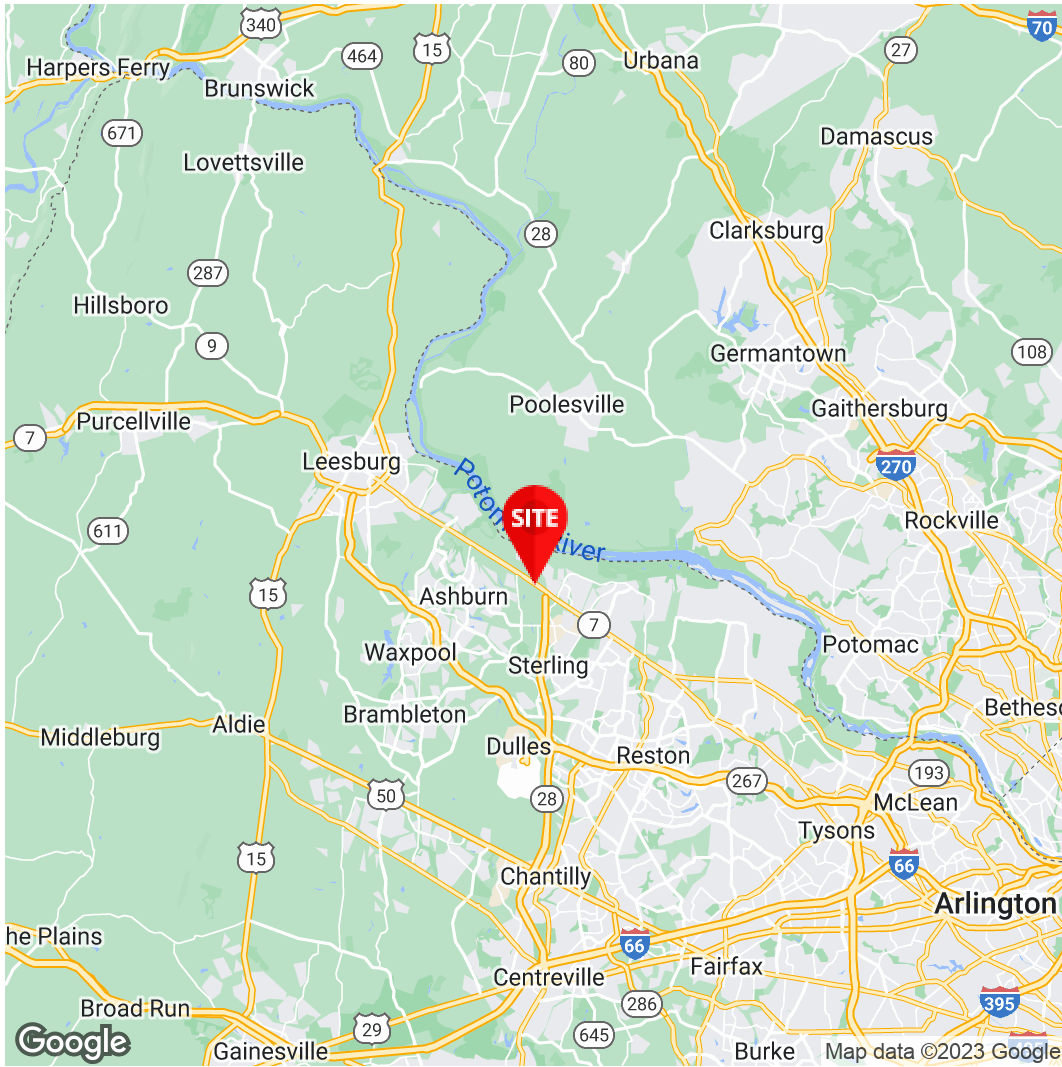
### POPULATION

|                     | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population    | 8,685  | 69,679  | 195,472 |
| Median age          | 32.2   | 34.7    | 34.4    |
| Median age (Male)   | 32.6   | 33.8    | 33.7    |
| Median age (Female) | 32.0   | 35.5    | 35.1    |

### HOUSEHOLDS & INCOME

|                     | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 3,400     | 26,626    | 67,718    |
| # of persons per HH | 2.5       | 2.8       | 2.9       |
| Average HH income   | \$141,392 | \$168,270 | \$183,032 |
| Average house value | \$434,540 | \$491,397 | \$554,610 |

\* Demographic data derived from 2020 ACS - US Census



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