

## FOUR OFFICE SUITES FOR LEASE IN STERLING

22375 Broderick Drive  
Sterling, VA 20166



**Suite 255:** 2,600 SF suite includes seven offices (including one corner office), copy room, open office area, and reception. Vacant and ready for immediate occupancy.

**Lease Rate:** \$4,333.33 per month or \$20.00 PSF Plus Utilities and Cleaning

**Suite 125 :** First floor office suite with private exterior entrance for lease. 1,603 SF suite includes four offices, copy room, open office area for 2 cubes and waiting room. Available November 1, 2025.

**Lease Rate:** \$2,872.04 Per Month or \$21.50 PSF Plus Utilities and Cleaning

**Suite 245:** Second Floor 1,604 SF office suite for lease. Suite includes four offices, copy room, open office area, and reception. Available November 1, 2025.

**Lease Rate:** \$2,873.83 Per Month or \$21.50 PSF Plus Utilities and Cleaning

**Suite 150:** First floor corner office suite with private exterior entrance for lease. 2,494 SF suite includes seven offices (including one corner office), copy room, open office area for 2 cubes and waiting room. Available January 1, 2026.

**Lease Rate:** \$4,468.00 Per Month or \$21.50 PSF Plus Utilities and Cleaning

Broad Run Professional Building has plenty of parking available. It is located within one mile of US-28, Dulles Greenway, Loudoun Gateway Metro Station, and five minutes away from Dulles International Airport.



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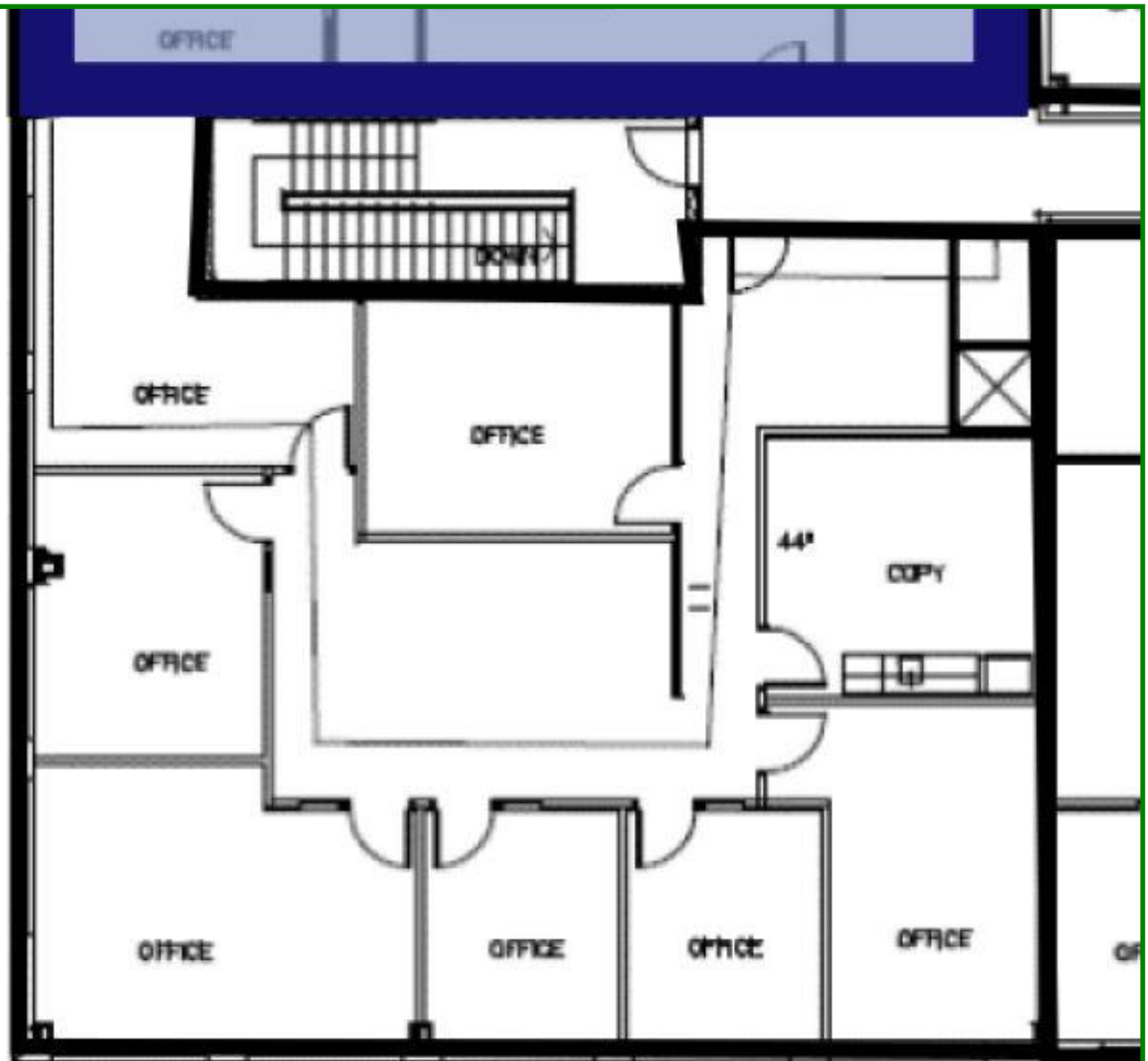
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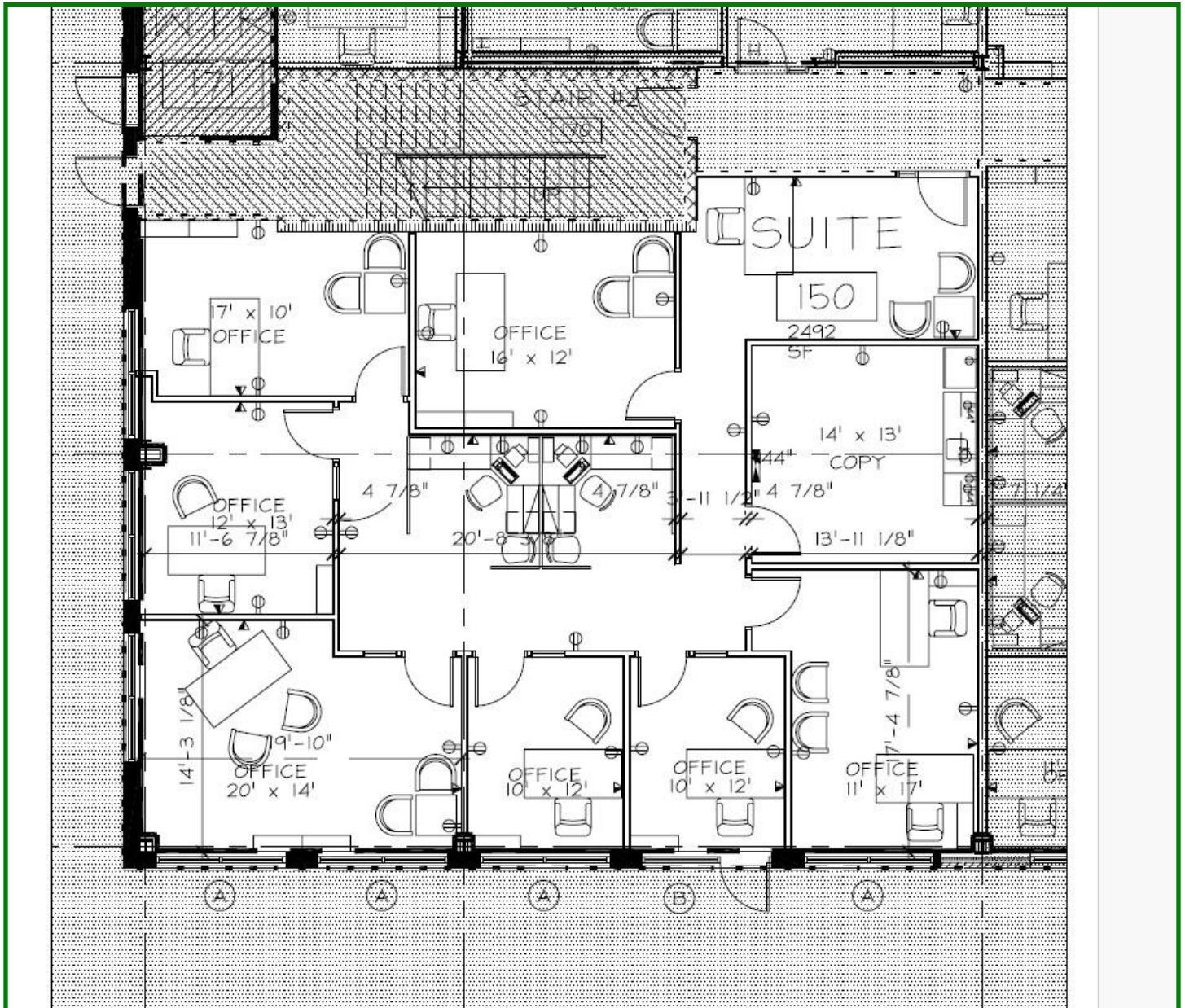
Website: [www.wright-realty.com](http://www.wright-realty.com)

*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*

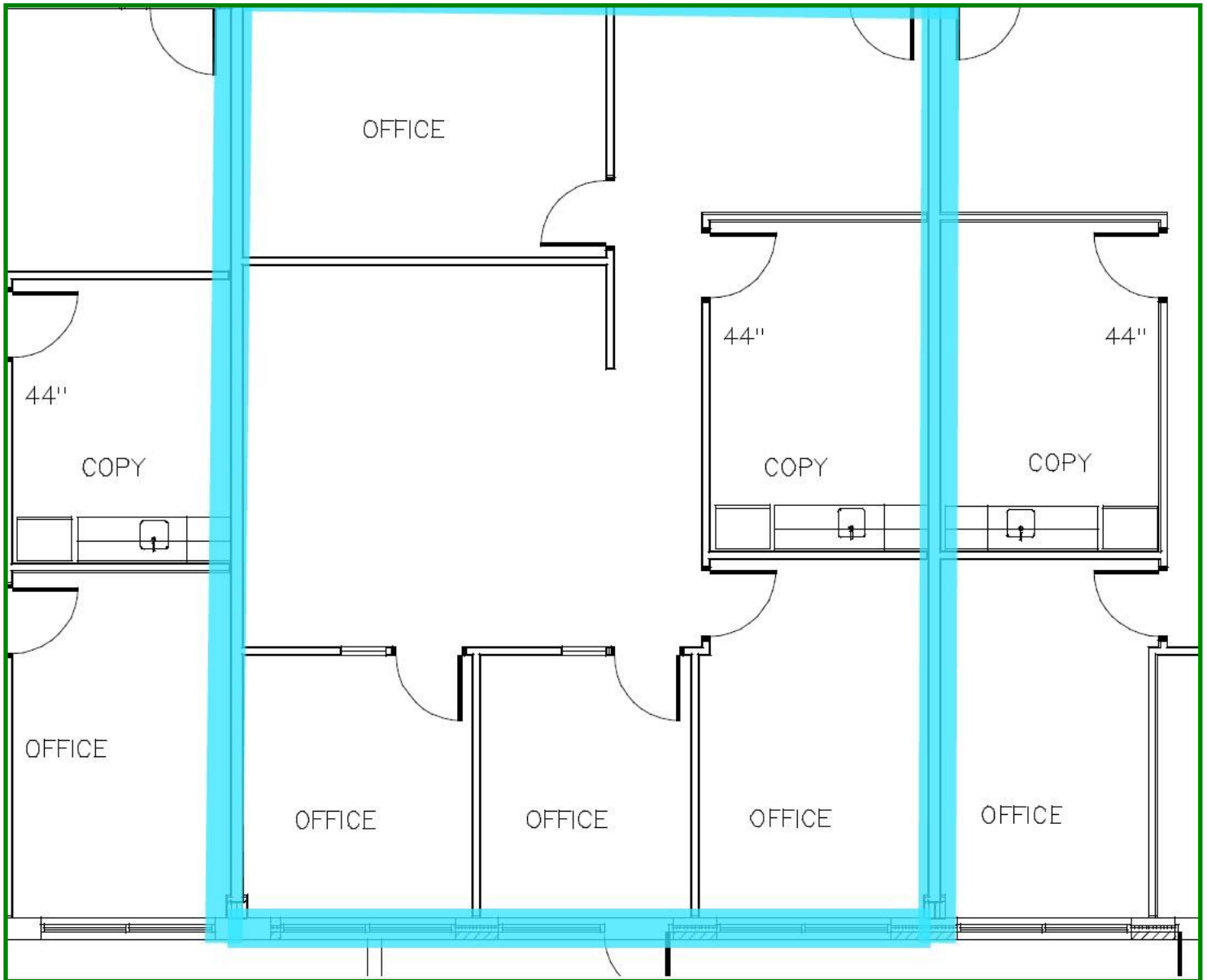
Suite 255  
2,600 SF



2,494 SF

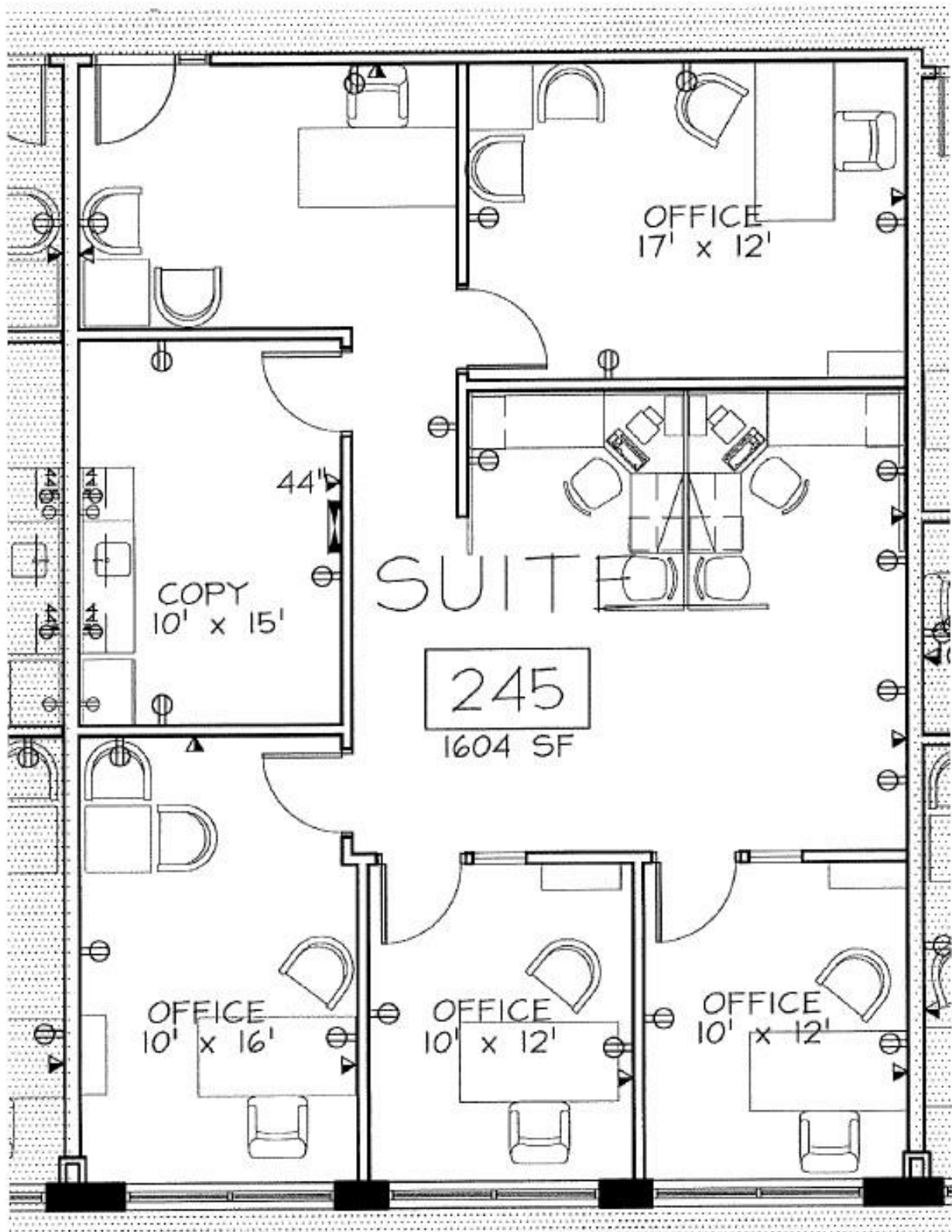


Suite 125  
1,603 SF





Suite 245  
1,604 SF



## Suite 255





# Suite 150



# Suite 245





