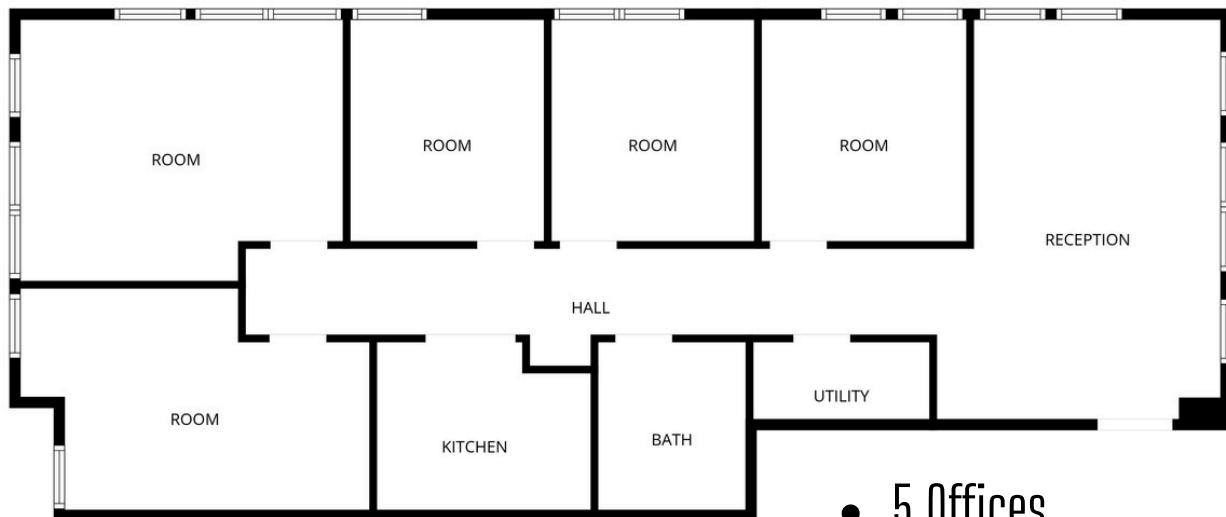




Pipeline Plaza - Suite 305



44031 Pipeline Plaza, Ashburn, VA 20147



- 5 Offices
- 1 Bath
- Reception
- 1335 sf

44031 Pipeline Plaza - Suite 305

Property Details

| | | | |
|--------------|-----------------------|----------------|-----------------|
| Land Area | 16.75 AC (729,630 SF) | Owner Occupied | No |
| Building FAR | 0.03 | Zoning | PD-IP |
| Slab to Slab | 9' | Parcel | 087-19-2862-001 |

For Lease Summary

| | | | |
|------------------|----------|------------------|-----------------------------|
| Number of Spaces | 1 | % Leased | 94.1% |
| Smallest Space | 1,335 SF | Asking Rent | \$34.50 SF/Year |
| Max Contiguous | 1,335 SF | Service Type | Plus Utilities and Cleaning |
| Vacant | 1,335 SF | Office Available | 1,335 SF |

Amenities

- Courtyard
- Signage

Available Spaces

| Floor | Suite | Use | Type | SF Available | Floor Contiguous | Building Contiguous | Rent/SF/Year | Occupancy | Term |
|-------|-------|--------|--------|--------------|------------------|---------------------|---------------|-----------|------------|
| P 3 | 305 | Office | Direct | 1,335 | 1,335 | 1,335 | \$34.50 +U&CH | Vacant | Negotiable |

For Sale Summary

No Data Available

Previous Sale

No Data Available

Transportation

| | |
|-----------------|---|
| Parking Details | 5.24/1,000 SF; 80 Surface Spaces; Covered Spaces Available |
| Traffic Volume | 26,484 on Ashburn Village Blvd (2025); 36,840 on Estate PI (2025); 26,912 on Estate PI (2025); 1,100 on Downing Ct (2025); 2,618 on Waxpool Rd (2025); 26,662 on Ashburn Village Blvd (2025); 26,031 on Hemingway Dr (2025); 26,042 on Hemingway Dr (2025); 1,799 on Downing Ct (2025); 1,000 on Hansberry Ter (2025) |

Sales Company



Marathon Realty Group Inc.
44081 Pipeline Plz, Suite 325
Ashburn, VA 20147
United States
(703) 726-0149 (p)
(703) 723-4662 (f)
www.marathonrgi.com



Jeffery Shumaker
Associate Broker
(703) 726-0149 (p)
(703) 606-0628 (m)
Jeff@marathonrgi.com



Patty I. Brown, CCIM
President/Principal
(703) 726-0149 (p)
(703) 402-2433 (m)
Pibrown@marathonrgi.com

Marathon Realty Group Inc. is a full service commercial brokerage firm providing real estate solutions in a dynamic and diverse market. The Northern Virginia, District of Columbia, and Maryland markets are highly competitive, complex, and continually evolving at rapid paces. MRGI is positioned to advise their clients to meet the market's immediate and long-term challenges. Their reputation is built on providing the highest quality service, above and beyond the transaction.