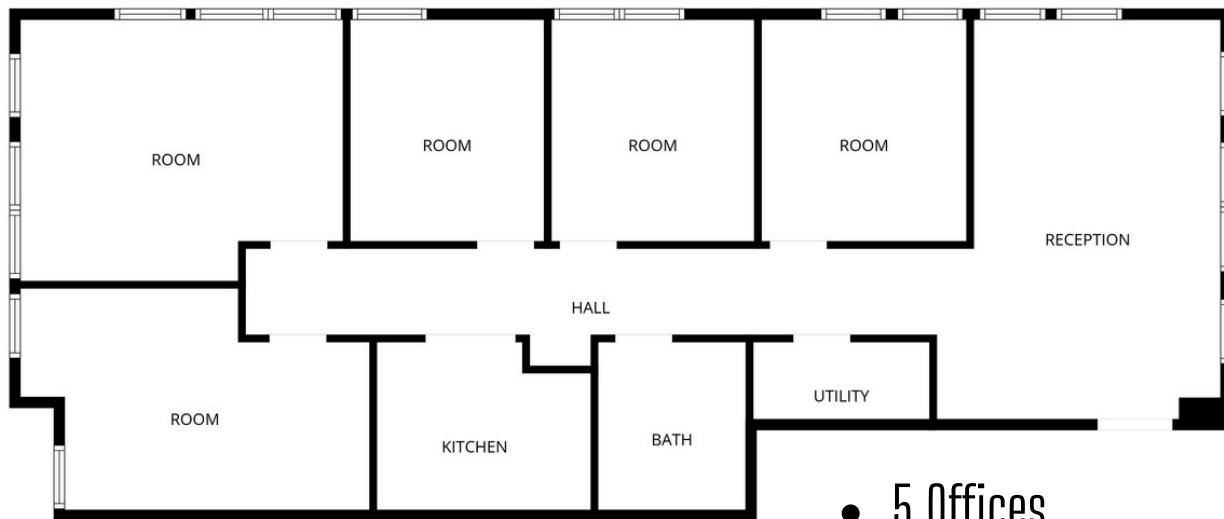




## Pipeline Plaza - Suite 305



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 Pl (2025); 26,912 on Estate Pl (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](http://www.marathonrgi.com)



**Jeffery Shumaker**  
Associate Broker  
(703) 726-0149 (p)  
(703) 606-0628 (m)  
[Jeff@marathonrgi.com](mailto:Jeff@marathonrgi.com)



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