



OPPORTUNITY TO PURCHASE OR LEASE

44095 PIPELINE PLAZA

ASHBURN, VA, 20147

SUITE 330 | 3,096 SF TOTAL

Purchase at \$ 990,950 or Lease at \$ 35 PSF



Convenient access to Route 7 and Loudoun County Pkwy, this turn-key office presents an exceptional owner-occupant opportunity with a fully built-out office designed to high standards of functionality and aesthetics. The unit features an extensive window line, providing abundant natural light and a bright working environment. This is a rare opportunity to purchase or lease a nicely buildout office space in the heart of Ashburn.



PURCHASE INFO

Class A building
Owner user opportunity
Ready for occupancy
Condo dues: \$8.84 PSF
(Includes all Utilities)
approx \$2.50 PSF
Real Estate tax: \$9,011.40/yr

LEASE INFO

Full service (net of cleaning)
Ready for occupancy
Class A building
ADA compliant

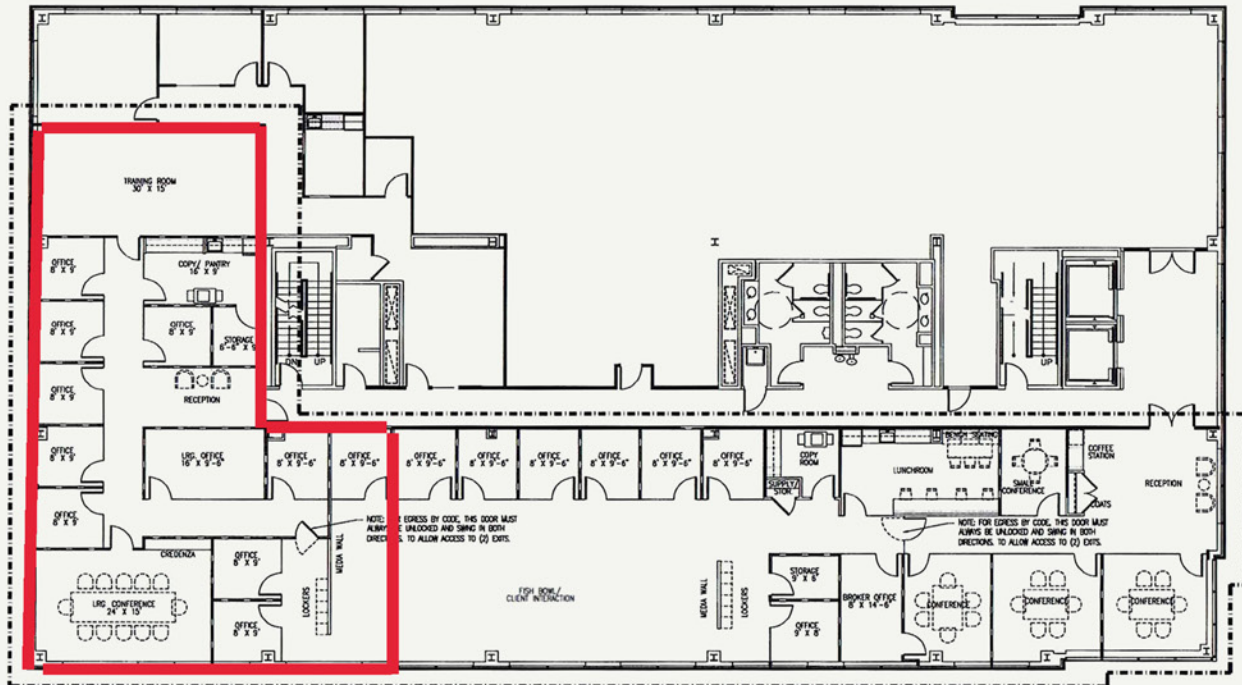


PATTY I BROWN, CCIM
PRESIDENT / PRINCIPAL BROKER

PIBROWN@MARATHONRGI.COM
(703) 402 2433
LICENSED IN VA | MD | D.C.

LOCATION SPOTLIGHT

Part of a retail/office park with various amenities nearby, including Starbucks, PNC bank, and restaurants, adds to the convenience for occupants and visitors alike.



Suite 330
3,096 gsf



PATTY I BROWN, CCIM
PRESIDENT / PRINCIPAL BROKER

PIBROWN@MARATHONRGI.COM
(703) 402 2433
LICENSED IN VA | MD | D.C.