



FOR LEASE

UNIVERSITY COMMERCE CENTER

44921 George Washington Boulevard, Ashburn VA 20147



PROPERTY OVERVIEW

Two floors of mixed-use units available for lease as a part of a larger mixed-use center.

The units available include access to amenities like: an expansive lobby with 24/7 secure access, modern break rooms, a self-convenience market, a large boardroom-style conference room that can seat 14, ample unreserved parking and on-site management. High-visibility signage available.

BUILDING HIGHLIGHTS

Property Type:	Mixed Use
Lease Type:	Modified Gross
Building Size:	51,000 SF
Gross Leasable Area:	47,252 SF
Number of Stories:	Two
Zoning:	PD-RDP '72
Available Space:	1000 SF - 3000 SF

PRESENTED BY

Ingrid Gelinas
Director of Leasing
(571) 323-0270
igelinas@clarkehook.com



14506 Lee Road, Suite E, Chantilly VA 20151
www.clarkehook.com



FOR LEASE

UNIVERSITY COMMERCE CENTER

44921 George Washington Boulevard, Ashburn VA 20147



Lobby of University Commerce Center



Breakroom & Market of University Commerce Center

LEFT

Lobby Elevator of University Commerce Center



RIGHT

Full Front & Courtyard of University Commerce Center



LEFT

Back of University Commerce Center Building

RIGHT

Second Floor Break Room of University Commerce Center



PRESENTED BY

Ingrid Gelinas
Director of Leasing
(571) 323-0270
igelinas@clarkehook.com



14506 Lee Road, Suite E, Chantilly VA 20151
www.clarkehook.com



FOR LEASE

UNIVERSITY COMMERCE CENTER

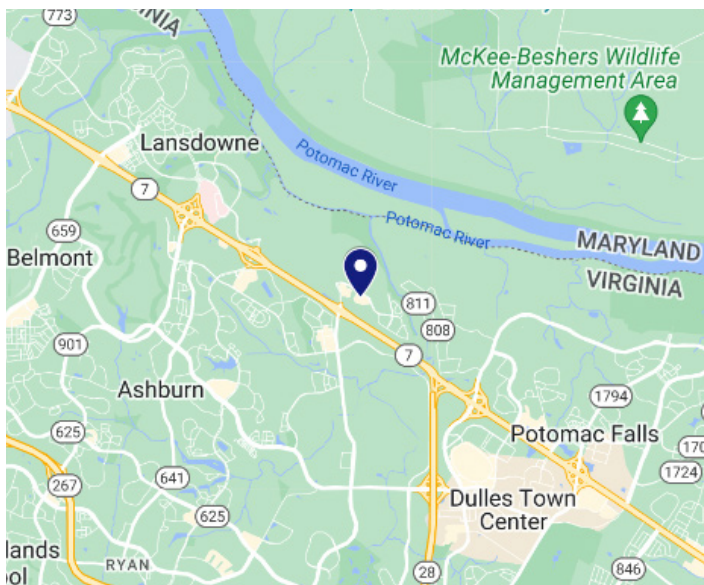
44921 George Washington Boulevard, Ashburn VA 20147

DEMOGRAPHIC DATA

Statistic	Within 2 Miles	Within 5 Miles
2022 Population Estimate	33,629	181,288
Average / Median Age	42.1 / 42.1	37.5 / 38.6
2022 # of Household Estimate	14,104	63,395
2022 Avg. Household Size	2.40	2.90
2022 Avg. Household Income	\$139,187	\$162,094
2022 Median Housing Value	\$476,946	\$513,264
Expected 2022-2027 HH Growth	13.90%	12.23%
2027 Est. Avg. Household Income	\$140,223	\$163,509



LOCATION MAP



LOCATION OVERVIEW

University Commerce Center (UCC) is located in the heart of George Washington University Center, a 600-acre-mixed-use park. UCC is conveniently located near Washington Dulles International Airport and the Town of Leesburg, with easy access to Route 28, Route 7, the Dulles Toll Road (VA-267), and Loudoun County Parkway.

University Commerce Center counts as its neighbors: One Loudoun, Commonwealth Center, George Washington University - Virginia Science and Technology Campus, Janelia Medical & Research Campus, Lansdowne Resort & Conference Center, and Loudoun INOVA Hospital. It is, also, central to many residential developments.

PRESENTED BY

Ingrid Gelinas
Director of Leasing
(571) 323-0270
igelinas@clarkehook.com



14506 Lee Road, Suite E, Chantilly VA 20151
www.clarkehook.com