



Flex Space For Lease

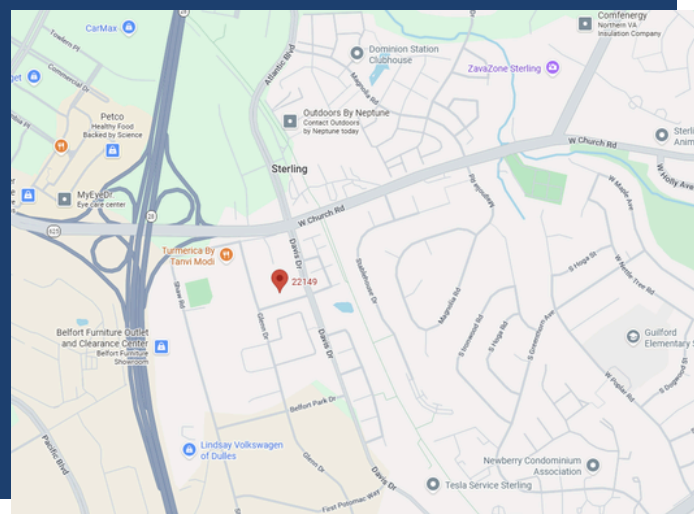
22149 Davis Dr,
Sterling, VA 20164

Suite 165/170 | 5,027 SF

\$26.00 psf + Utilities



This versatile flex space features a brand-new HVAC system, and two drive-in doors with convenient front office space. With two restrooms and an open layout, it's ideal for businesses needing room for classes, meetings, or light industrial operations. It offers a clean, functional space ready to support a wide range of uses.



Patty I. Brown, CCIM
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703-402-2433

Licensed in VA | MD | D.C.



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Suite 165/170 | 5,027 SF

\$26.00 psf + Utilities



Additional Info

- Easy access and close to Route 28
- Attractive glass front
- Small flex space that is conditioned and ready to go
- Two drive-in doors
- Access to shared dock space
- Numerous amenities nearby

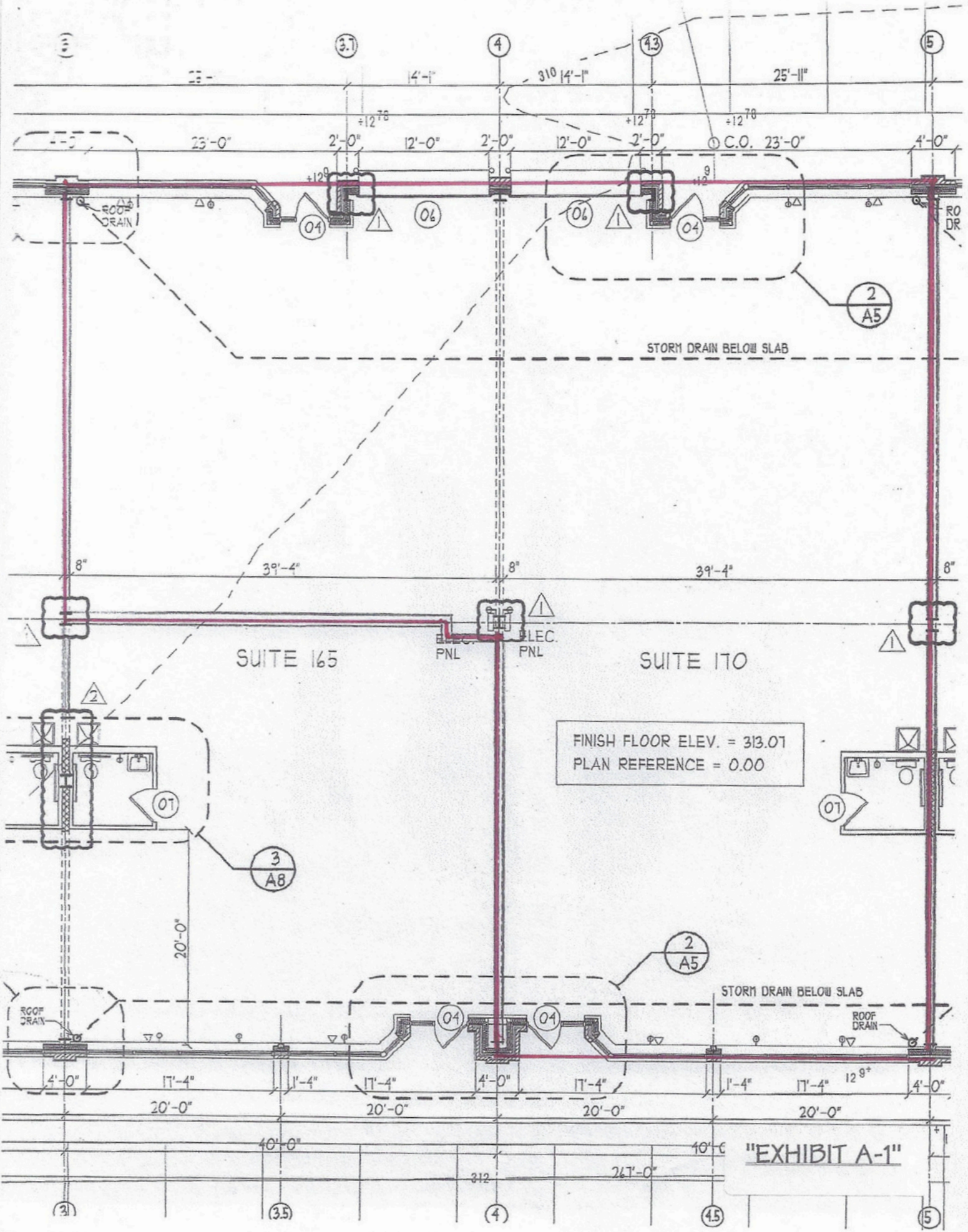


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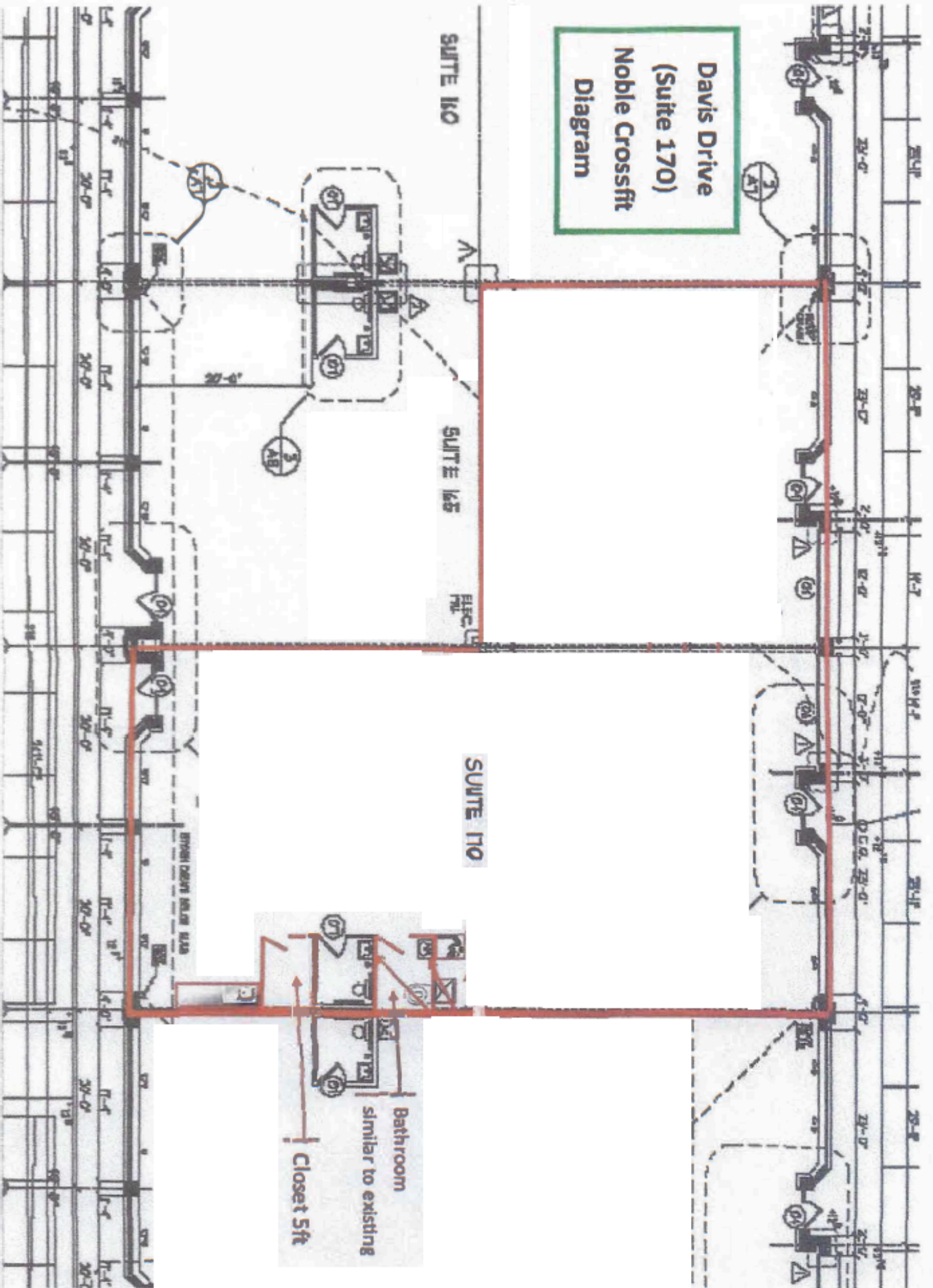
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FINISH FLOOR ELEV. = 313.01
 PLAN REFERENCE = 0.00

"EXHIBIT A-1"

Davis Drive
(Suite 170)
Noble Crossfit
Diagram



11" EXHIBIT A-2"