

 TRANSWESTERN

~~\$24.00~~

\$22.50
PSF + CHAR

Experience convenience in Ashburn

OFFICE SPACE
AVAILABLE
FOR LEASE

45150

45150
RUSSELL BRANCH
— PARKWAY —

A comforting environment for professional growth

The office space at 45150 Russell Branch Parkway is designed for optimal productivity and comfort. Enjoy convenient access to major transportation routes, ample parking, and a vibrant surrounding community!

Office Size: 33,881 SF

Stories: (3) Three

Typical Floor: 11,000 SF

Parking Ratio: 6.0/1,000 SF

Year Built: 1990

Year Renovated: 2007

**3,000 SF
AVAILABLE**

3rd Floor Suite

**EASILY
ACCESSIBLE**

A Convenient Commute

**PROXIMITY TO
ONE LOUDOUN**

4M SF Mixed-Used Development

**ROUTE 7
LOCATION**

10 Min Drive to Dulles Airport





Just a stone's throw from One Loudoun

Explore a dynamic array of shops, restaurants, and entertainment options, it's the perfect place for both lifestyle and work balance.

ONELOUDOUN[®]

&pizza

sweetgreen

Nando's

TED'S BULLETIN

SEPHORA

MUSE PAINTBAR

UNCLE JULIO'S
FINE MEXICAN FOOD

tropical SMOOTHIE CAFE

HOT POT LEGEND

SOUTH BLOCK CO.
FOOD & CONVENIENCE & BEVERAGE

TRADER JOE'S

lululemon



Spacious 3rd floor suite 3,000 SF

- **Rate:** \$22.50* PSF + CHAR
- Reception area
- 10 Offices
- Large Conference Room



*1st year rent for minimum 5 year lease term. 2nd year rent \$24.00 PSF + escalation of 3% annually.

45150
RUSSELL BRANCH
— PARKWAY —

Available
For Lease

BEV SHEFFLER

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 **TRANSWESTERN**

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