



## AVAILABILITY

- **Suite 305 - 8,244 SF**
  - Prime Class A office sublease
  - Will subdivide
  - Rate: Negotiable
  - Term through May 31, 2029

## HIGHLIGHTS

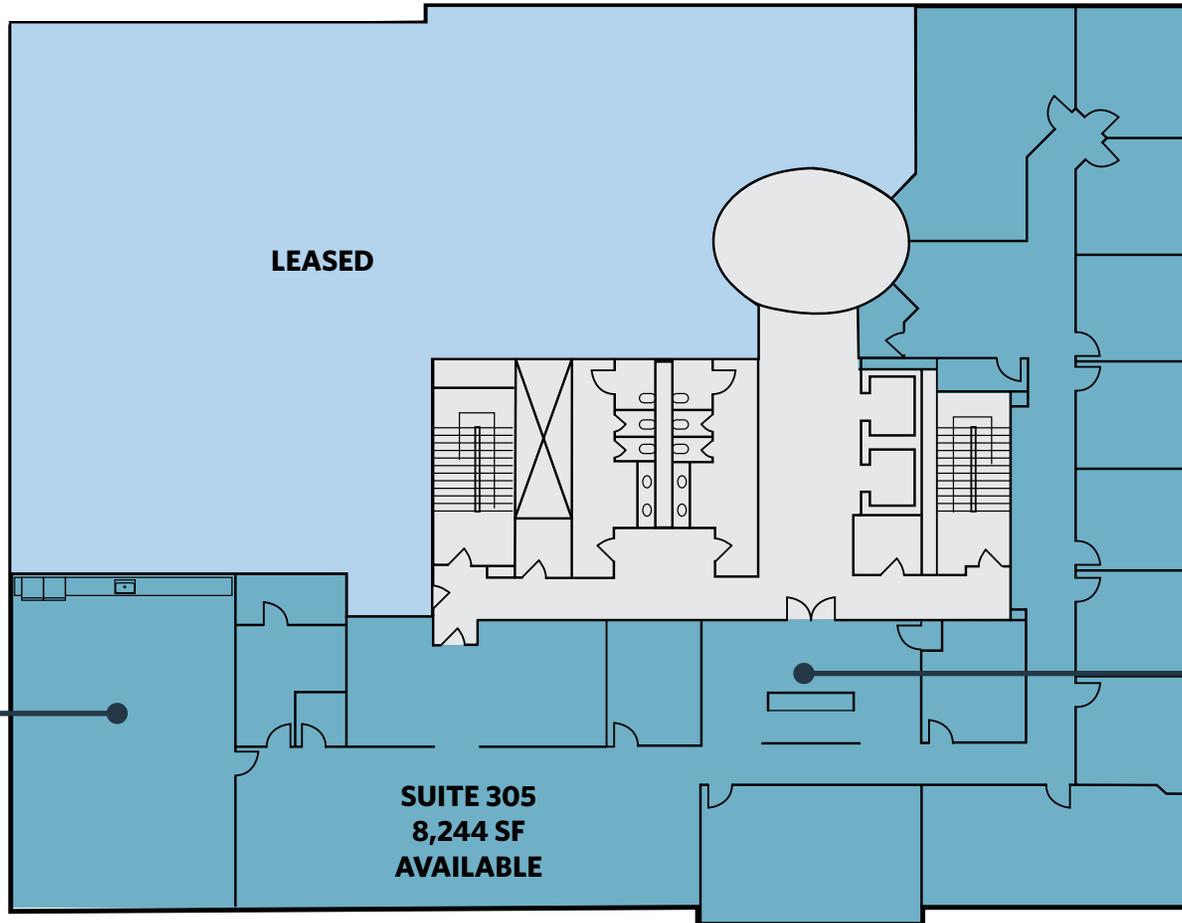
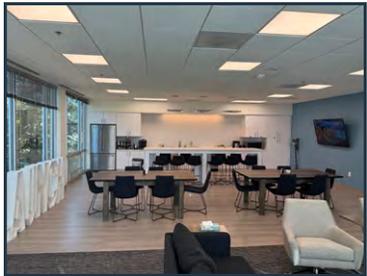
- Corporate Office space ready for immediate occupancy
- High end finishes throughout including multiple conference rooms and an employee break room and lounge
- Nearby amenities - minutes from I-95
- Ample parking
- Adjacent to new Kaiser Permanente South Hub
- High End finishes throughout
- Turn Key delivery with furniture

# FLOOR PLAN CATONS CROSSING

3580 GROUPE DRIVE, WOODBRIDGE, VA 22192, PRINCE WILLIAM COUNTY

SUITE 305 - 8,244 SF

[360°  
CLICK HERE  
FOR A 3D TOUR](#)



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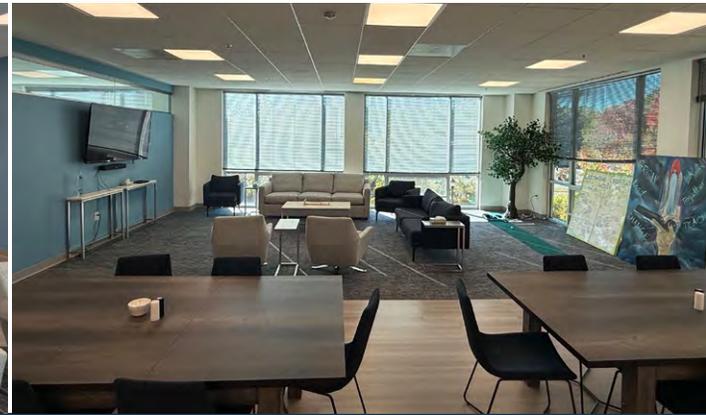
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# PICTURES

# CATONS CROSSING

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# CATONS CROSSING

3580 GROUPE DRIVE, WOODBRIDGE, VA 22192, PRINCE WILLIAM COUNTY

Woodbridge  
Prince William County | Virginia

## klnb

While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy.



**SMOKETOWN PLAZA**  
Lowe's Thrift  
ALDI DUNKIN'  
KFC POPEYES  
FAMILY DOLLAR

Wawa

**CATONS CROSSING**

**CENTRE AT ROLLINGWOOD**  
Kohl's  
TD Bank

**SMOKETOWN STATION**  
Dick's Sporting Goods  
Best Buy  
PetSmart Truist  
LA Fitness  
Mission BBQ  
Advance Auto Parts  
Hobby Lobby

**PARKWAY CROSSING WEST**  
Target  
Wendy's  
Panera Bread  
Value City Furniture  
Flowers & More

SHEETZ

**PARKWAY CROSSING EAST**  
Michaels  
Starbucks  
Chick-fil-A  
REGENCY  
Urban Air

**PRINCE WILLIAM COMMONS**  
BJ's  
McDonald's  
DMV  
ADON'S

HOOTERS

Walmart

sam's club

FLOOR DECOR

Chuy's

Smokey Bones  
Bank of America  
7-Eleven

**POTOMAC MILLS MALL**  
Primark  
Rack  
AMC Theatres  
JCPenney  
Costco Wholesale  
Marshalls  
Durlington HomeGoods  
blomingdale's  
TJ-MAXX

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