

Sterling, VA



Summary

Suite: 101
 Available SF: 5,196 SF
 Sale Price: Withheld
 Lease Rate: \$23/SF NNN

Property Highlights

- Monument and pylon signage available.
- Abundant parking (4.0/1000 RSF)
- Minutes from Dulles International Airport.
- Immediate proximity to Dulles Toll Rd, Rt. 28, & Dulles Town Center



Demographics	2 Mile	5 Mile	10 Mile
Total Households:	10,201	87,719	236,195
Total Population:	30,313	244,348	679,700
Average HH Income	\$137,915	\$161,419	\$176,250

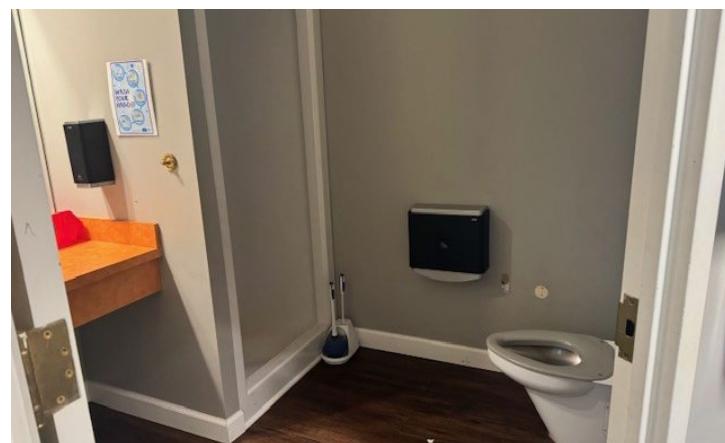
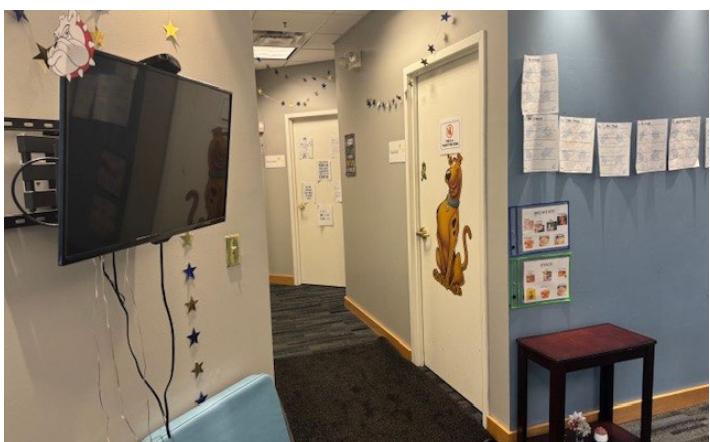
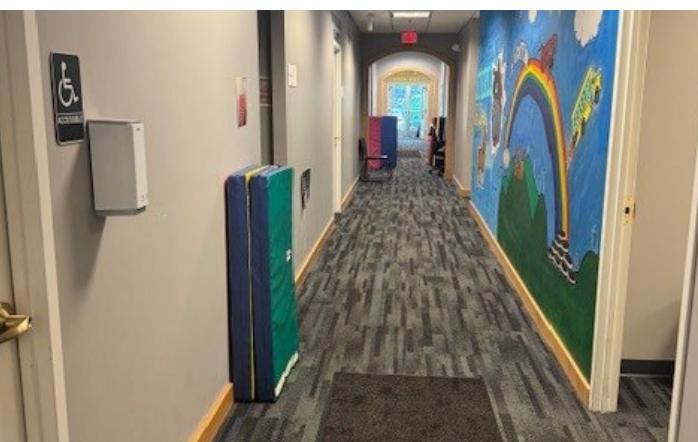
The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna

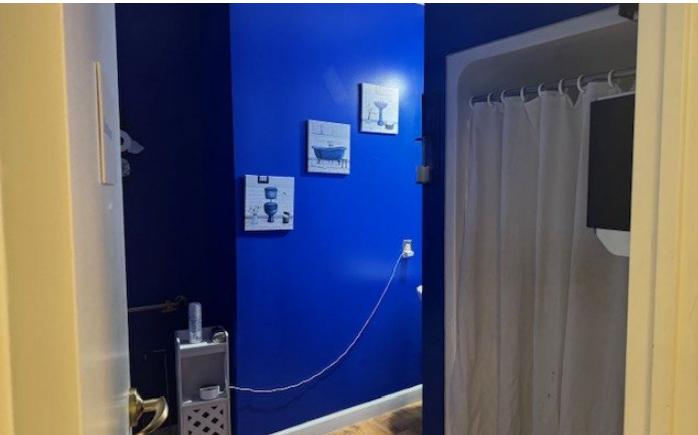
703.435.4007 x 109

ohanna@veritycommercial.com

Photos



Photos



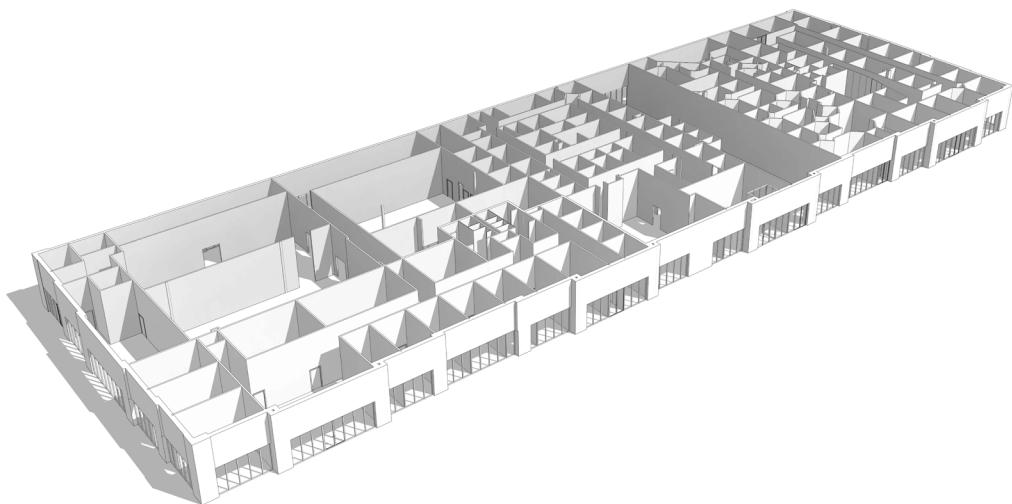


For Sale or Lease | Office Condo

45305 Catalina Ct, Suite 101

Floor Plan

BIM4SITES



45305 Catalina Court

45305 Catalina
Court, Sterling,
VA 20166

Cover Sheet

A-000

Drawn By: NM
Checked By: JE
http://www.bim4sites.com

45305 CATALINA COURT

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna

703.435.4007 x 109

ohanna@veritycommercial.com

Floor Plan

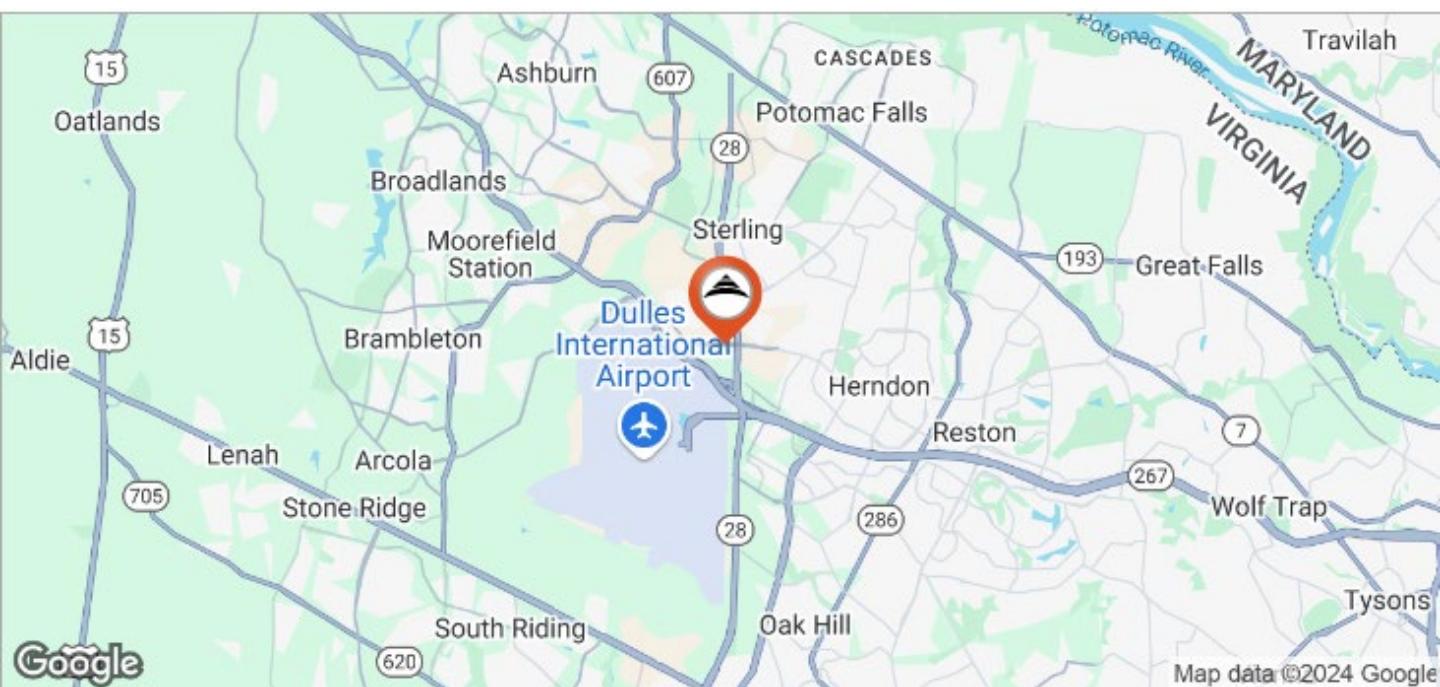
45305 CATALINA COURT, SUITE 101
STERLING, VA



The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna
703.435.4007 x 109
ohanna@veritycommercial.com

Maps



Oyku Hanna
703.435.4007 x 109
ohanna@veritycommercial.com