



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

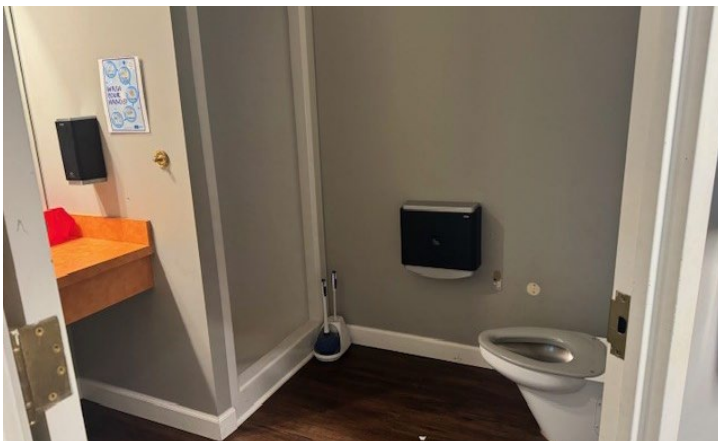
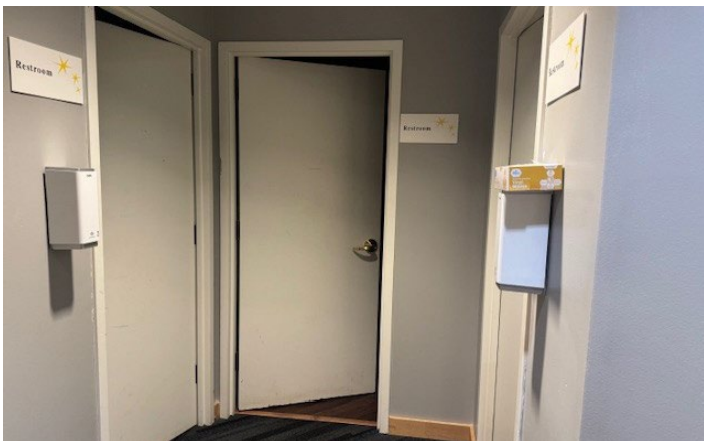
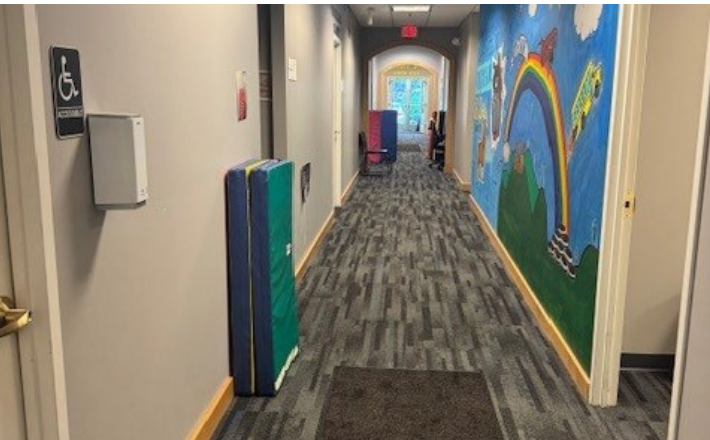
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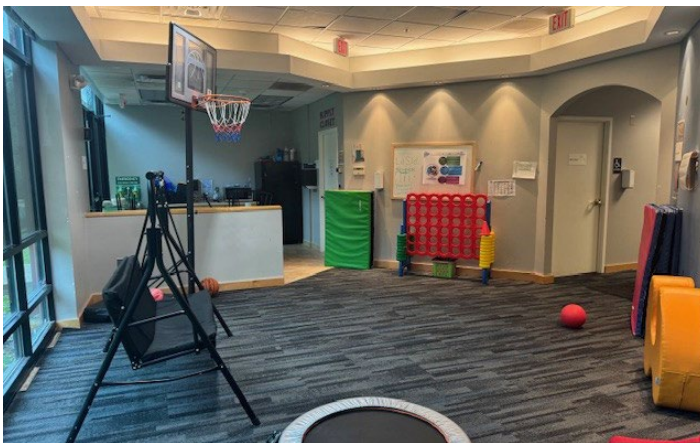
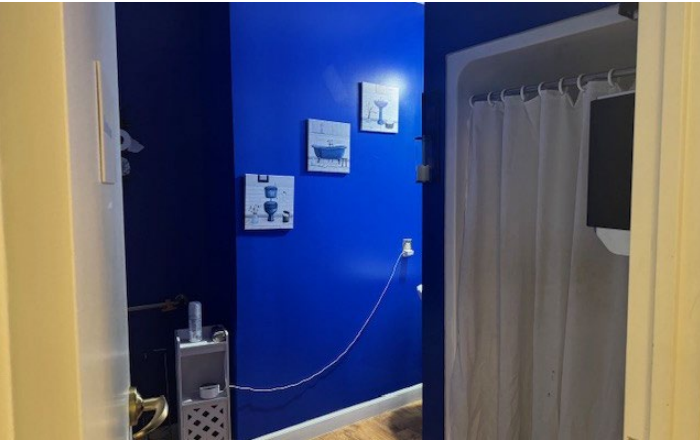
703.435.4007 x 109

ohanna@veritycommercial.com

Photos

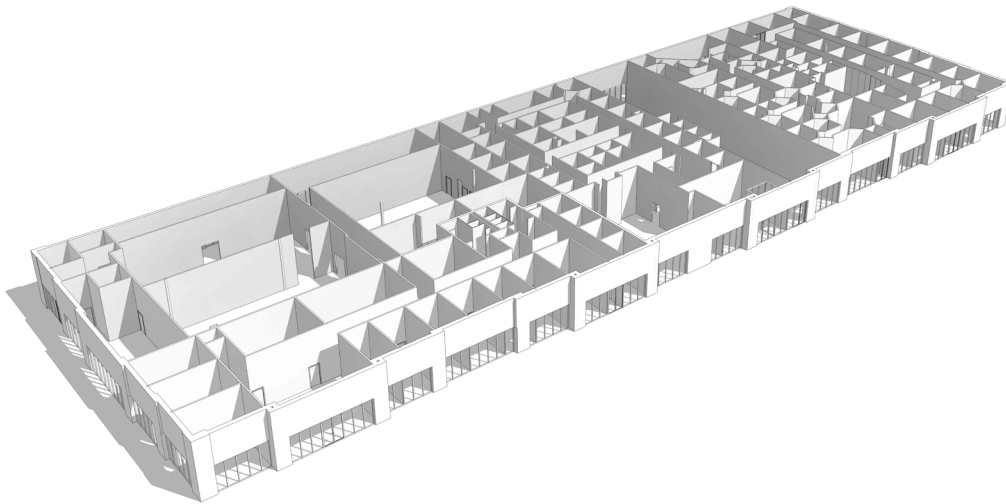


Photos



Floor Plan

BIM4SITES



45305 Catalina Court

45305 Catalina
Court, Sterling,
VA 20166

Cover Sheet

A-000

Drawn By: N/A
Checked By: N/A
Project: 45305 Catalina Court

45305 CATALINA COURT

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Floor Plan

45305 CATALINA COURT, SUITE 101
STERLING, VA



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