



## **Bldg #A**

45189 Research Pl, Ashburn, VA 20147

**SAMSON**  
PROPERTIES



**Richard Dusewicz**

Samson Properties

8521 Leesburg Pike, Suite 300, Vienna, VA 22182

[rdusewicz@yahoo.com](mailto:rdusewicz@yahoo.com)

(484) 340-0635



## Bldg #A

\$17.00 /SF/YR

This property is located ideally off of Harry Byrd Hwy, Rt 7. This makes this property very accessible and visible for both commuters and residents....

- Highly visible to daily traffic.



Rental Rate:	\$17.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	17,182 SF
Year Built:	2006
Walk Score ®:	40 (Fairly friendly)
Transit Score ®:	30 (Somewhat friendly)
Rental Rate Mo:	\$1.42 /SF/MO

### 1st Floor Ste 100

Space Available	3,500 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

One story building with plenty of parking. 11 + private offices available. Fully built out. Move in ready.

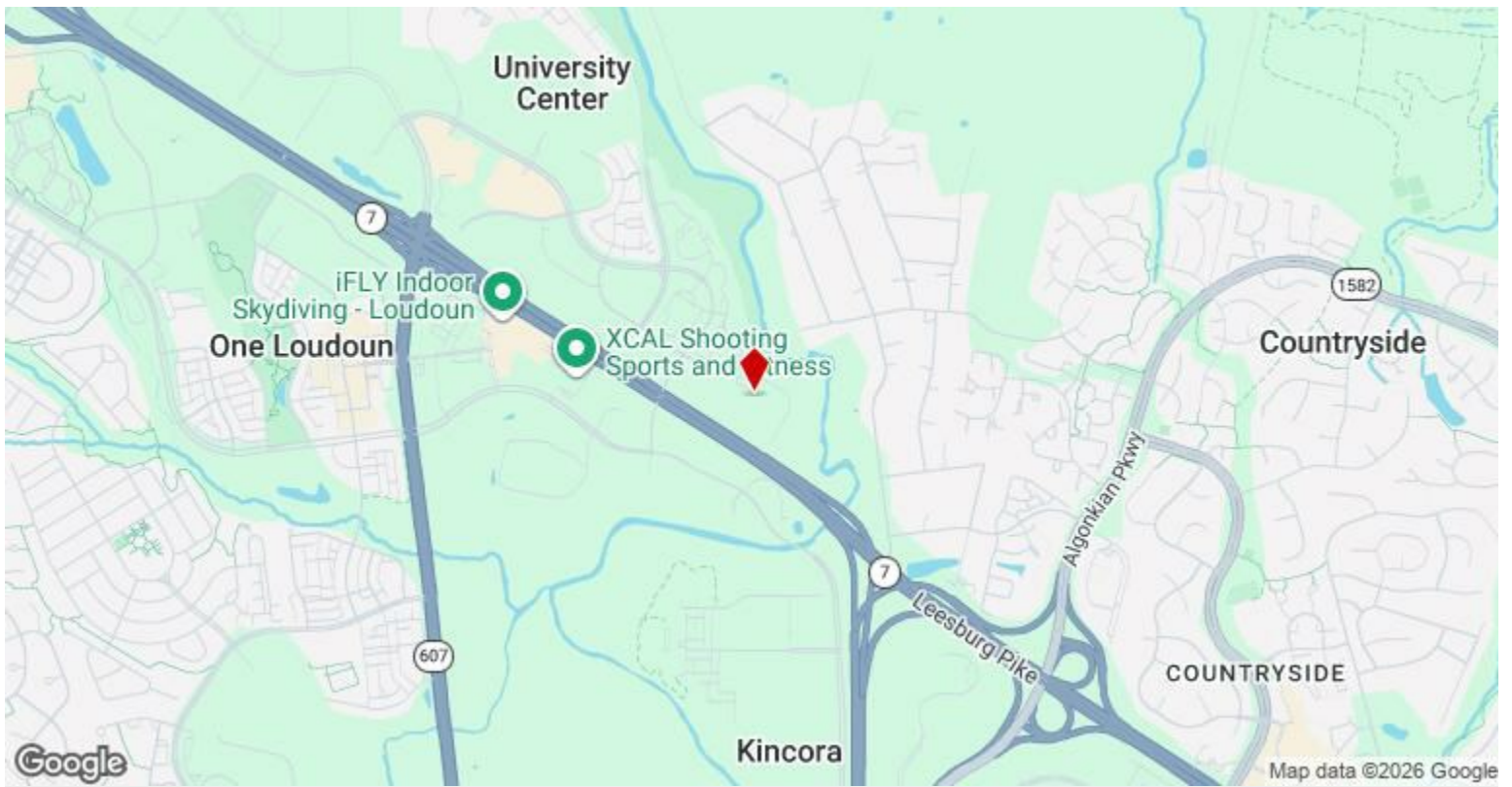
1

### 1st Floor Ste 150

Space Available	9,700 SF
Rental Rate	\$17.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

One story building with plenty of parking. Fully built out. Move in ready.

2



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# Property Photos



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