

FOR LEASE

# 44921 GEORGE WASHINGTON BLVD

ASHBURN, VA



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**DONOHUE**

# MIXED USE SPACE FOR LEASE



Two floors of mixed-use units are currently available for lease as a part of a larger mixed-use center.

The units available include access to the following amenities: an expansive lobby with 24/7 secure access, modern break rooms, a self-convenience market, a large boardroom-style conference room that can seat up to 14, ample unreserved parking, and on-site management. High-visibility signage is also available.

## BUILDING DETAILS

**LEASE TYPE** Modified Gross

**TOTAL BUILDING SIZE** 51,000 SF

**GROSS LEASABLE AREA** 47,252 SF

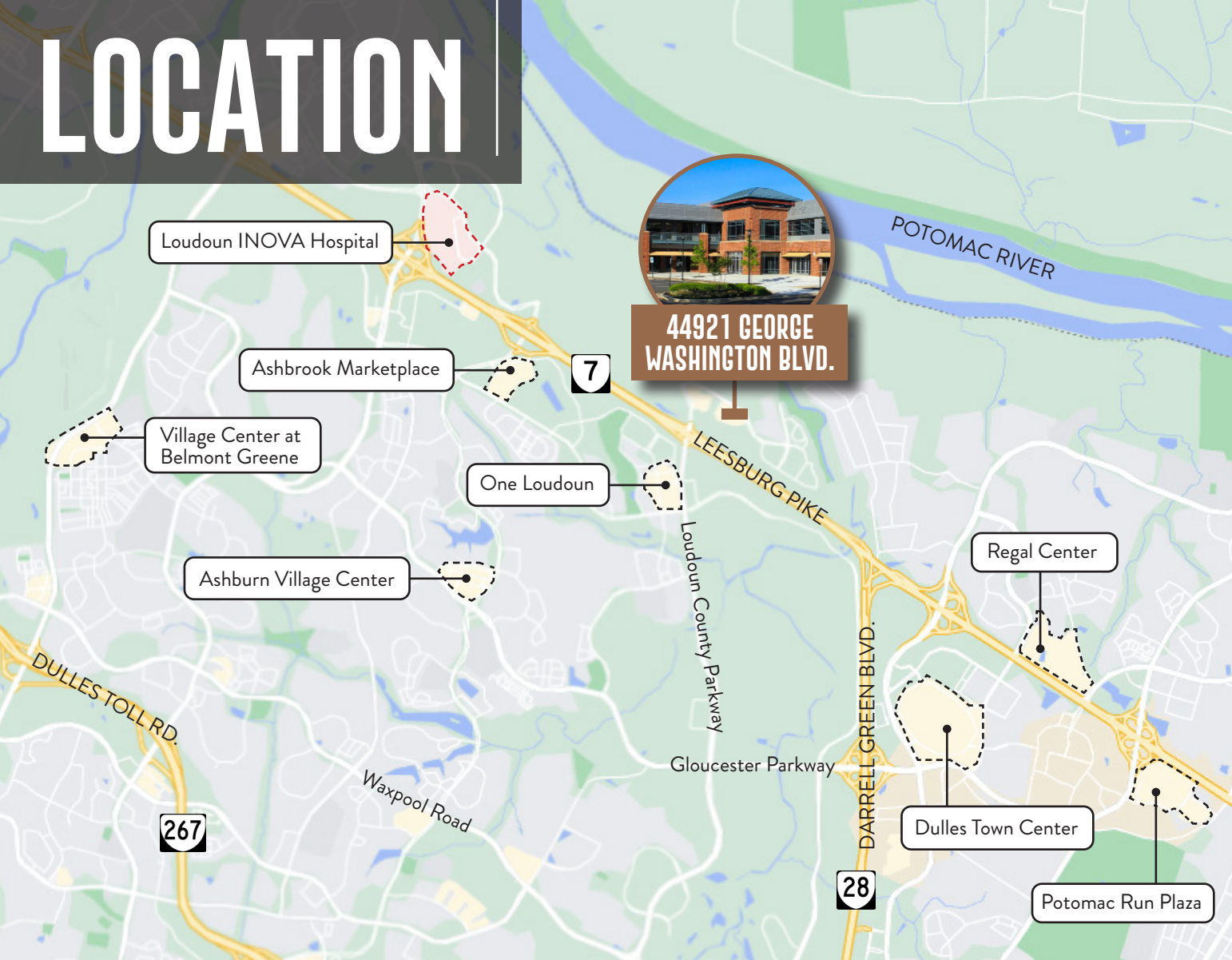
**NUMBER OF STORIES** Two

**ZONING** PD-RDP '72

**AMPLE PARKING** 4.47/1,000 SF

**AVAILABLE SPACE** 1,250 - 3,524 SF

# LOCATION



**IN THE HEART** of University Commerce Center, a 600-acre mixed-use park

**EASY ACCESS** to major roadways including Route 28, Route 7, Loudoun County Parkway and Dulles Toll Road

**MINUTES** from the town of Leesburg and Dulles International Airport

**NEIGHBORS** Lansdowne Resort & Conference Center, One Loudoun, Commonwealth Center, and INOVA Hospital

## POPULATION OVERVIEW



### POPULATION

1 MI 7,240    2 MI 32,883    5 MI 180,103



### DAYTIME EMPLOYEES

1 MI 4,701    2 MI 12,153    5 MI 67,745



### MEDIAN HHI

1 MI \$113,695    2 MI \$138,304    5 MI \$167,949



### EDUCATION – BACHELOR'S

1 MI 51%    2 MI 54%    5 MI 56%



### MEDIAN AGE

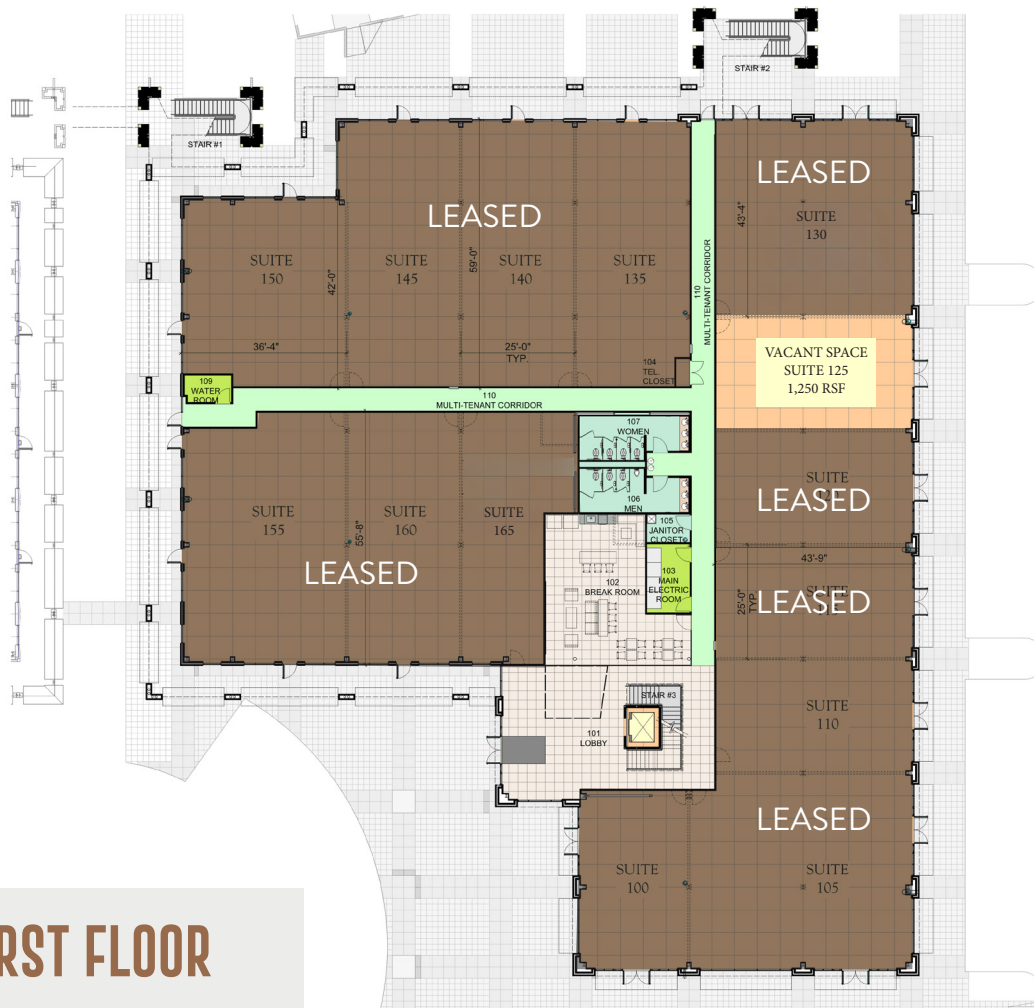
1 MI 38    2 MI 41.8    5 MI 38.9



### MEDIAN HOME VALUE

1 MI \$396,168    2 MI \$438,211    5 MI \$545,923

# FLOOR PLANS



FIRST FLOOR



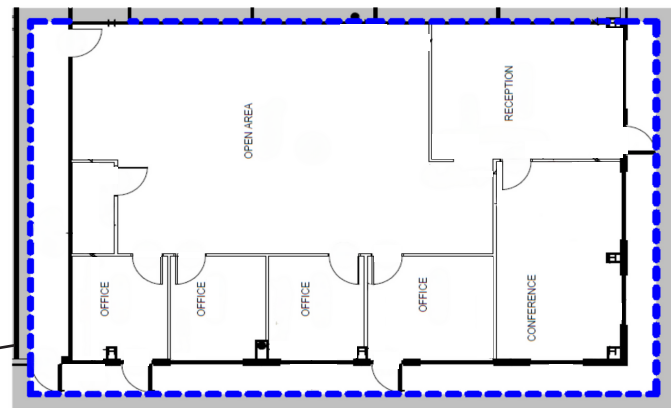
**SUITE 130 (LEASED)**

Sample Shell Space Condition

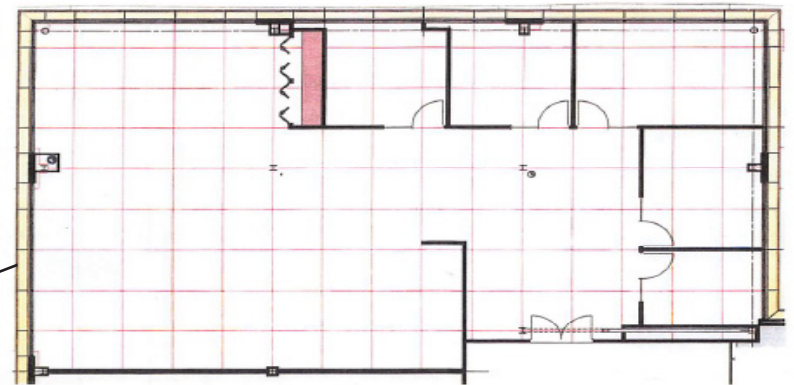
# FLOOR PLANS



**SECOND FLOOR**



**SUITE 255**  
Floorplan



**SUITE 200 & 205**  
Floorplan

# PHOTO GALLERY



**MARKET**



**FIRST FLOOR LOBBY**



**SECOND FLOOR LOBBY**



**BREAKROOM**



# CONTACT US

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