



FOR SALE

# 44095 PIPELINE PLAZA

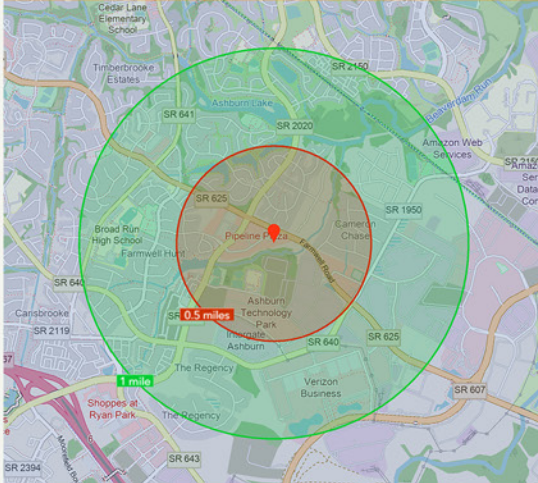
ASHBURN, VA, 20147

SUITE 305 | 7,895 SF TOTAL

## \$ 2,751,585

### LOCATION SPOTLIGHT

Part of a retail / office park with various amenities nearby, including Starbucks, PNC bank, and restaurants, adds to the convenience for occupants and visitors alike.



This Class A building offers a rare opportunity with one of only four exterior building signs, greatly enhancing its visibility. Located in Ashburn, it enjoys a prime central position with convenient access to major routes, including Route 7, Loudoun County Parkway, and Dulles International Airport. This strategic location ensures ease of travel and connectivity, making it an ideal choice for businesses seeking high exposure and accessibility.



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