



Flex Space For Lease

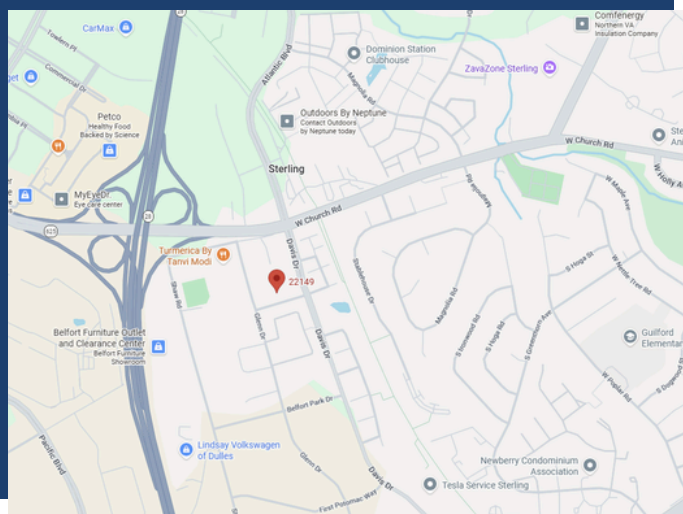
22149 Davis Dr,
Sterling, VA 20164

Suite 165/170 | 5,027 SF

\$26.00 psf + Utilities



This versatile flex space features a brand-new HVAC system and two drive-in doors. Includes a front office separated from the main space and built out for chiropractic uses. With two restrooms and an open layout, it's ideal for businesses needing room for classes, meetings, or light industrial operations. It offers a clean, functional space ready to support a wide range of uses.



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Licensed in VA | MD | D.C.



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Additional Info

- Easy access and close to Route 28
- Attractive glass front
- Small flex space that is conditioned and ready to go
- Two drive-in doors
- Access to shared dock space
- Numerous amenities nearby

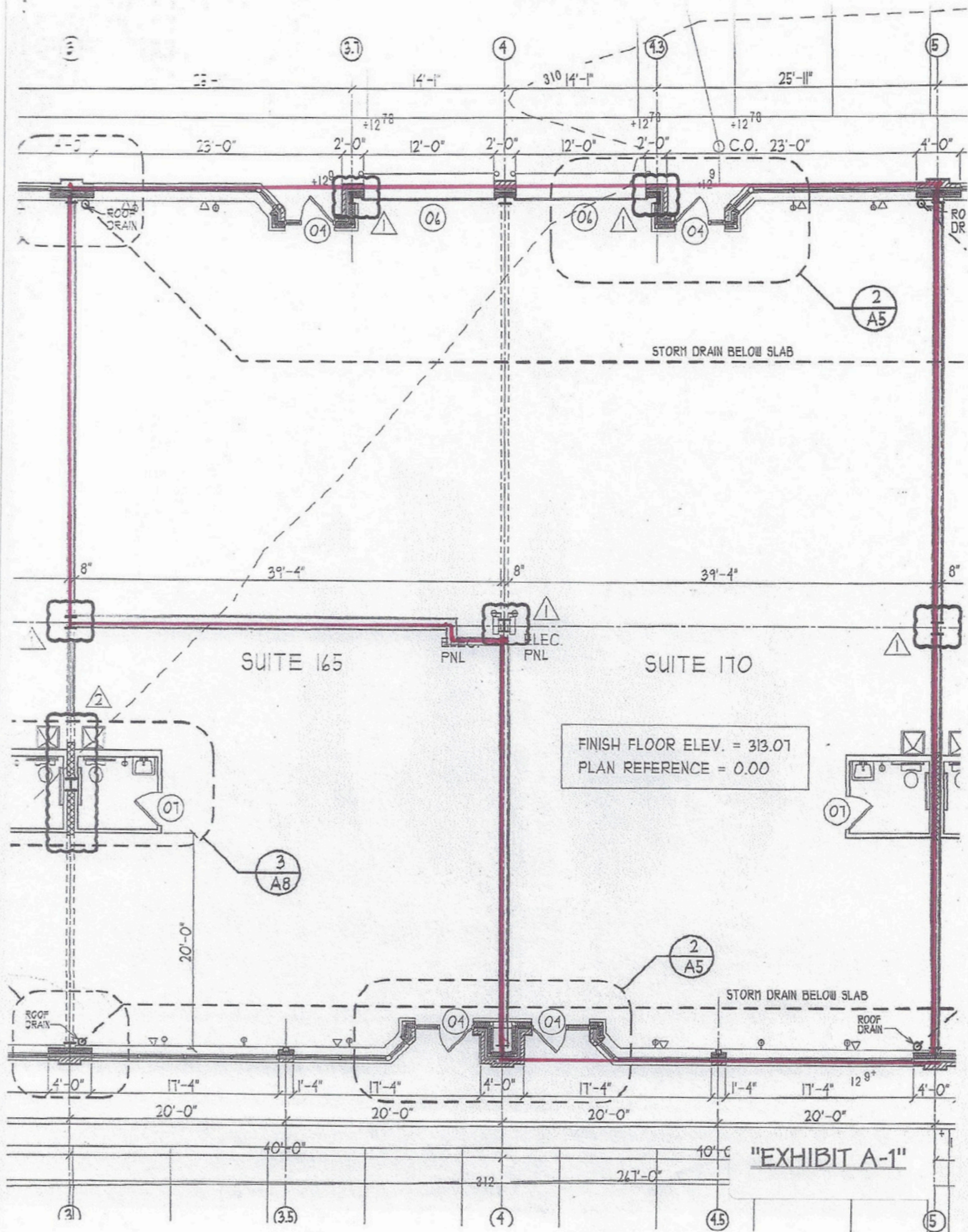


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"EXHIBIT A-1"