



CLASS A FLEX OFFICE • ZONED PD-IP 93 REV. AVAILABLE FOR LEASE





Park Highlights

Sterling Park is comprised of approximately 474,274 square feet of office and warehouse spaces in 7 buildings. The park is zoned PD-IP 93 Rev. (Loudoun County) which allows a wide array of commercial uses.

The park is very well located in Sterling, VA in proximity to the Dulles International Airport and surrounded by numerous amenities. With excellent access to major road arteries such as Route 28 and the Dulles Toll Road.

Total Size:	474,274 SF	Loading:	60 Loading Docks 21 Drive-Ins (varies per building)	
Land Area:	37.04 acres	Parking:	403 - 405 Glenn Dr:1.6/1,000 SF	
Classification:	Flex Office and Warehouse		22455 Davis Dr & 22560 Glenn Dr: 3.0/1,000 SF	
Year Built:	1987 - 2011 (varies per building)		22370 Davis Dr: 2.7/1,000 SF	
Zoning:	PD-IP 93 Rev. (Loudoun County)		22400 Davis Dr: 3.4/1,000 SF	
			22446 Davis Dr: 2.3/1,000 SF	
Fire Safety:	Fully Sprinklered		Outside Storage/ Parking Area Available	
Ceiling Height:	15′6″ - 24′ (varies per building)		Furking Area Available	









For More Information Please Contact The CBRE Leasing Team:

Daniela Patino

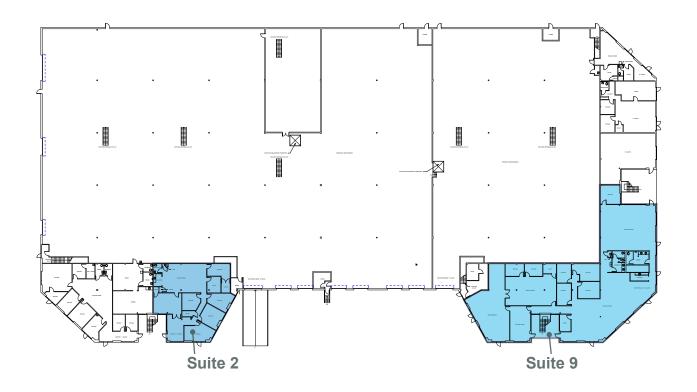
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403 GLENN DR

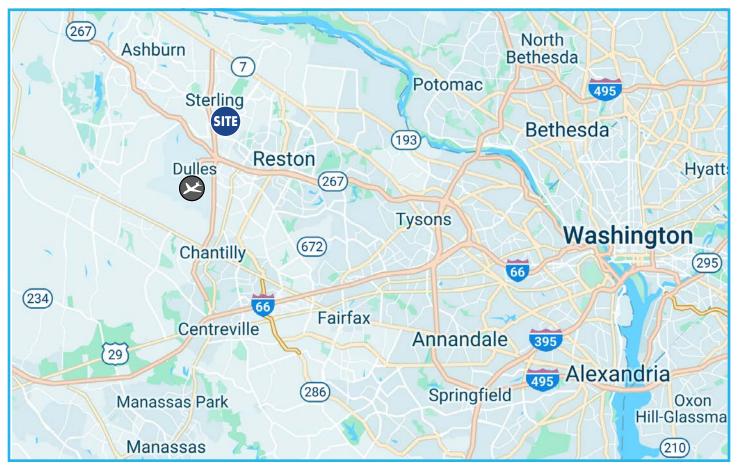


Suites Available	Square Feet	Loading
Suite 2	2,726 SF	N/A (Office)
Suite 9	8,038 SF	N/A (Office)

Building

OPEX	Column Spacing	Ceiling Height	Parking Spaces
\$3.44 PSF	40' x 38'	24'	155

& Area Maps



Distance To

Route 280.25 Miles	Route 507 Miles
Dulles Toll Road2.25 Miles	Interstate 6610 Miles
Dulles International Airport3 Miles	Interstate 49513 Miles
Route 73.25 Miles	Washington DC22 Miles

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