

STERLING PARK



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

AVAILABLE FOR LEASE

E L I O N

CBRE

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

Land Area: 37.04 acres

Classification: Flex Office and Warehouse

Year Built: 1987 - 2011 (varies per building)

Zoning: PD-IP 93 Rev. (Loudoun County)

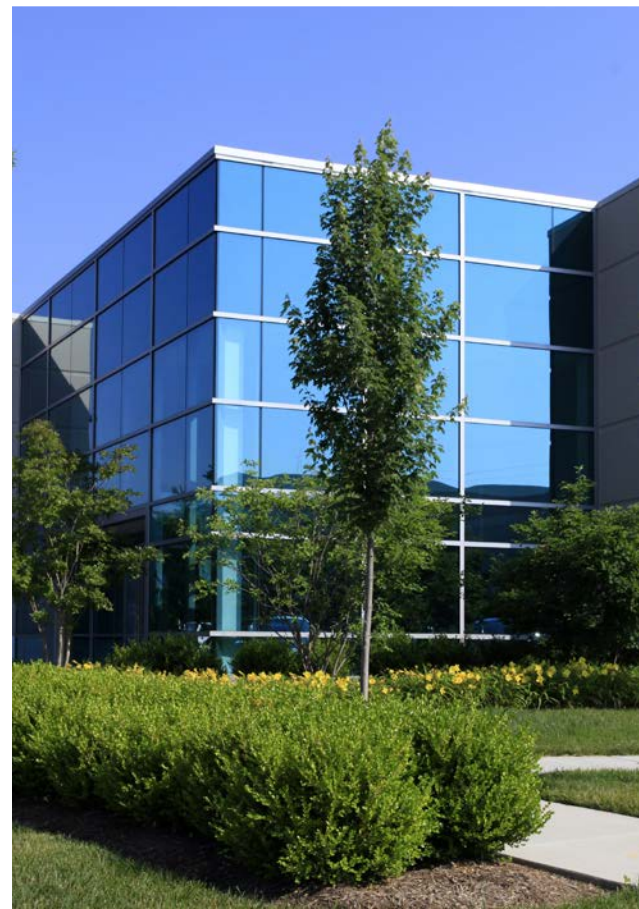
Fire Safety: Fully Sprinklered

Ceiling Height: 15'6" - 24' (varies per building)

Loading: 60 Loading Docks
21 Drive-Ins (varies per building)

Parking: 403 - 405 Glenn Dr: 1.6/1,000 SF
22455 Davis Dr &
22560 Glenn Dr: 3.0/1,000 SF
22370 Davis Dr: 2.7/1,000 SF
22400 Davis Dr: 3.4/1,000 SF
22446 Davis Dr: 2.3/1,000 SF

**Outside Storage/
Parking Area Available**



Site Plan



For More Information Please Contact The CBRE Leasing Team:

Daniela Patino

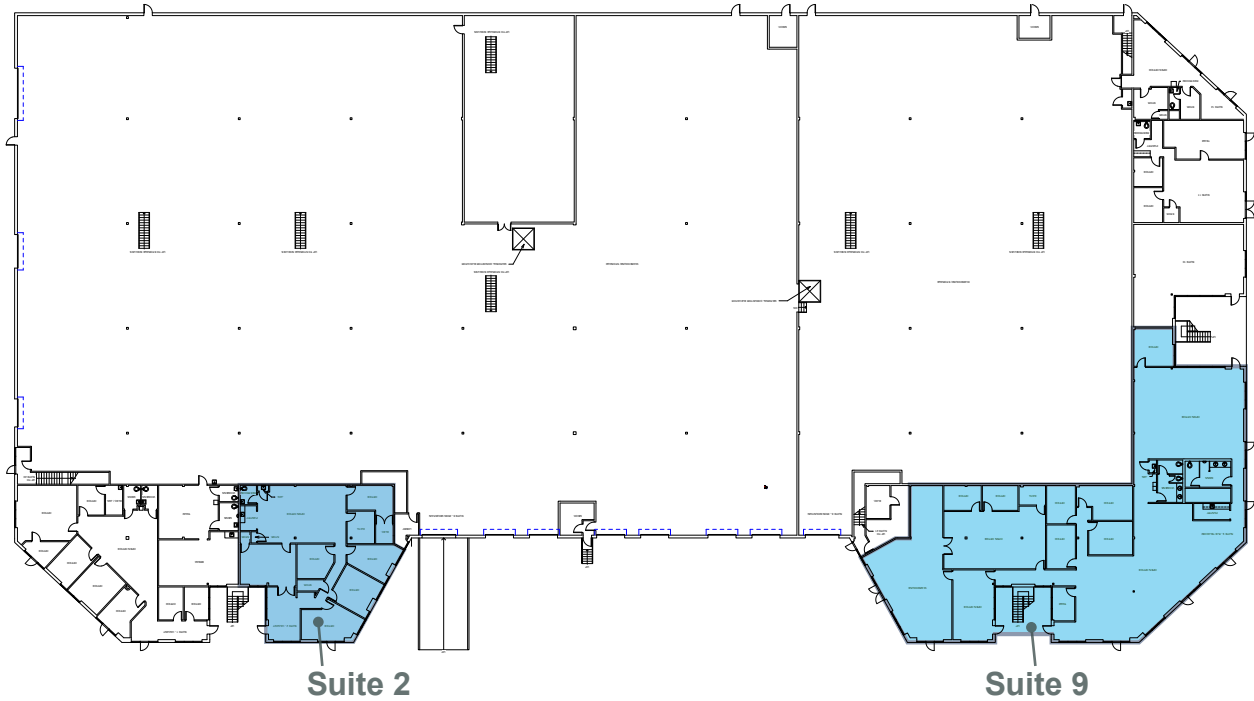
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CBRE

403 GLENN DR

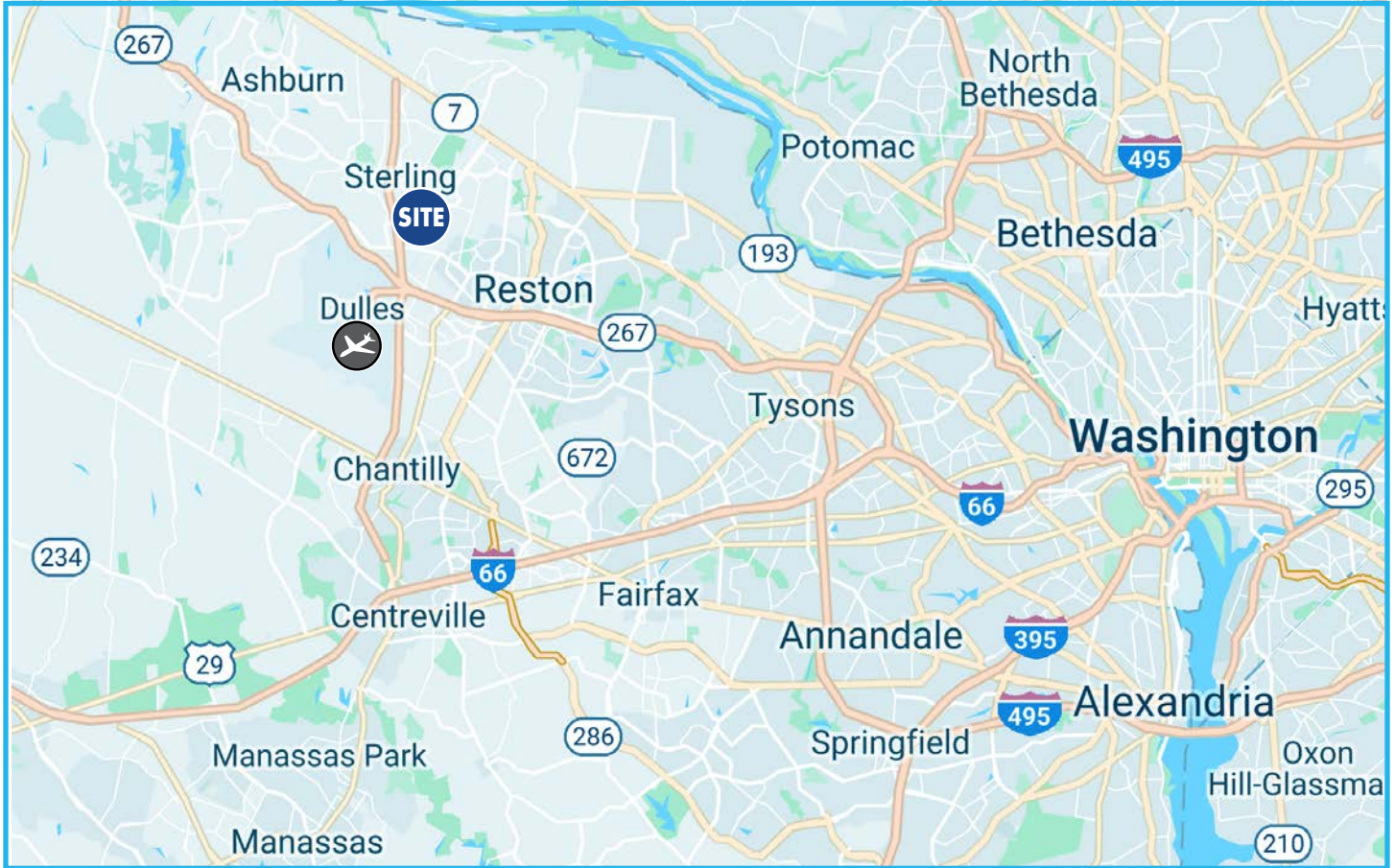


Suites Available	Square Feet	Loading
Suite 2	2,726 SF	N/A (Office)
Suite 9	8,038 SF	N/A (Office)

Building

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

Area Maps



Distance To

- ▶ Route 28.....0.25 Miles
- ▶ Dulles Toll Road.....2.25 Miles
- ▶ Dulles International Airport.....3 Miles
- ▶ Route 7.....3.25 Miles
- ▶ Route 50.....7 Miles
- ▶ Interstate 66.....10 Miles
- ▶ Interstate 495.....13 Miles
- ▶ Washington DC.....22 Miles

For more information please contact the CBRE Leasing Team:

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