

For Lease

Broad Run Professional Building

22375 Broderick Drive
Dulles, VA 20166



AVAILABLE SPACE

Suite 100 – 4,419 SF

Suite 120 – 1,603 SF

Suite 150 – 2,494 SF

Suite 200 – 2,006 SF

Suite 205 – 2,001 SF

Suite 210 – 2,344 SF

Suite 215 – 3,112 SF

Suite 240 – 2,664 SF

Suite 260 – 3,113 SF

FEATURES

- ❖ Fiber Connection available to CoreSite, Equinix, Raging Wire, and Cyrus One
- ❖ Broadband internet via tw telecom
- ❖ Professionally and locally owned with flexible lease terms and short form leases
- ❖ Located in the Broad Run Business Center, with corporate neighbors including: AOL, Verizon, Raytheon, and Verisign
- ❖ Within one mile of Route 28, Dulles Greenway, and North Dulles Park & Ride station, and new Silver Line Metro Rail Station
- ❖ Three-quarters of a mile from Lifetime Fitness and 1757 Golf Course
- ❖ Great amenity base – 1 mile to Dulles 28 Retail Centre and Marriott Residence Inn



BUCHANAN
PARTNERS

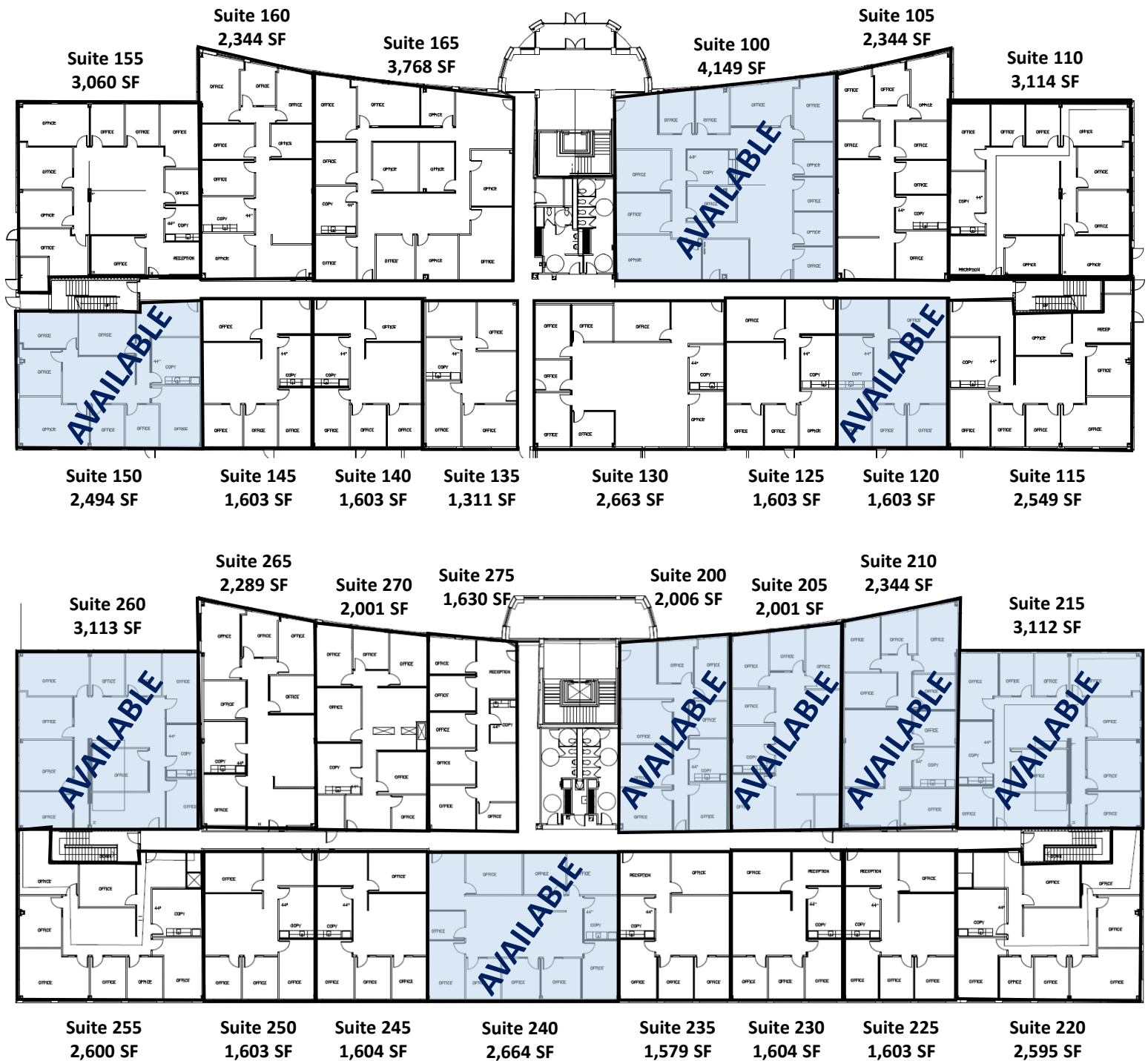
Matt Pierce
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