



Summary

Suite: 100
 Available SF: 17,212 SF (Divisible)
 Lease Rate: Contact Broker

Property Highlights

- Within minutes of the Dulles Toll Road, Dulles 28 Centre and Dulles Town Center
- Minutes from Dulles International Airport
- Park like setting
- Abundant parking, 4 per 1,000 SF
- [PD-IP Zoning](#) allows for flexible uses
- One dock

Demographics

2 Mile **5 Mile** **10 Mile**

Total Households: 10,201 87,719 236,195

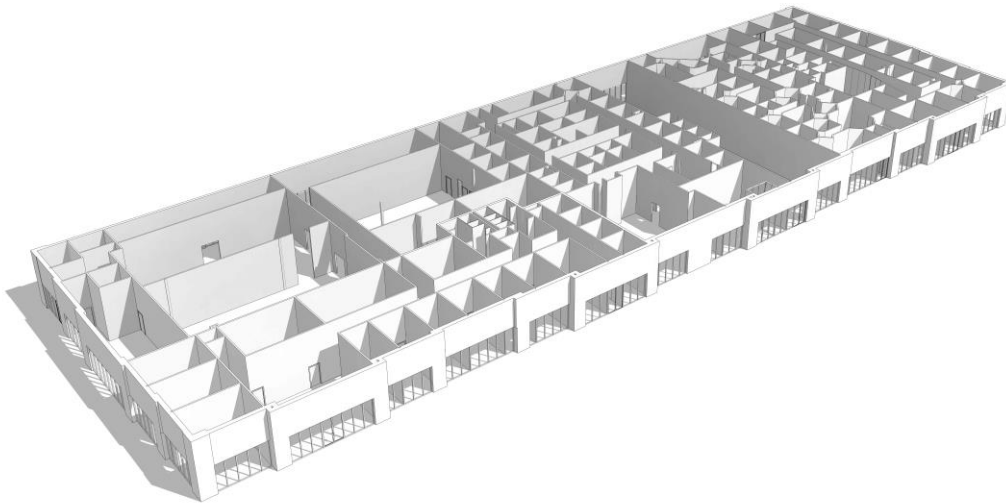
Total Population: 30,313 244,348 679,700

Average HH Income \$137,915 \$161,419 \$176,250

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Oyku Hanna
 703.435.4007 x 109
 ohanna@veritycommercial.com

Floor Plan



45305 Catalina Court

45305 Catalina Court, Sterling, VA 20166

Cover Sheet

A-000
Sheet No. 000
Sheet No. 000

45305 CATALINA COURT

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*ALL EXTERIOR WINDOWS ARE DOMINATING, UNLESS OTHERWISE NOTED



1 First Floor Plan

45305 Catalina Court

45305 Catalina Court, Sterling, VA 20166

First Floor Plan

A-101

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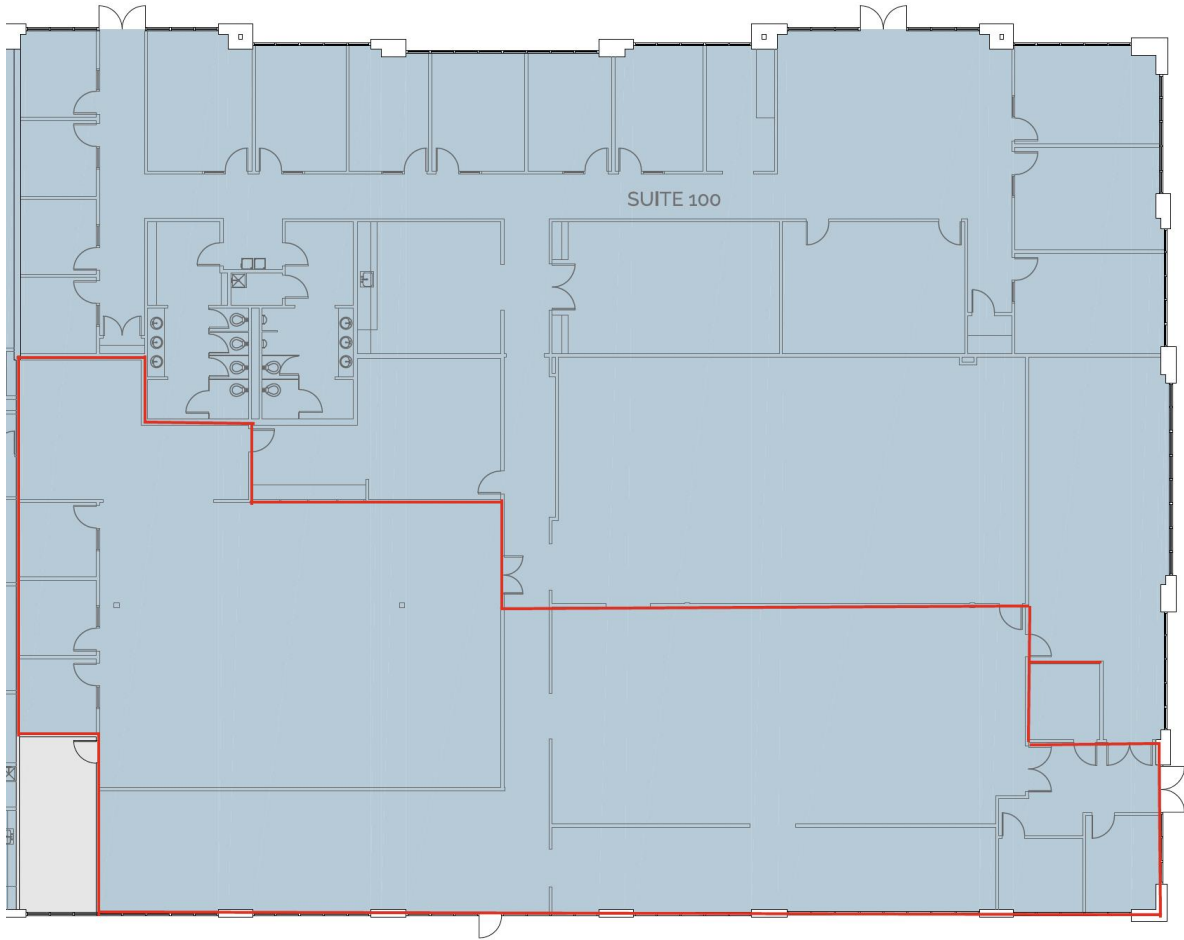
- MAJOR VERTICAL PENETRATION
- PARKING
- OCCUPANT STORAGE AREA
- TENANT AREA
- FLOOR SERVICE AREA
- BUILDING AMENITY AREA
- BUILDING SERVICE AREA
- UNENCLOSED BUILDING FEATURE

2017 BOMA MEASURE - AREA PLAN	DATE APRIL 07, 2020	FLOOR 01	ADDRESS 45305 CATALINA COURT - STERLING VA	
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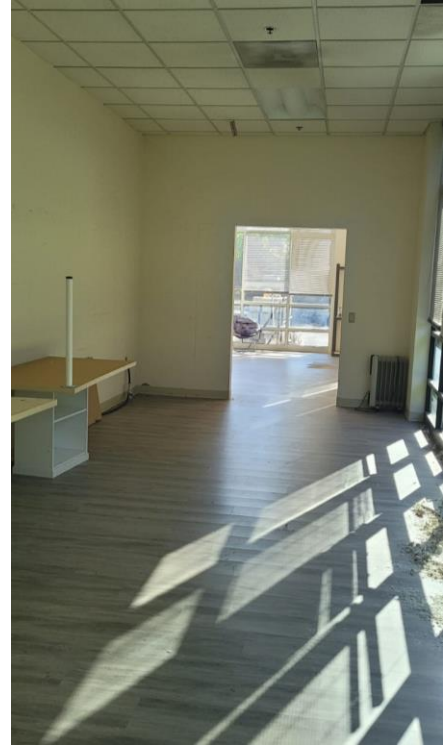
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Photos

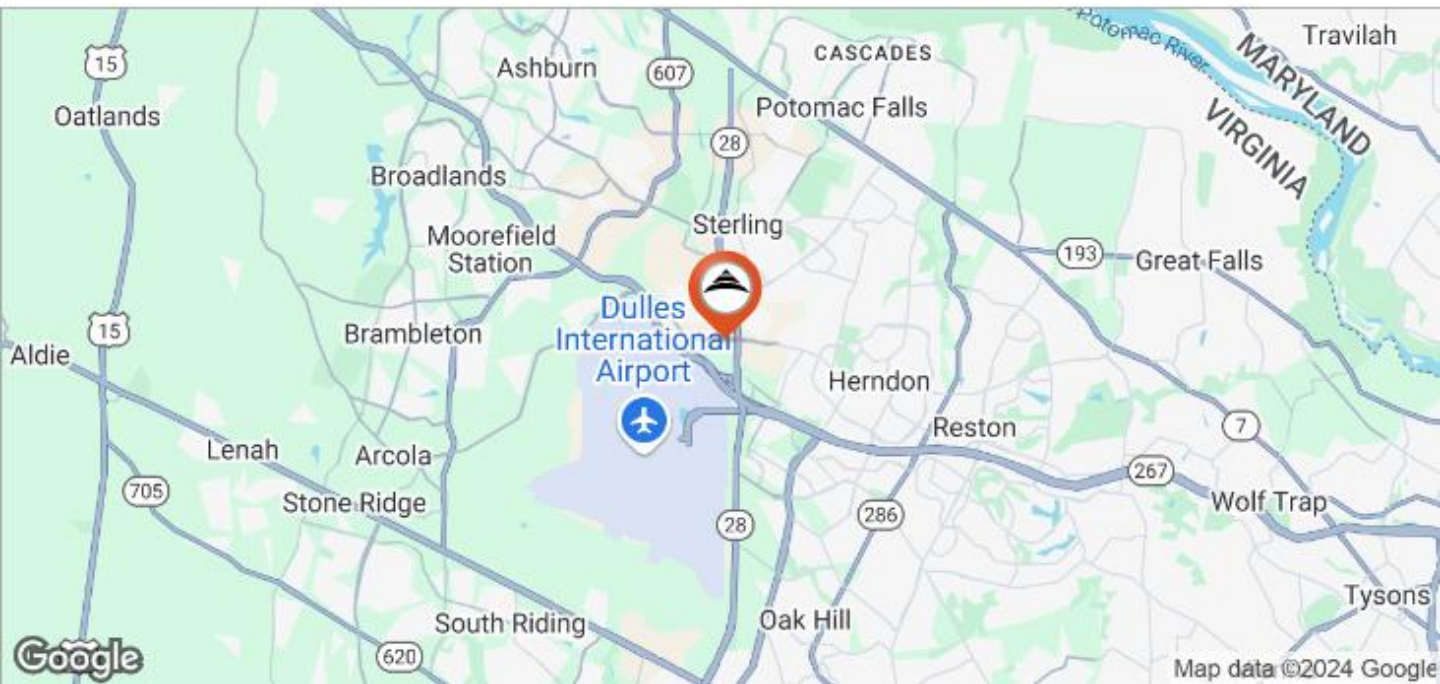


Photos



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Maps



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