



OFFICE/MEDICAL CONDOS FOR LEASE



CROSSROADS OF DULLES

1033 STERLING ROAD
HERNDON, VIRGINIA

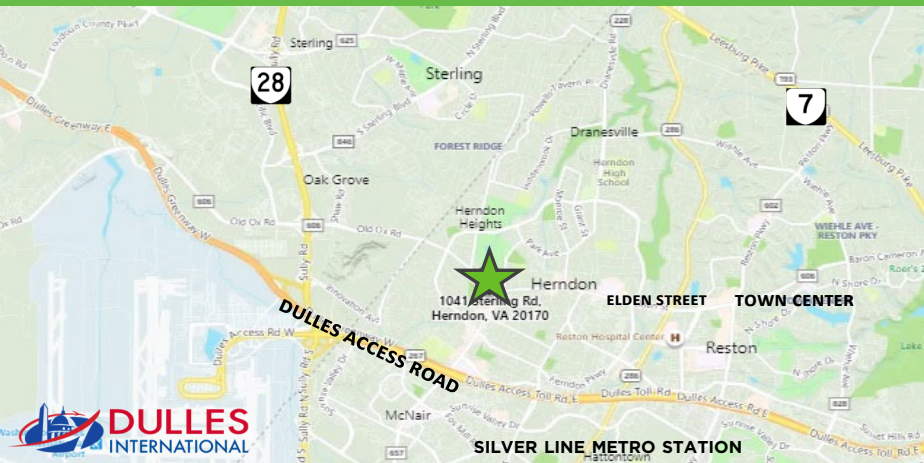
AVAILABLE SPACE:

1033 Sterling Road, Suite 101 • 1,000 SF

1033 Sterling Road, Suite 103 • 1,000 SF

1033 Sterling Road, Suite 201 • 1,000 SF

★ Building signage available



- ▶ 1 mile from Dulles Toll Road
- ▶ 3.5 miles from Dulles International Airport
- ▶ > 2 miles from future Silver Line Metro



- ▶ Free parking
- ▶ Adjacent to Dulles Park Shopping Center
- ▶ Mellow Mushroom restaurant on site
- ▶ Excellent access from all major roadways

For Leasing Opportunities Contact:



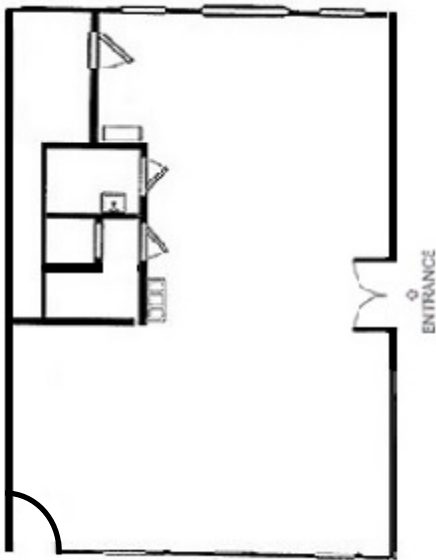
Jennifer Chapman

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Courtyard

◀ 1033 Sterling Road, Suite 101 • 1,000 SF • 1st floor

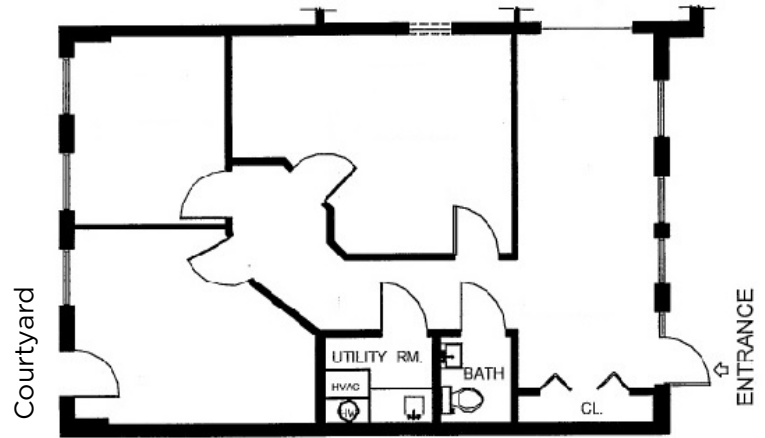
End unit with double-door entry

Open floor plan

\$2,000/month plus

electric and cleaning

Minimum 3 year term



Courtyard

ENTRANCE

1033 Sterling Road, Suite 103 • 1,000 SF • 1st floor ▲

Reception plus 3 large offices

\$2,000/month plus electric and cleaning

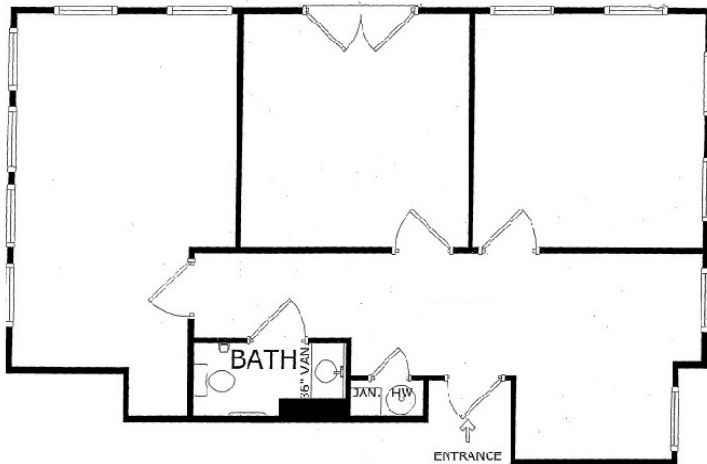
Minimum 3 year term

1033 Sterling Road, Suite 201 • 1,000 SF • 2nd floor ▼

Reception plus 3 large offices

\$1,700/month plus electric and cleaning

Minimum 3 year term



ENTRANCE

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