

# FOR LEASE OFFICE & MEDICAL SUITES

44110 ASHBURN VILLAGE SHOPPING PLAZA, ASHBURN, VA 20147



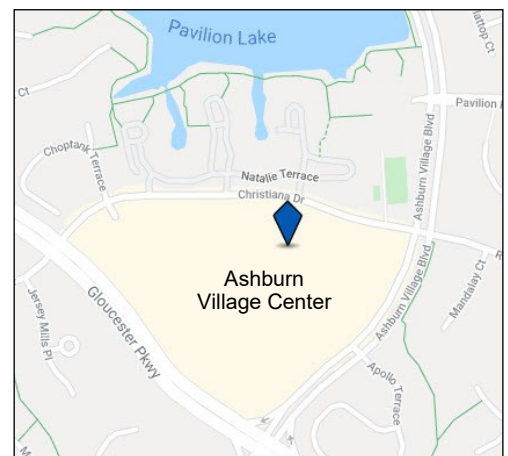
**AVAILABLE: 2ND FLOOR OFFICE & MEDICAL SUITES  
WITH ELEVATOR ACCESS**

- SUITE 211 - 2,031 SF - FORMER DENTAL FIRM SUITE
- SUITE 216 - 1,033 SF - OFFICE SUITE (AVAILABLE 5/1/23)
- SUITE 237 - 3,189 SF - FORMER MEDICAL OFFICE

**RATE: \$26.00 FULL SERVICE**

**ASHBURN VILLAGE SHOPPING PLAZA**

- LOCATED IN THE HEART OF THE RAPIDLY GROWING AND AFFLUENT RESIDENTIAL COMMUNITY
- GREAT WALKABLE AMENITY BASE WITH GROCERY, BANK, GAS STATION, CHILD CARE & RESTAURANTS
- CONVENIENT LOCATION WITH EASY ACCESS TO MAJOR ROADS



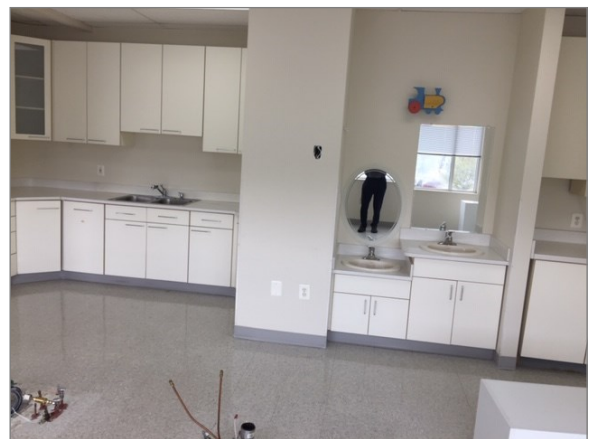
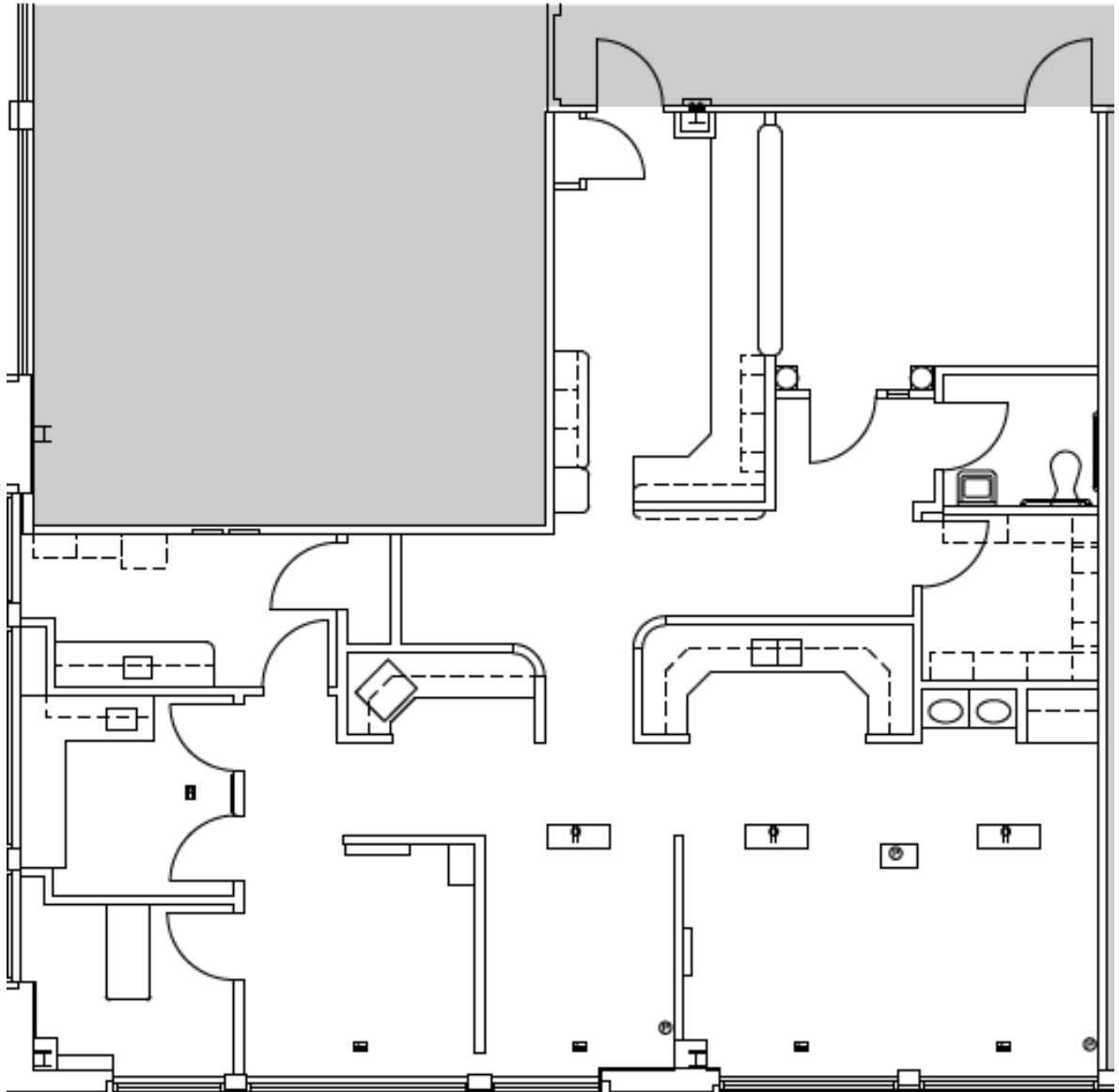
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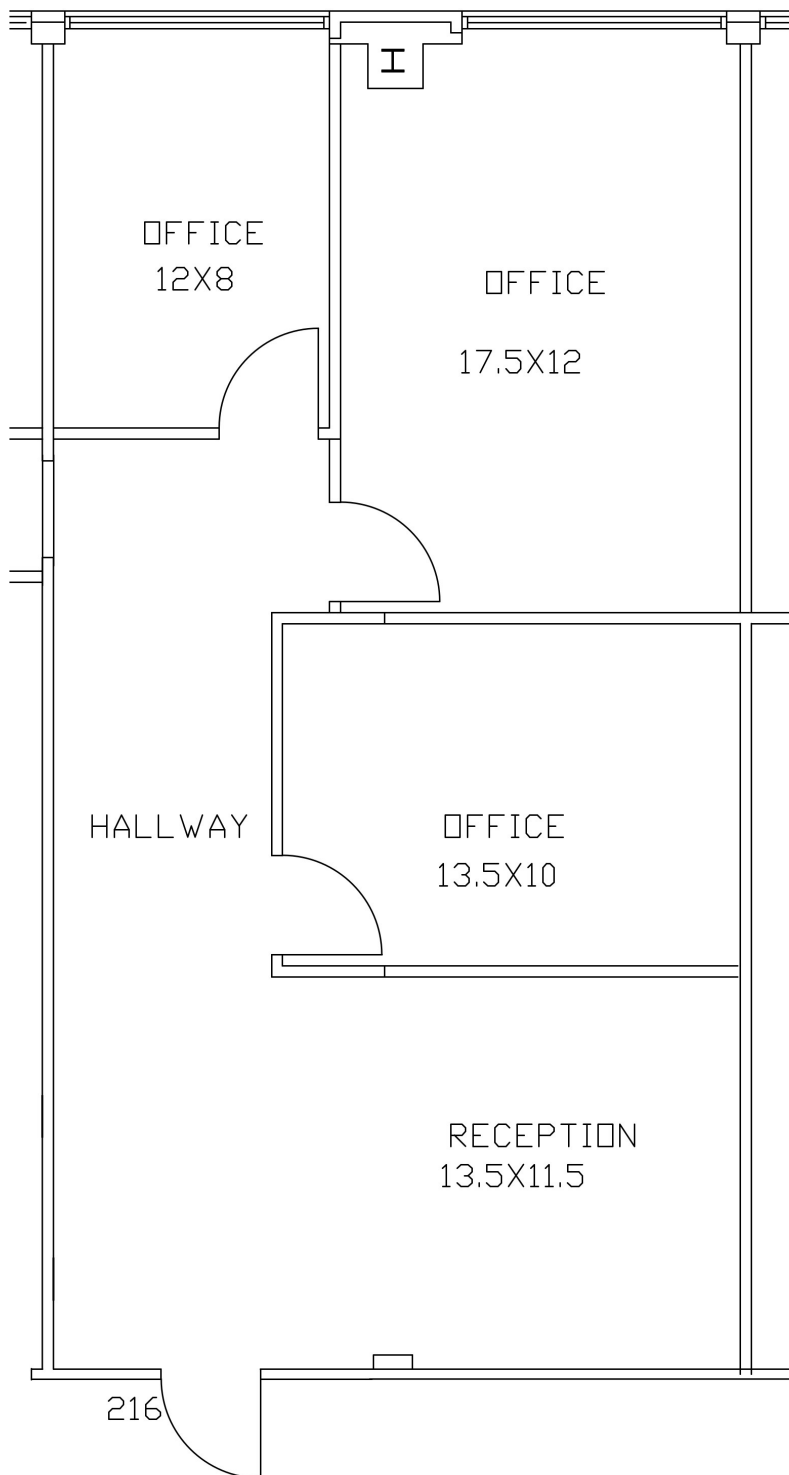
*Exclusive Listing By:*

**CGR**  
**COMMERCIAL GROUP REALTY**  
**www.cgr-inc.com**

## SUITE 211 LAYOUT- 2,031 RSF



## SUITE 216 LAYOUT – 1,033 RSF



## SUITE 237 LAYOUT – 3,189 RSF

