

MIXED-USE SPACE FOR LEASE

44927 GEORGE WASHINGTON BLVD

ASHBURN, VA



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DONOHUE

MIXED USE SPACE FOR LEASE



The unit currently available for lease is located in “Building 1” of the University Commerce Center, a 600-acre mixed-use park in Ashburn, Virginia. Amenities include: unreserved parking, on-site management, and options for high-visibility signage.

Ample parking is available at 4.47 per 1,000 SF.

Current Availability:

SUITE 150 968 SF | First Floor

SUITE 255 963 SF | Second Floor

BUILDING DETAILS

LEASE TYPE Modified Gross

TOTAL BUILDING SIZE 35,500 SF

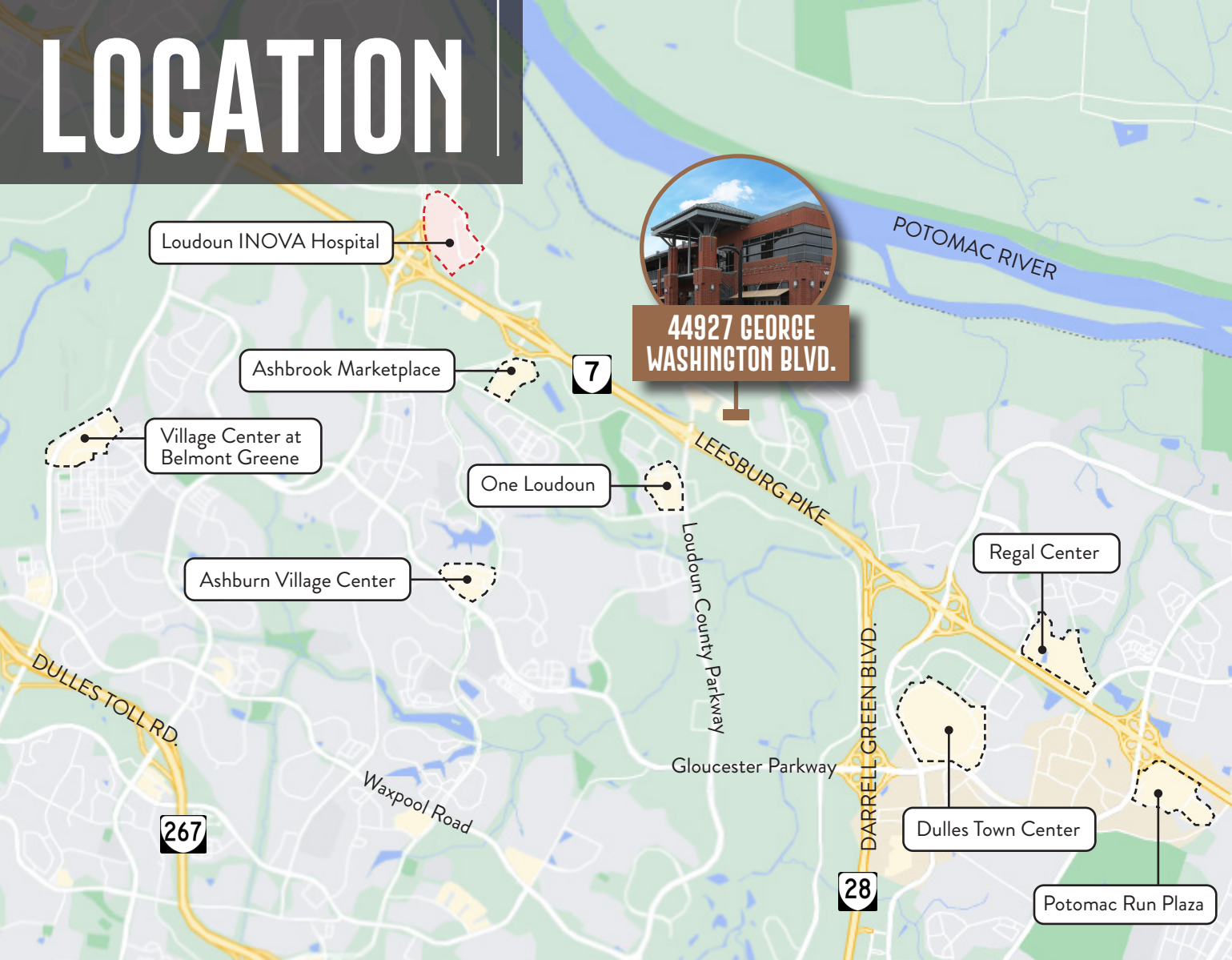
TYPICAL FLOOR SIZE 17,706 - 17,794 SF

NUMBER OF STORIES Two

ZONING PD-RDP

AVAILABLE SPACE 963 SF / 968 SF

LOCATION



IN THE HEART of University Commerce Center, a 600-acre mixed-use park

EASY ACCESS to major roadways including Route 28, Route 7, Loudoun County Parkway and Dulles Toll Road

MINUTES from the town of Leesburg and Dulles International Airport

NEIGHBORS Lansdowne Resort & Conference Center, One Loudoun, Commonwealth Center, and INOVA Hospital

POPULATION OVERVIEW



POPULATION

1 MI 7,240 2 MI 32,883 5 MI 180,103



DAYTIME EMPLOYEES

1 MI 4,701 2 MI 12,153 5 MI 67,745



MEDIAN HHI

1 MI \$113,695 2 MI \$138,304 5 MI \$167,949



EDUCATION – BACHELOR'S

1 MI 51% 2 MI 54% 5 MI 56%



MEDIAN AGE

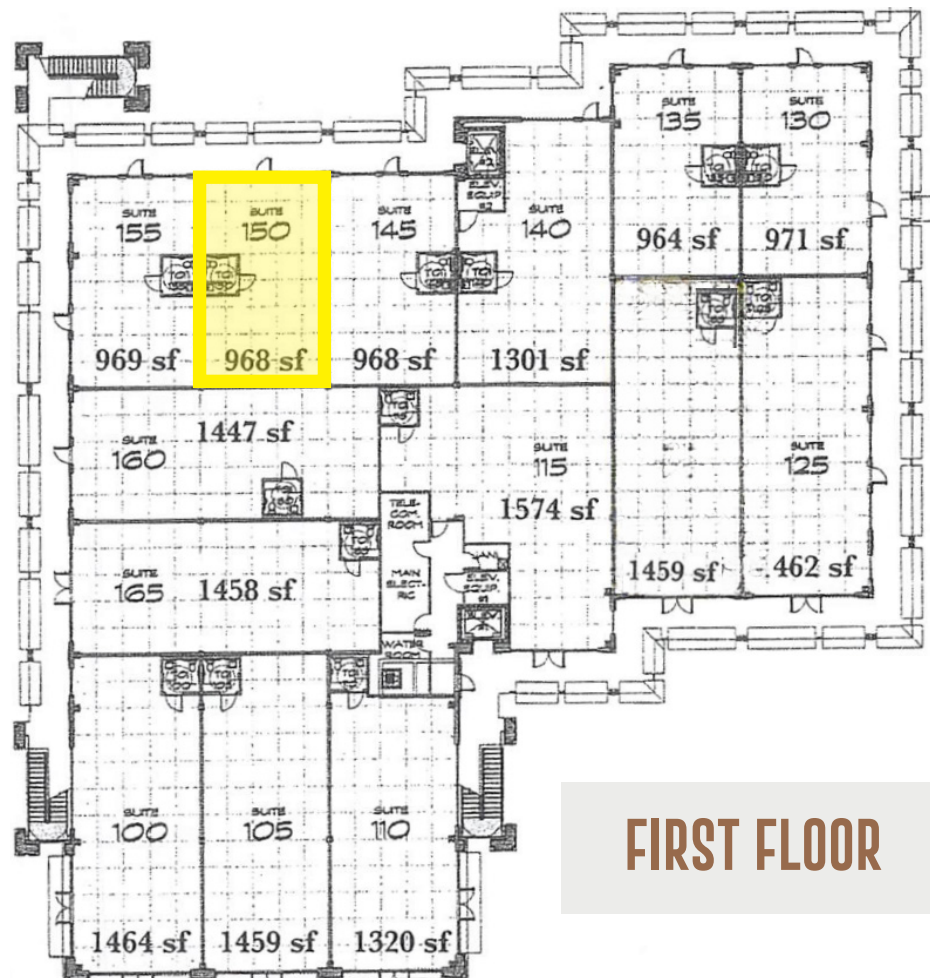
1 MI 38 2 MI 41.8 5 MI 38.9



MEDIAN HOME VALUE

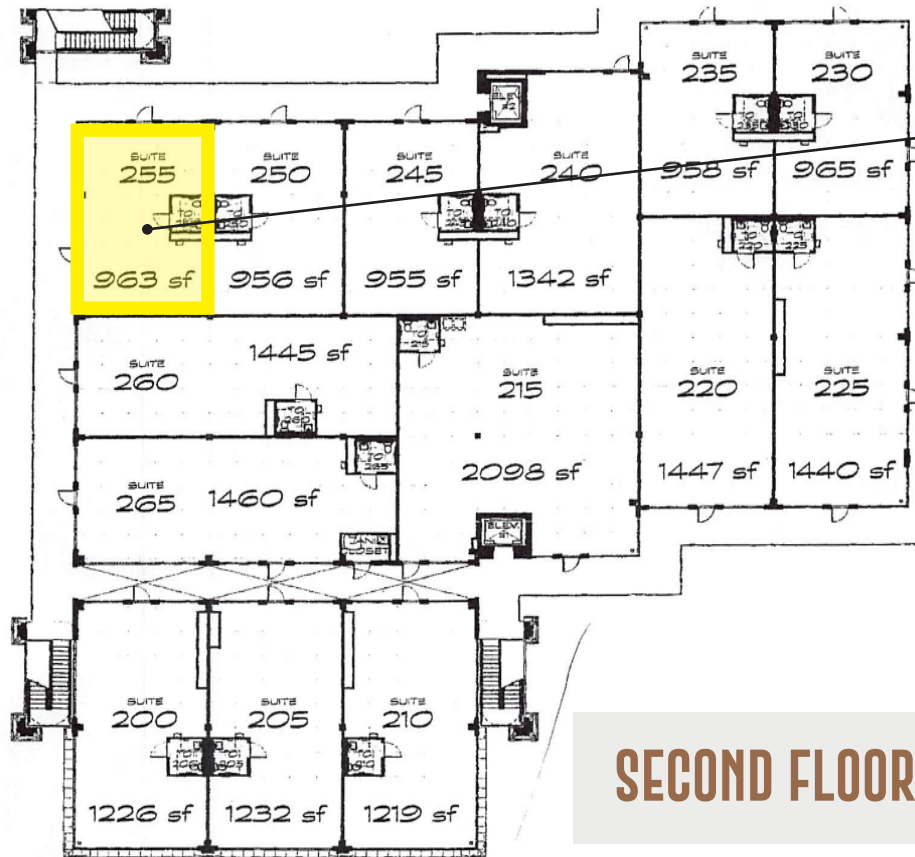
1 MI \$396,168 2 MI \$438,211 5 MI \$545,923

FLOOR PLANS

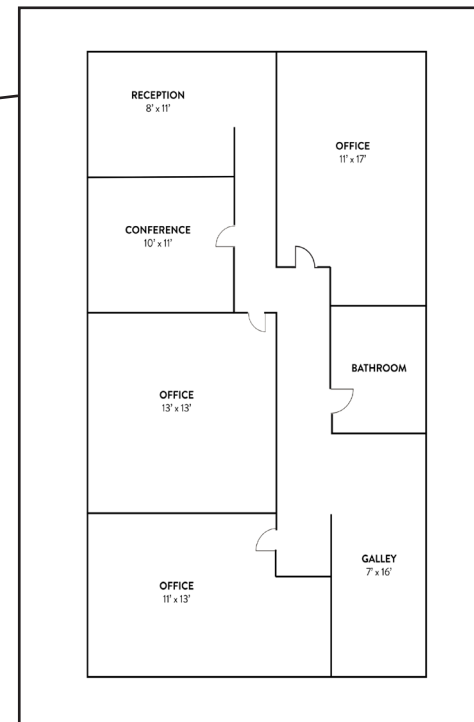


FIRST FLOOR

FLOOR PLANS



SECOND FLOOR



SUITE 255
963 SF



CONTACT US

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