

## THREE OFFICE SUITES FOR LEASE IN STERLING

22375 Broderick Drive  
Sterling, VA 20166



**Suite 255:** 2,600 SF suite includes seven offices (including one corner office), copy room, open office area, and reception. Vacant and ready for immediate occupancy.

**Lease Rate:** \$4,333.33 per month or \$20.00 PSF Plus Utilities and Cleaning

**Suite 125 :** First floor office suite with private exterior entrance for lease. 1,603 SF suite includes four offices, copy room, open office area for 2 cubes and waiting room. Vacant and ready for immediate occupancy.

**Lease Rate:** \$2,872.04 Per Month or \$21.50 PSF Plus Utilities and Cleaning

**Suite 245:** Plug and Play, Fully Furnished Second Floor 1,604 SF office suite for lease. Suite includes four offices, copy room, open office area, and reception. Vacant and ready for immediate occupancy.

**Lease Rate:** \$2,873.83 Per Month or \$21.50 PSF Plus Utilities and Cleaning

Broad Run Professional Building has plenty of parking available. It is located within one mile of US-28, Dulles Greenway, Loudoun Gateway Metro Station, and five minutes away from Dulles International Air-port.



Edward B Wright III

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Manassas, VA 20110

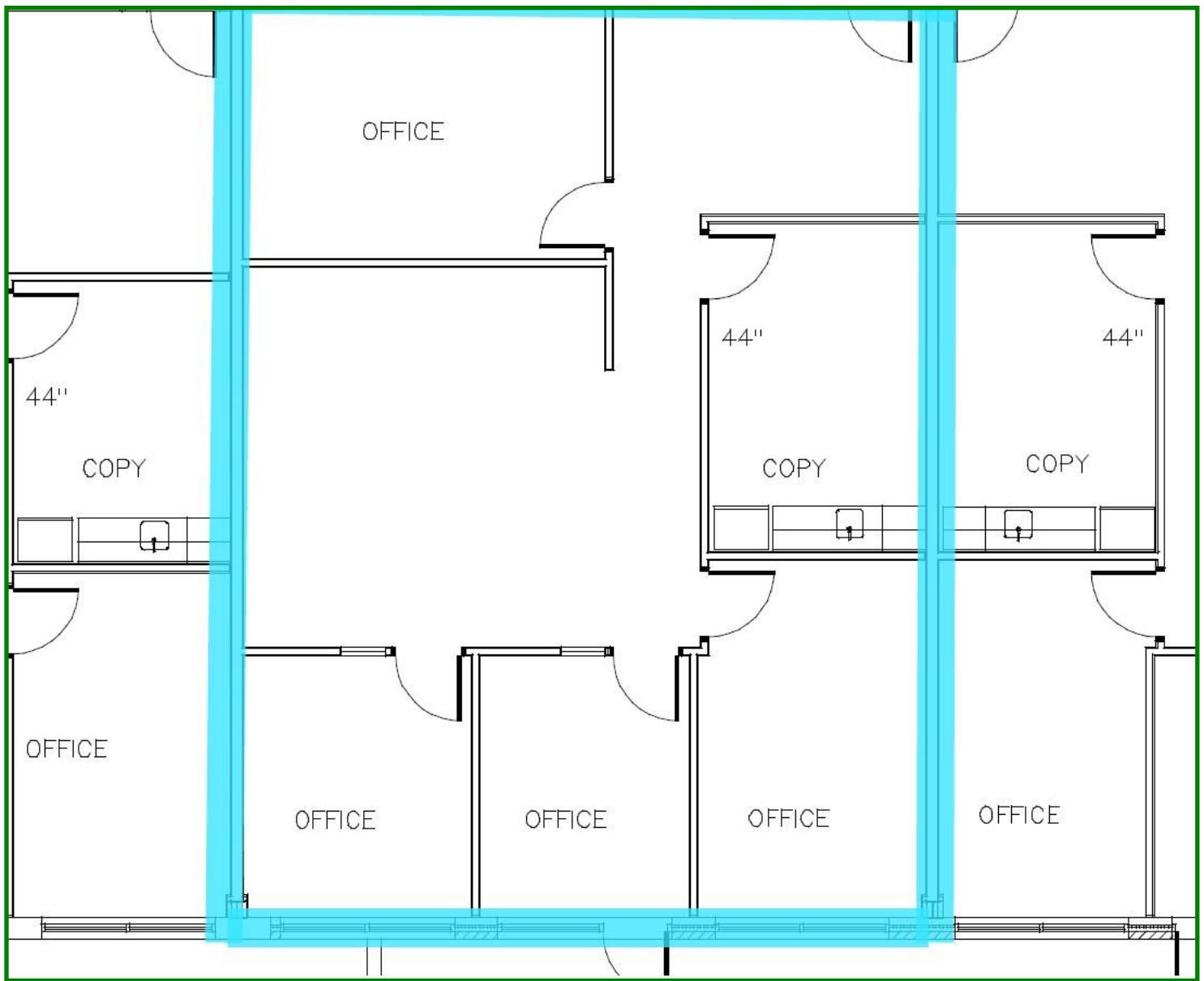
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*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*

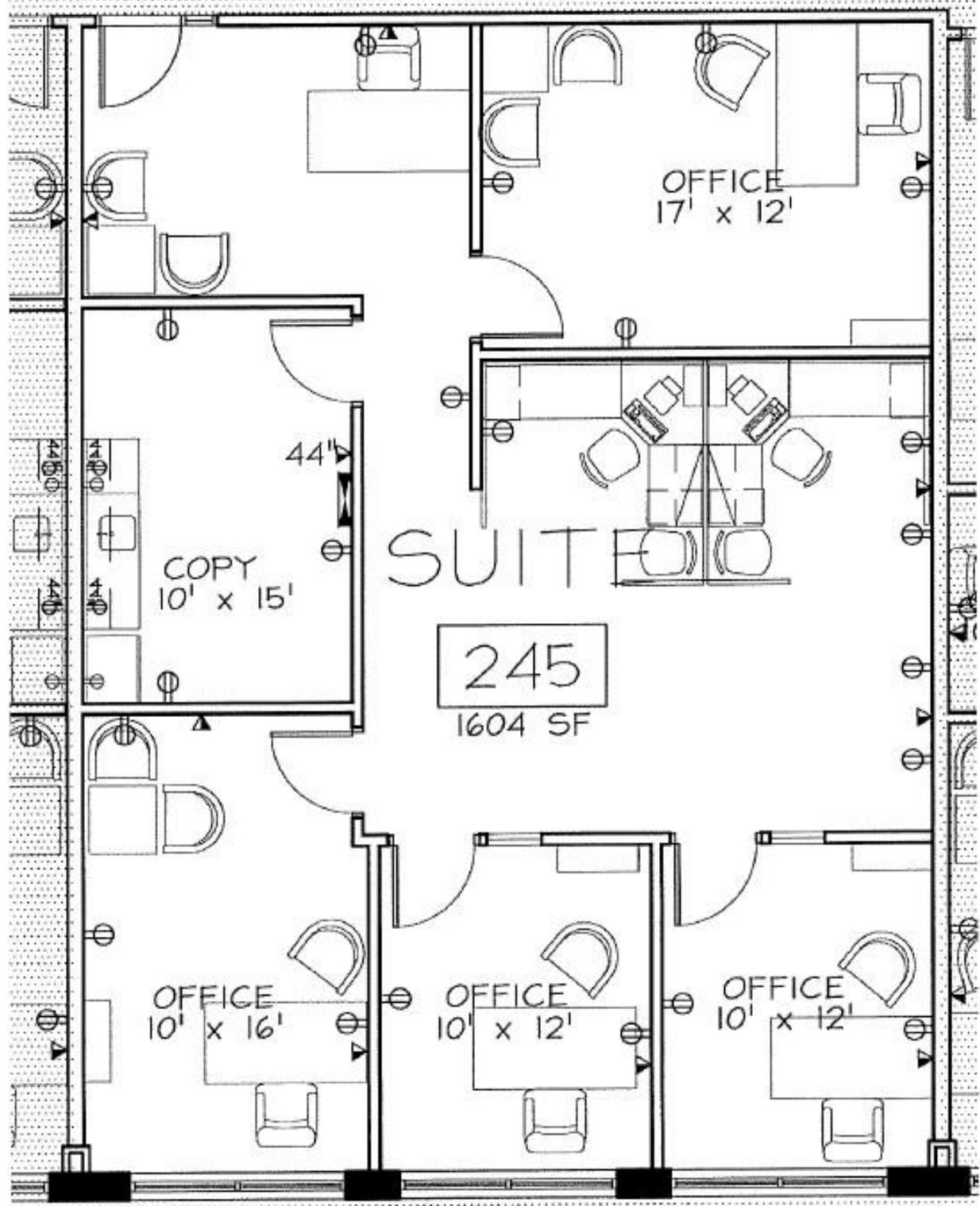
Suite 255  
2,600 SF



Suite 125  
1,603 SF



Suite 245  
1,604 SF



## Suite 255



# Suite 245



