



Summary

Suite:	100
Available SF:	17,212 SF
Lease Rate:	Contact Broker
Sale Price:	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
- 17,212 sf flex with 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

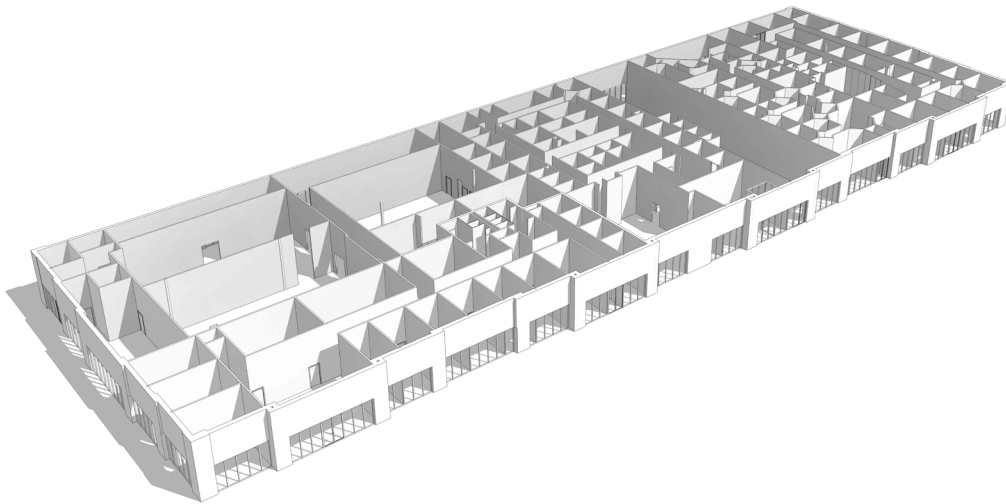
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Oyku Hanna

703.435.4007 x 109

ohanna@veritycommercial.com

BIM4SITES



45305 Catalina Court

45305 Catalina
Court, Sterling,
VA 20166

Cover Sheet

A-000

Drawn By: N/A
Checked By: N/A
Project: 45305 Catalina Court

45305 CATALINA COURT

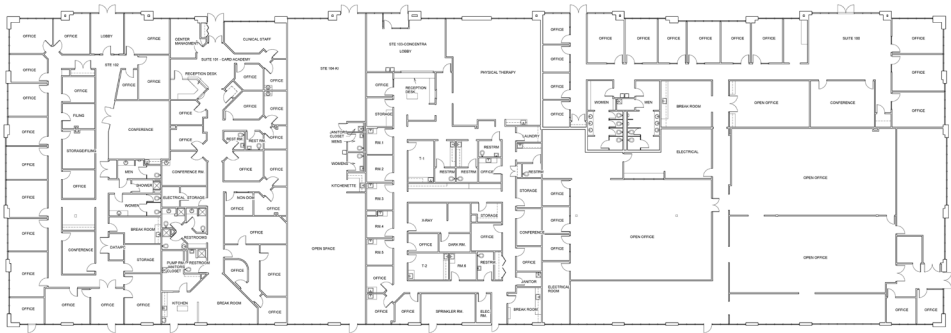
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Floor Plan

*ALL EXTERIOR WINDOWS ARE DOMINATING, UNLESS OTHERWISE NOTED

BIM4SITES



1 First Floor Plan

45305 Catalina Court

45305 Catalina
Court, Sterling,
VA 20166

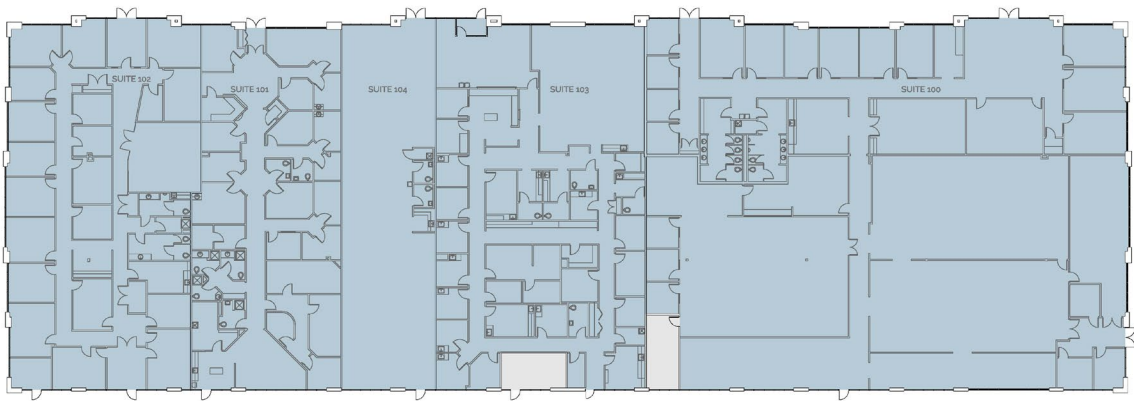
First Floor Plan

A-101

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Floor Plan



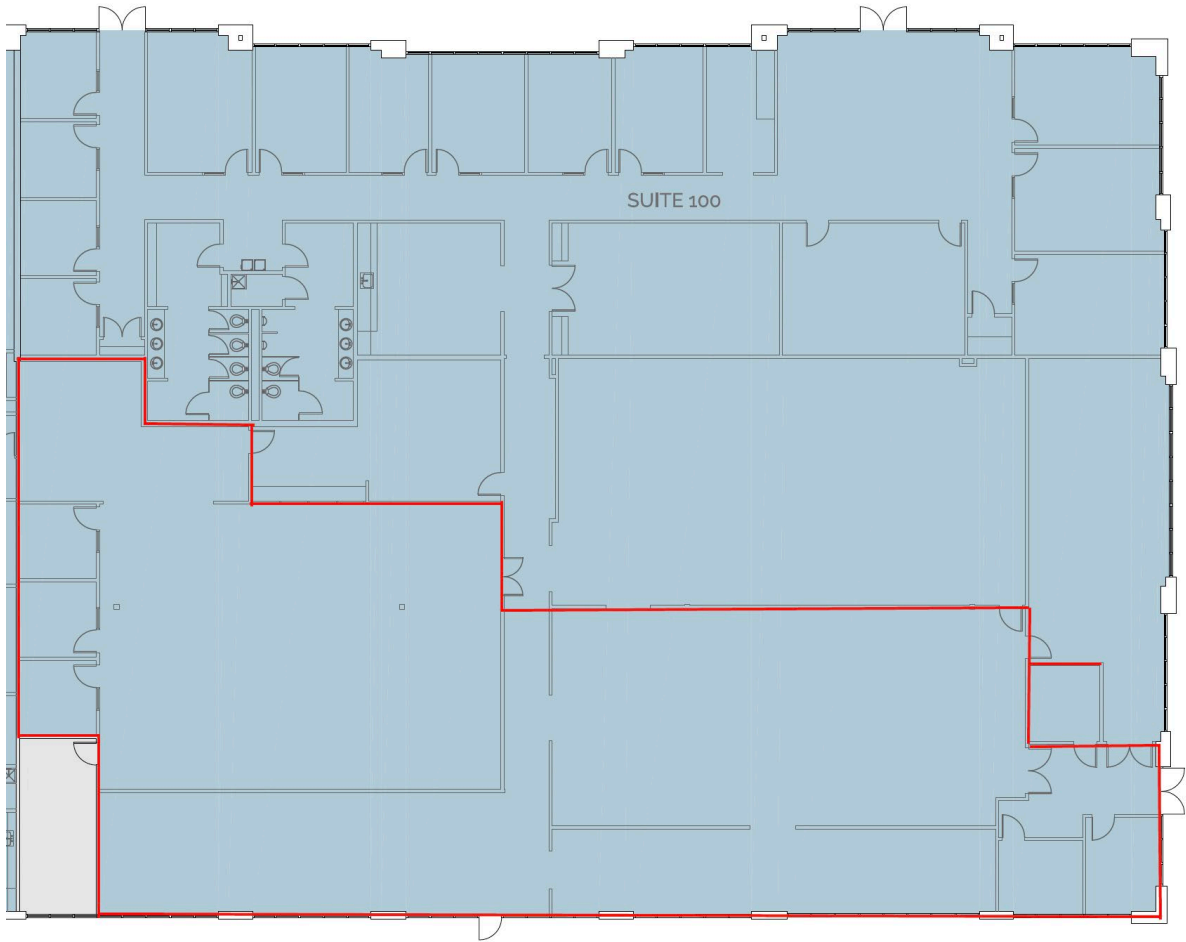
- MAJOR VERTICAL PENETRATION
- PARKING
- OCCUPANT STORAGE AREA
- TENANT AREA
- FLOOR SERVICE AREA
- BUILDING AMENITY AREA
- BUILDING SERVICE AREA
- UNENCLOSED BUILDING FEATURE

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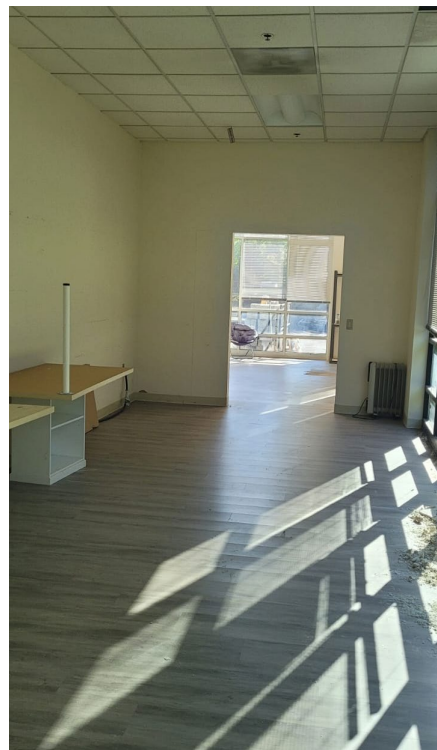
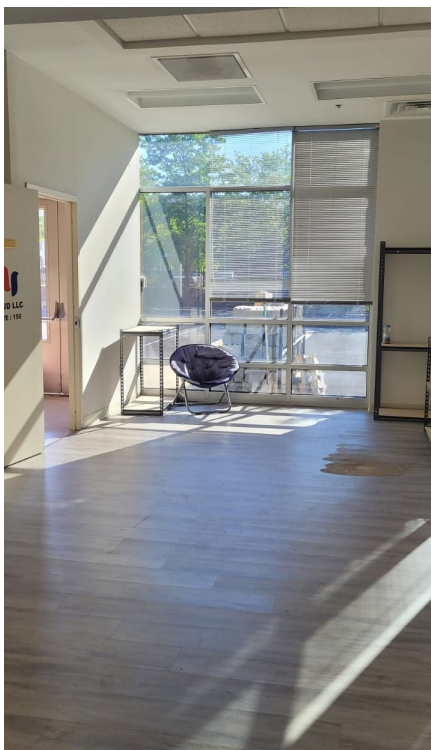
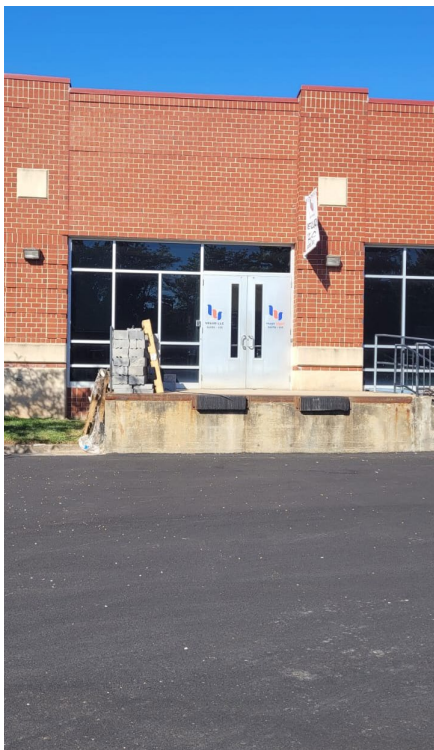
Floor Plan



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Photos



Photos

