

FOR LEASE

46045 Palisade Parkway, Sterling, VA 20165



BERNSTEIN
MANAGEMENT GROUP



Location Highlights

With its strategic location in Sterling, VA, 46045 Palisade Parkway benefits from a vibrant setting within one of Northern Virginia's most dynamic and rapidly growing markets.



Transit-Oriented

Direct Access

Prominate Signage

2 Million SF Retail

Residential Boom

46045 Palisade is well-served by public transportation, with Loudoun County Transit buses connecting to Wiehle-Reston East and future Ashburn Silver Line Metro Stations, both just 12 minutes away.

With a strategic location in Sterling, 46045 Palisade offers immediate access to Route 7, Route 28 (5 minutes), and the Dulles Toll Road (10 minutes), ensuring seamless connectivity to Washington Dulles International Airport (20 minutes) and downtown Washington D.C. (35 minutes).

The property benefits from exceptional visibility, on Route 7, with prime signage exposure to over 75,000 vehicles daily.

The property is proximate to Dulles Town Center and Cascades Overlook Town Center offering over 200 stores and restaurants.

Walk Score (75)

The area surrounding 46045 Palisade Parkway is planned to have 600 residential units with the development of Lerner Esplanade. This is alongside the 300 luxury residences at Cascades Overlook Town Center, the development of luxury townhouses, and the addition of Beazer Homes' new residential community.

Neighborhood with Countless Retail Options

46045 Palisade is proximate to a wide array of retail options. Within a few minutes, tenants are able to walk to grab a quick lunch, exercise, dine at white-tablecloth restaurants, or visit Dulles Town Center to shop among boutique and national retailers.



Lunch/Fast Casual	Dinner/Fine Dining	Retailers
Panera Bread	Burtons Grill & Bar	Macy's
Cava	Sweetwater Tavern	JCPenny
Chick-fil-A	Firebirds Wood Fired Grill	Dick's Sporting Goods
Chipotle Mexican Grill	P.F. Chang's	H&M
Five Guys	Cheese Cake Factory	HomeGoods
Jersey Mike's Subs	The Capital Grille	American Eagle
Noodles & Company	Ford's Fish Shack	Hollister CO.
Potbelly Sandwich Shop	Mokomandy	Aeropostale
Banks	Hotels	Misc.
Bank of America	Hyatt Place	Wegmans
Wells Fargo	DoubleTree By Hilton	Safeway
United Bank	Courtyard By Marriott	LA Fitness
PNC Bank	Holiday Inn	Sport & Health Club
Truist	Hampton Inn & Suites	UPS Store
Chase Bank	Residence Inn By Marriott	Walmart
Capital One Bank	Ritz-Carlton	Costco



Move-in Ready

Move-in ready suites immediately available, or let us design from scratch. It begins with identifying a new space, maximizing efficiency with modern space planning, and customizing a buildout with contemporary finishes



Property Amenities

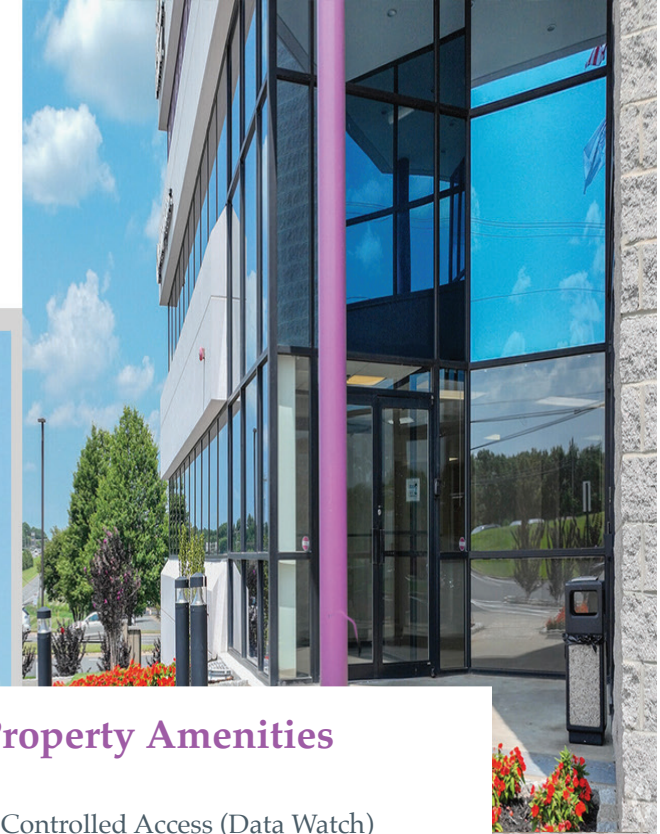
24/7 Controlled Access (Data Watch)

Signage on Route 7

LED Lighting and White Acoustical Ceiling Tiles

Abundance of Free Parking

Newly Renovated



Ground Floor 4,500 SF



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Drive-thru
Bank Vault
Teller Desks
Open Area
2 Bathrooms

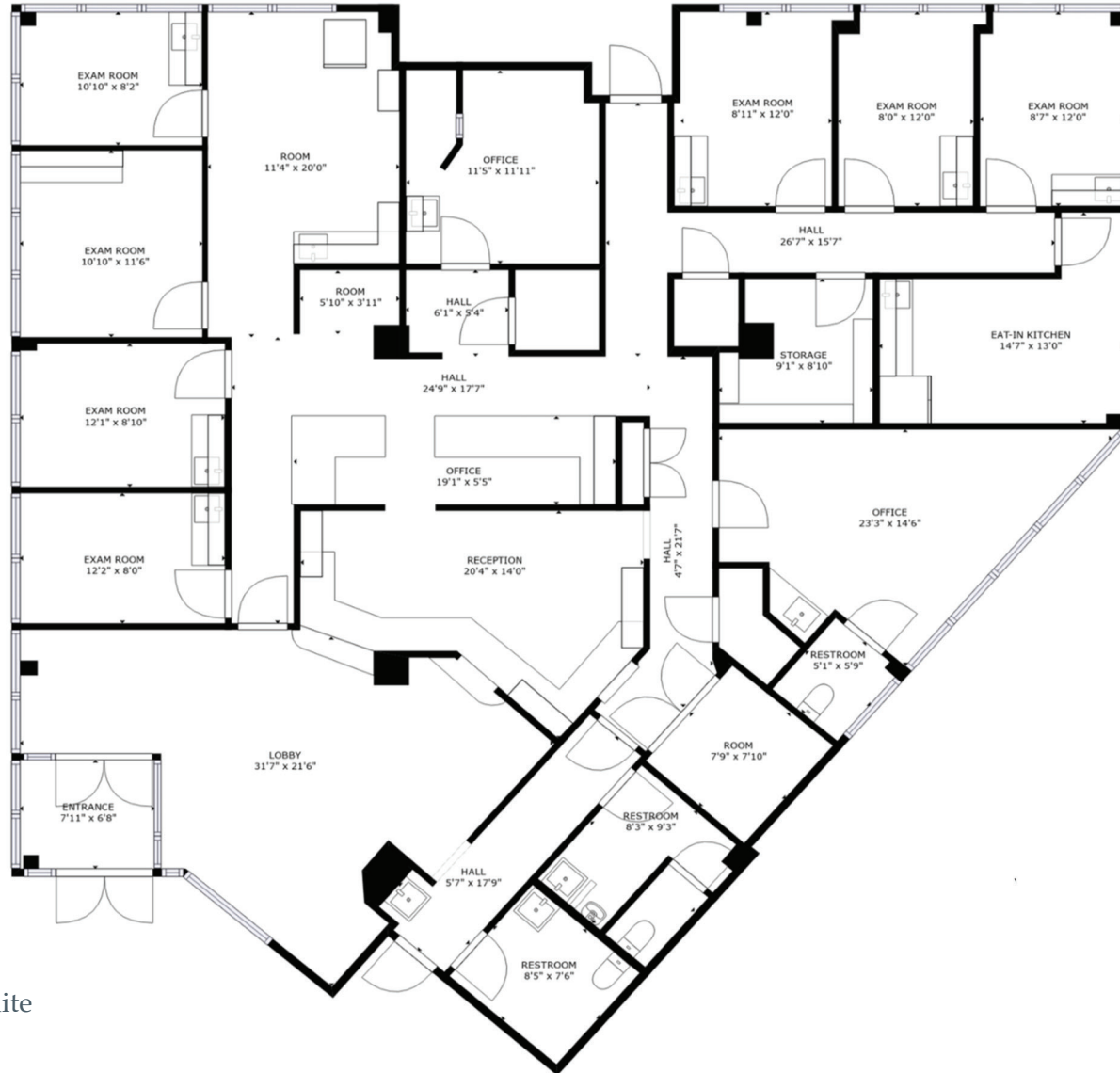
Bank Vault is *Removable*

Floor Plans

Suite | 100 4,500 SF



BERNSTEIN INC.
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Fully Builtout Medical Suite
7 Exam Rooms
2 Offices
Large Reception
3 Bathrooms

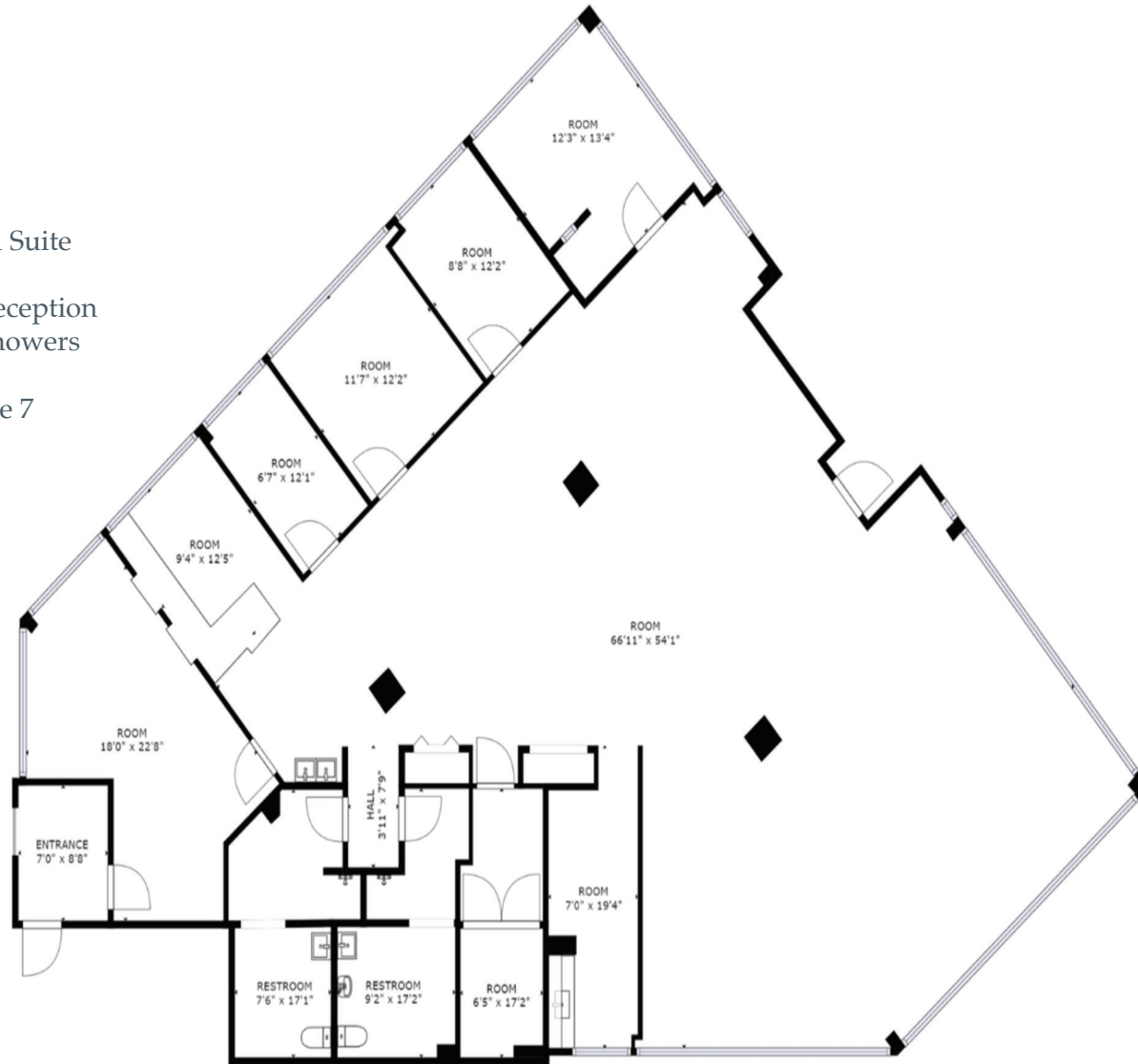
Floor Plans

Suite | 300

4,500 SF



Fully Builtout Medical Suite
4 Offices
Large Waiting Area & Reception
In-unit Restrooms & Showers
Break Room
Great View of Route 7



Floor Plans

Contacts

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