

## FOR LEASE OFFICE & MEDICAL SUITES

44110 ASHBURN VILLAGE SHOPPING PLAZA, ASHBURN, VA 20147



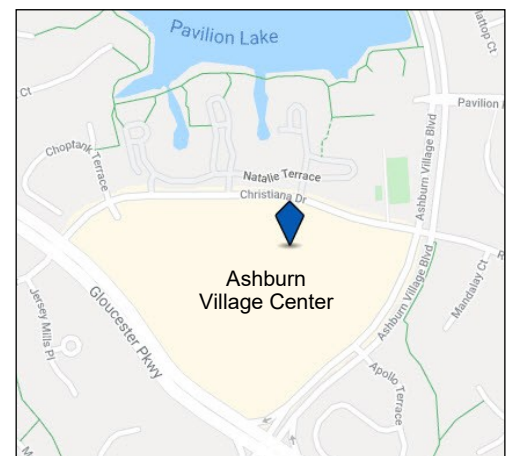
### AVAILABLE: 2ND FLOOR OFFICE & MEDICAL SUITES WITH ELEVATOR ACCESS

- SUITE 211 - 2,031 SF - FORMER DENTAL FIRM SUITE
- SUITE 214 - 970 SF - OFFICE
- SUITE 237 - 3,189 SF - FORMER MEDICAL OFFICE
  - \* POTENTIAL FOR SPACE TO BE DEMISED TO 2 SUITES, 1,516 SF & 1676 SF

**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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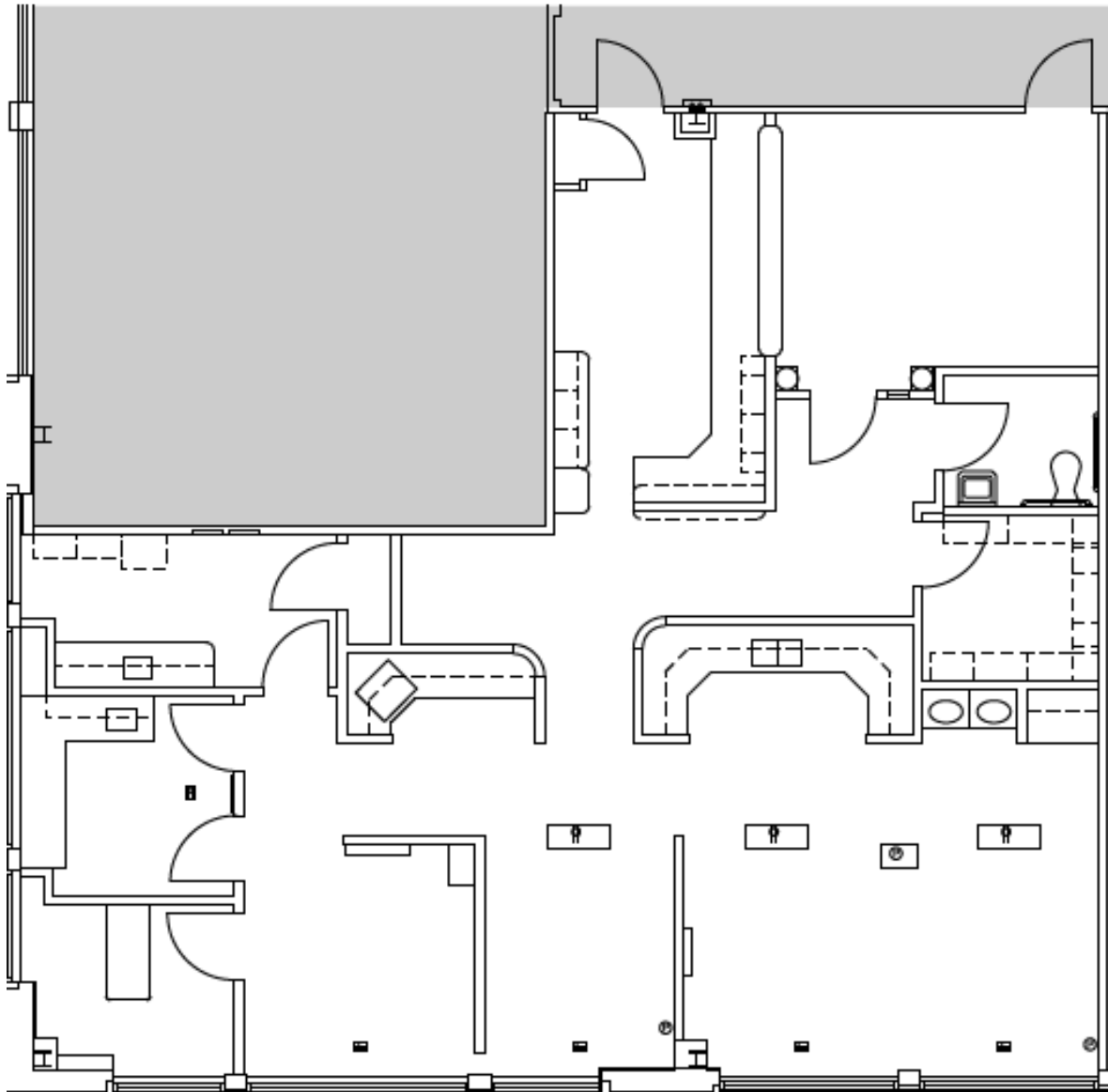
Exclusive Listing By:

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)

# SUITE 211 LAYOUT- 2,031 RSF

## FORMER DENTAL FIRM SUITE

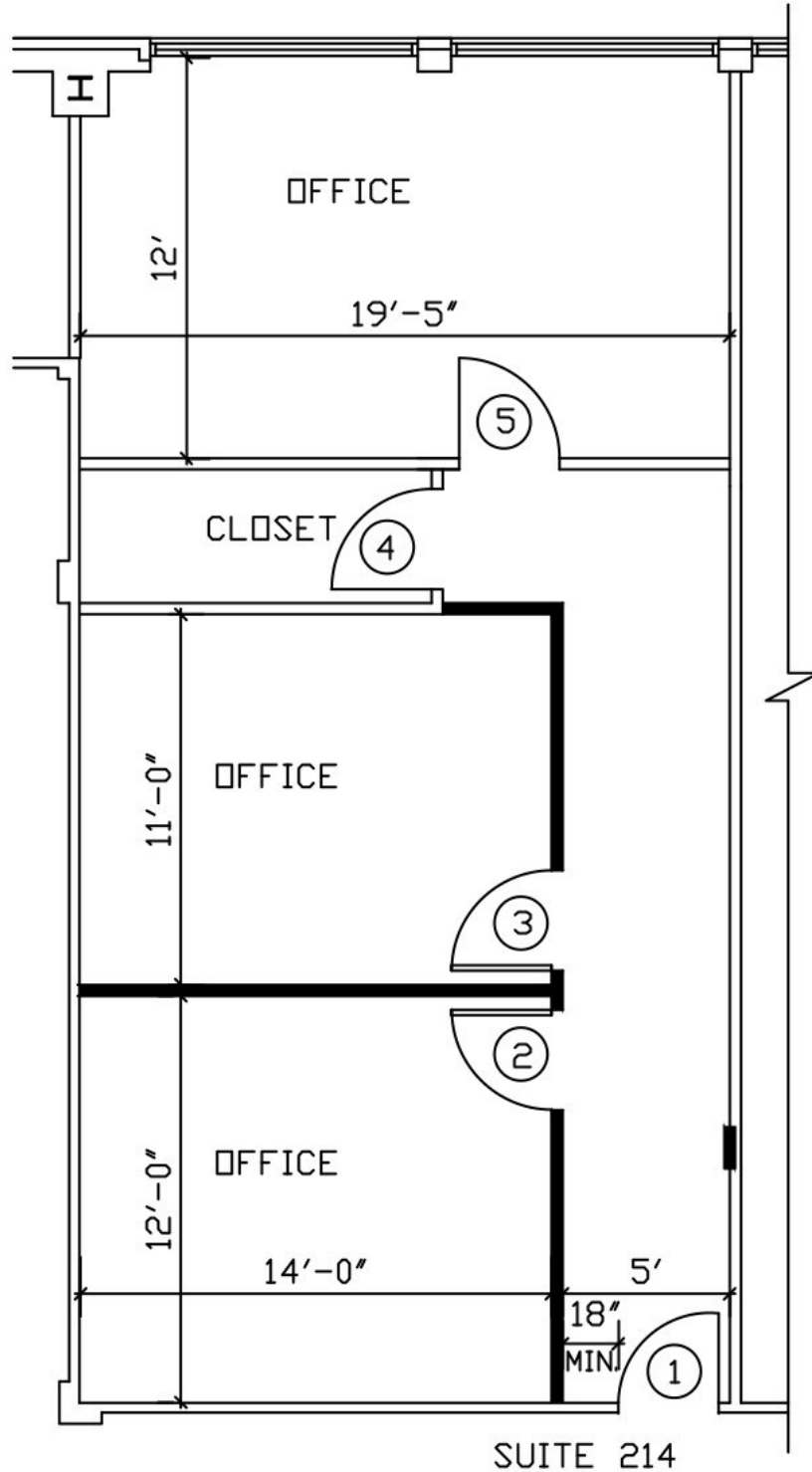
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# SUITE 214 LAYOUT – 970 RSF

## OFFICE SUITE

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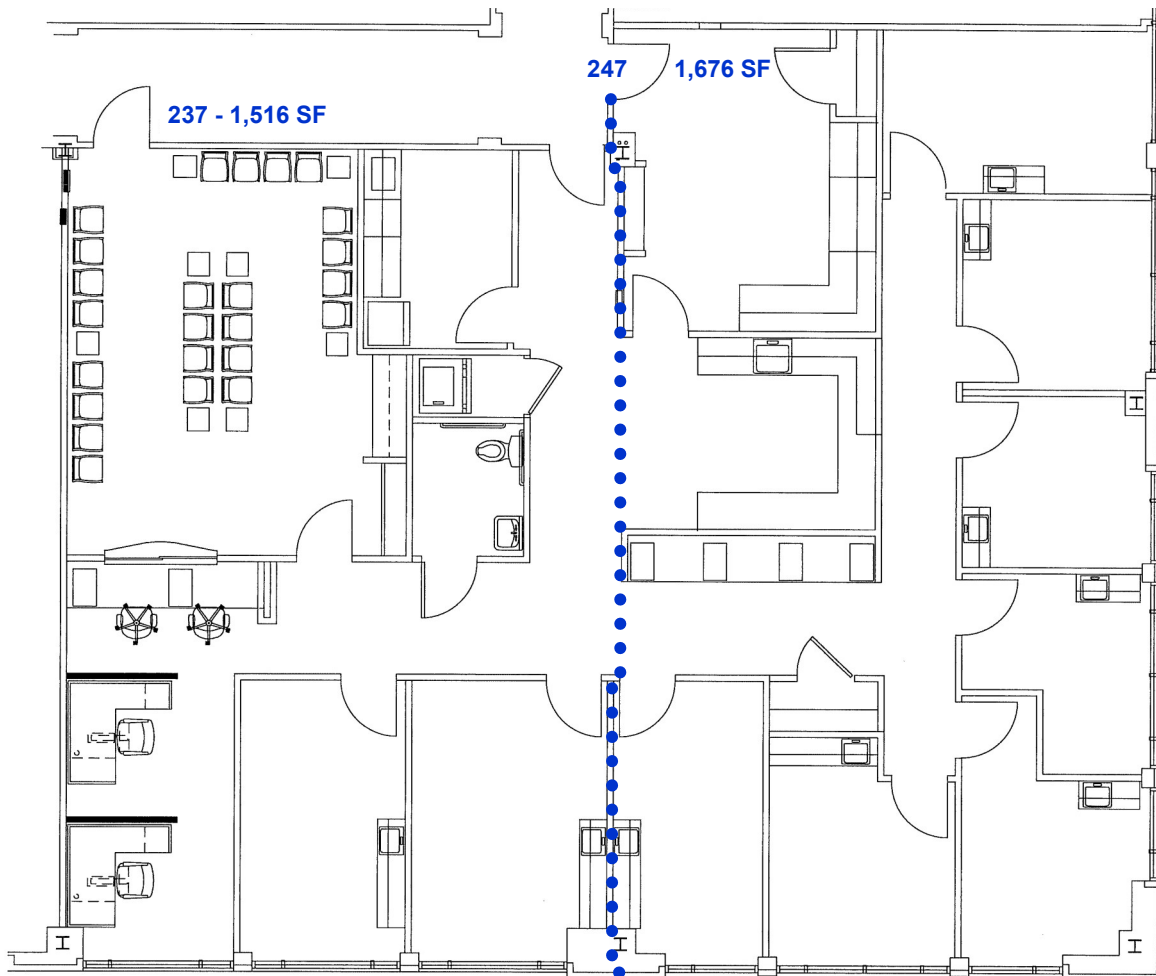


# SUITE 237 LAYOUT – 3,189 RSF

## FORMER MEDICAL OFFICE

POTENTIAL FOR SPACE TO BE DEMISED TO 2 SUITES, 1,516 SF & 1676 SF

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# ASHBURN VILLAGE | SITE PLAN



Updated: 05/13/21