

Experience convenience in Ashburn

OFFICE SPACE
AVAILABLE
FOR SALE

45150

45150

RUSSELL BRANCH
— PARKWAY —

A comforting environment for professional growth

The office space at 45150 Russell Branch Parkway is designed for optimal productivity and comfort. Enjoy convenient access to major transportation routes, ample parking, and a vibrant surrounding community!

Office Size: 33,881 SF
Stories: (3) Three
Typical Floor: 11,000 SF
Parking Ratio: 6.0/1,000 SF
Year Built: 1990
Year Renovated: 2007



SUITE 303:
3,000 SF
3rd Floor Suite



PROXIMITY TO ONE LOUDOUN
4M SF Mixed-Used Development



EASILY ACCESSIBLE
A Convenient Commute



ROUTE 7 LOCATION
10 Min Drive to Dulles Airport



Just a stone's throw from One Loudoun

Explore a dynamic array of shops, restaurants, and entertainment options, it's the perfect place for both lifestyle and work balance.



FOOD RETAIL

ONE LOUDOUN

&pizza

sweetgreen

Nando's

TED'S BULLETIN

SEPHORA

MUSE PAINTBAR

HOT POT LEGEND

Starbucks SOUTH BLOCK CO.

UNCLE JULIO'S FINE MEXICAN FOOD

tropical SMOOTHIE CAFE

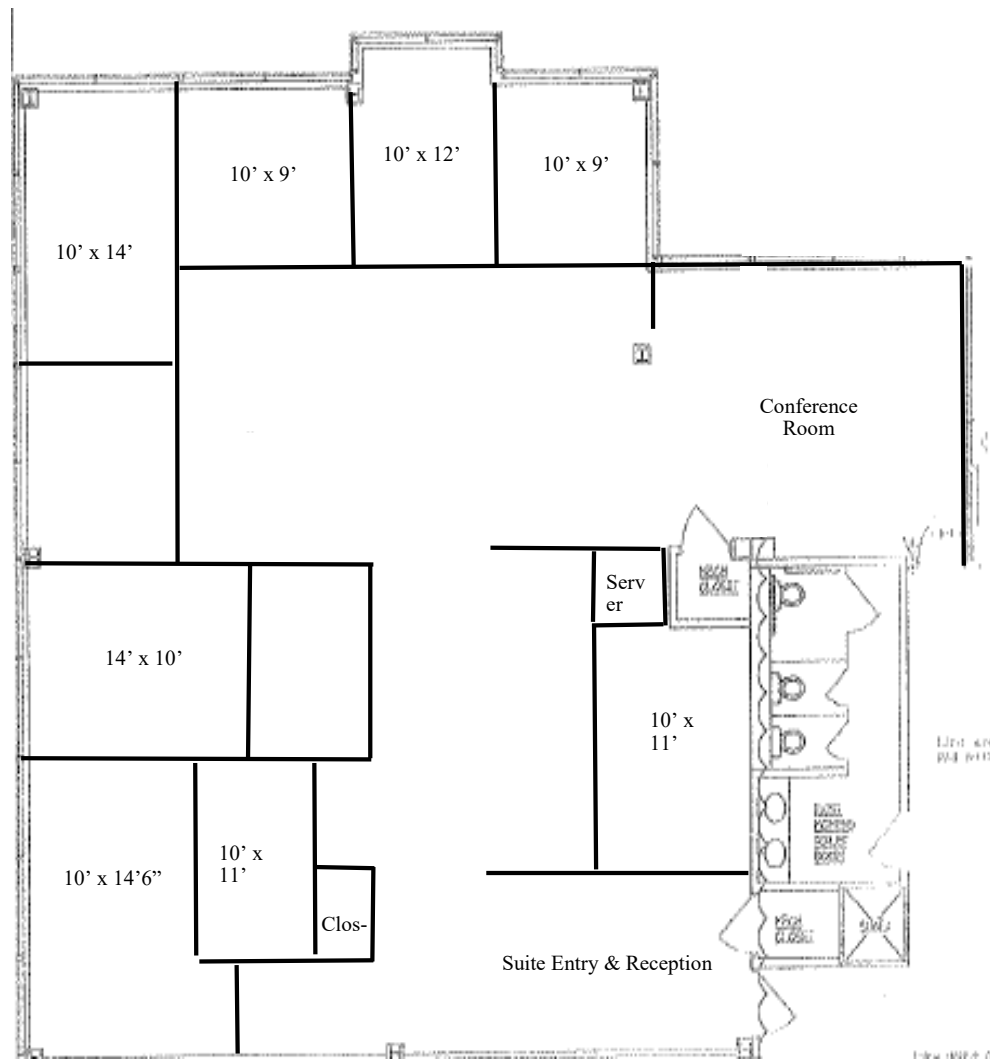
TRADER JOE'S

lululemon



Spacious Suite 303 3,000 SF

- **For Sale:** \$285 PSF
- Reception area
- 10 Offices
- Large Conference Room



45150

RUSSELL BRANCH
— PARKWAY —

Available For Sale

BEV SHEFFLER

703.749.9453

bev.sheffler

@transwestern.com

 **Transwestern**

8444 Westpark Drive, Suite 850,
McLean, VA 22102, transwestern.com