



FOR LEASE  
**Dulles North Corporate Park - 7**  
Shaw Road / Sterling, VA

**Available Spring 2024**

Building 7 – 77,300 sf

**Property Highlights**

- Meeting, conference & catering facilities in Office Park
- Restaurants & Lounges for business/company events
- Free shuttle to Dulles International Airport from the Holiday Inn
- On-site Holiday Inn, Hampton Inn, Marriott TownePlace Suites & Marriott Spring Suites
- Direct access to all major transportation Routes: I-66, Route 50, I-495 and Route 7

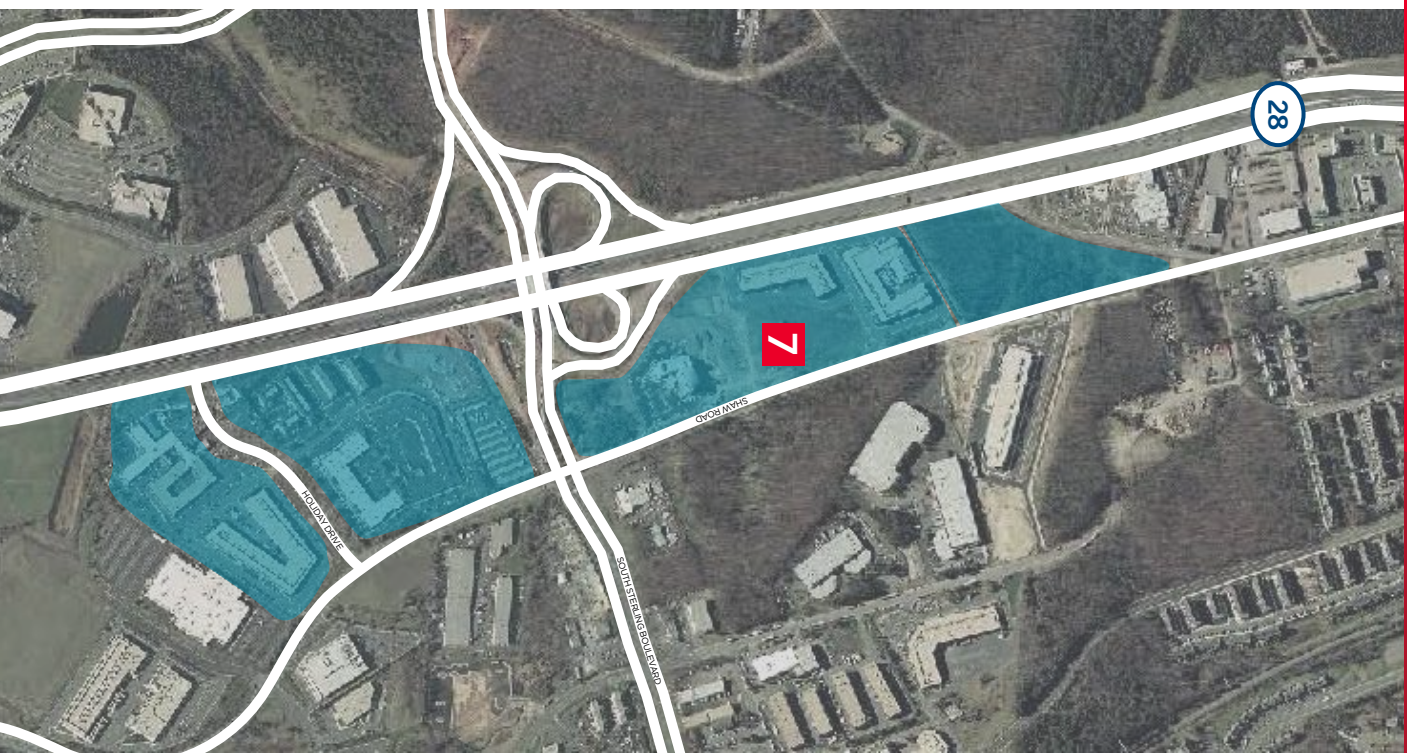
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**B. F. SAUL COMPANY**

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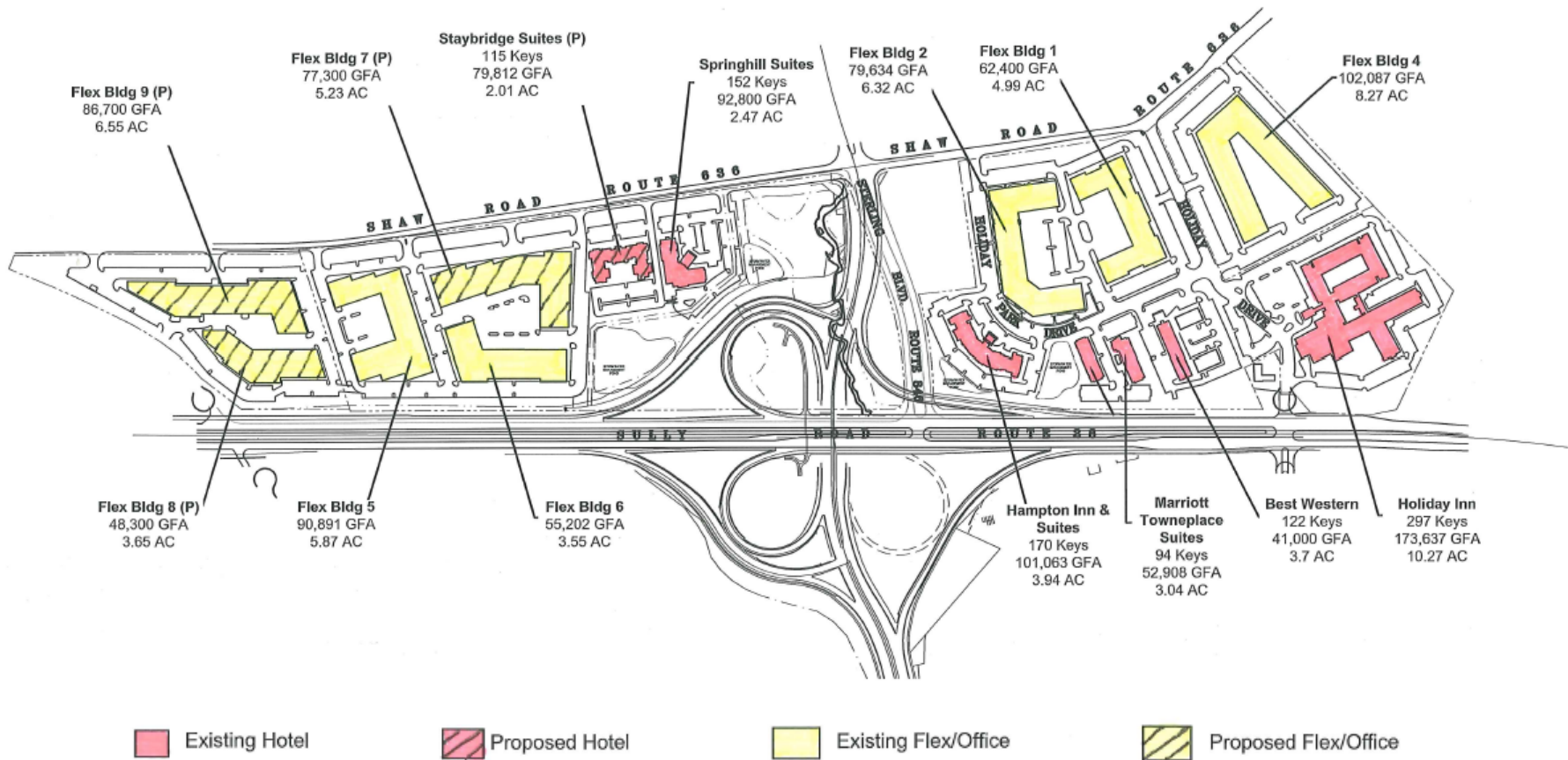
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Dulles North Corporate Park  
Development Summary

| Building # | Address                               | Parcel # | Acreage | PIN         | Zoning | Planned Bldg Size |
|------------|---------------------------------------|----------|---------|-------------|--------|-------------------|
| Building 7 | 22455 Shaw Road<br>Sterling, VA 20166 | 45A      | 5.23    | 045-30-8793 | PD-IP  | 77,300 GSF        |
| Building 8 | Not assigned                          | 42A-1    | 3.65    | 045-40-2669 | PD-IP  | 48,800 GSF        |
| Building 9 | Not assigned                          | 43A-1    | 6.55    | 044-10-4706 | PD-IP  | 77,300 GSF        |

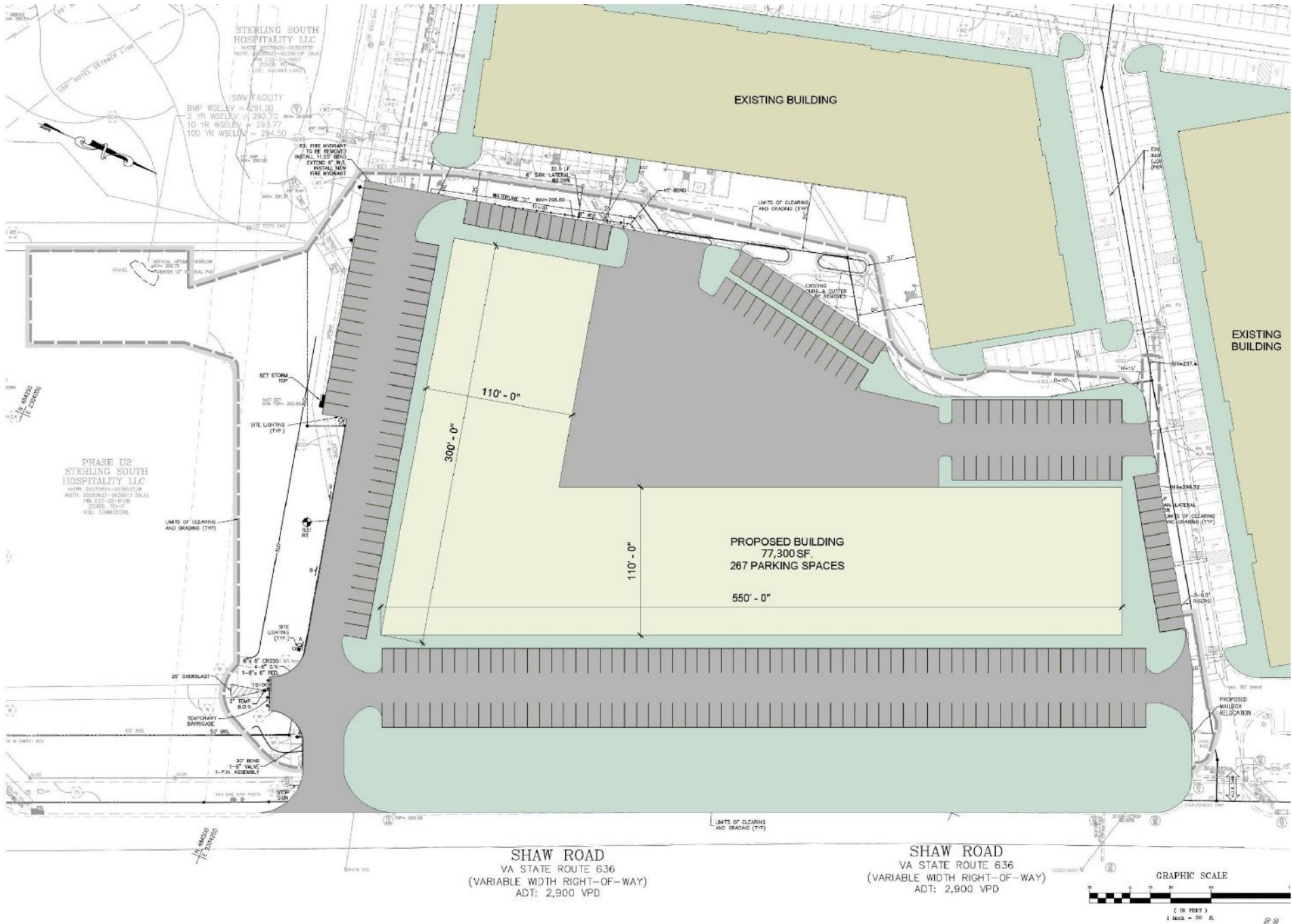


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