



## CORPORATE CENTER AT BEAUMEADE

44645 Guilford Drive, Ashburn, Virginia, Loudoun County

### AVAILABILITY:

#### SUITE 213/214

- 7,380 SF
- Rental Rate: \$10.50 NNN

### PROPERTY FEATURES:

- Parking ratio 1.9/1,000 SF
- Zoned PD-IP (1993)
- 20' clear height
- Loading docks
- Brick construction with ribbon glass line
- Easy access to Route 28, Route 625 and Dulles Toll Road, via State Route 607 (Loudoun County Parkway).



# FLEX SPACE FOR LEASE

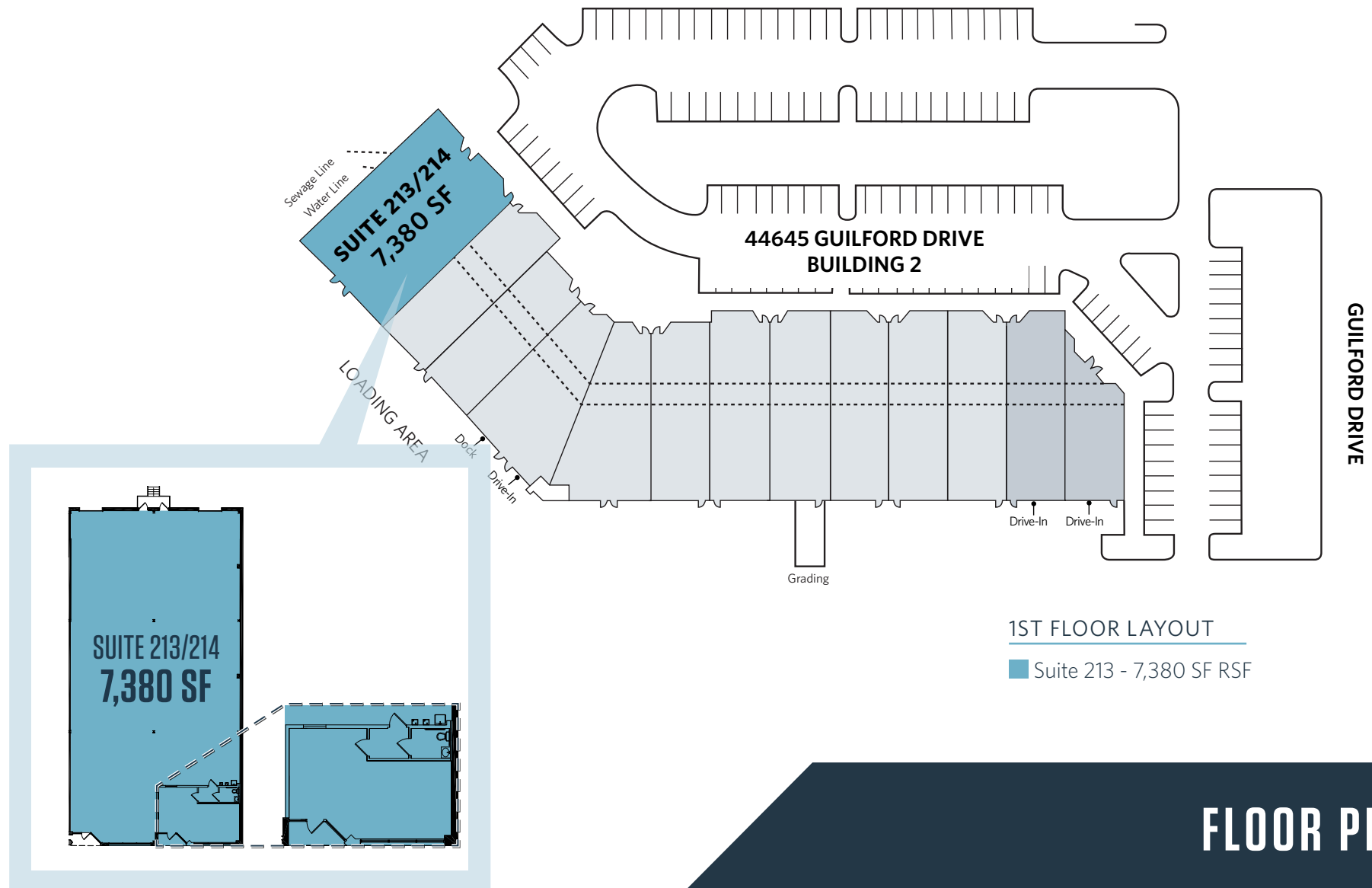
KEVIN GOELLER, CCIM, SIOR  
kgoeller@klnb.com  
703-268-2730

RYAN GOELLER, CCIM  
rgoeller@klnb.com  
703-268-2731

CHASE STEWART  
cstewart@klnb.com  
703-268-2732

[klnb.com](http://klnb.com)

44645 GUILFORD DRIVE | 7,380 SF



# FLOOR PLAN

## CORPORATE CENTER AT BEAUMEADE

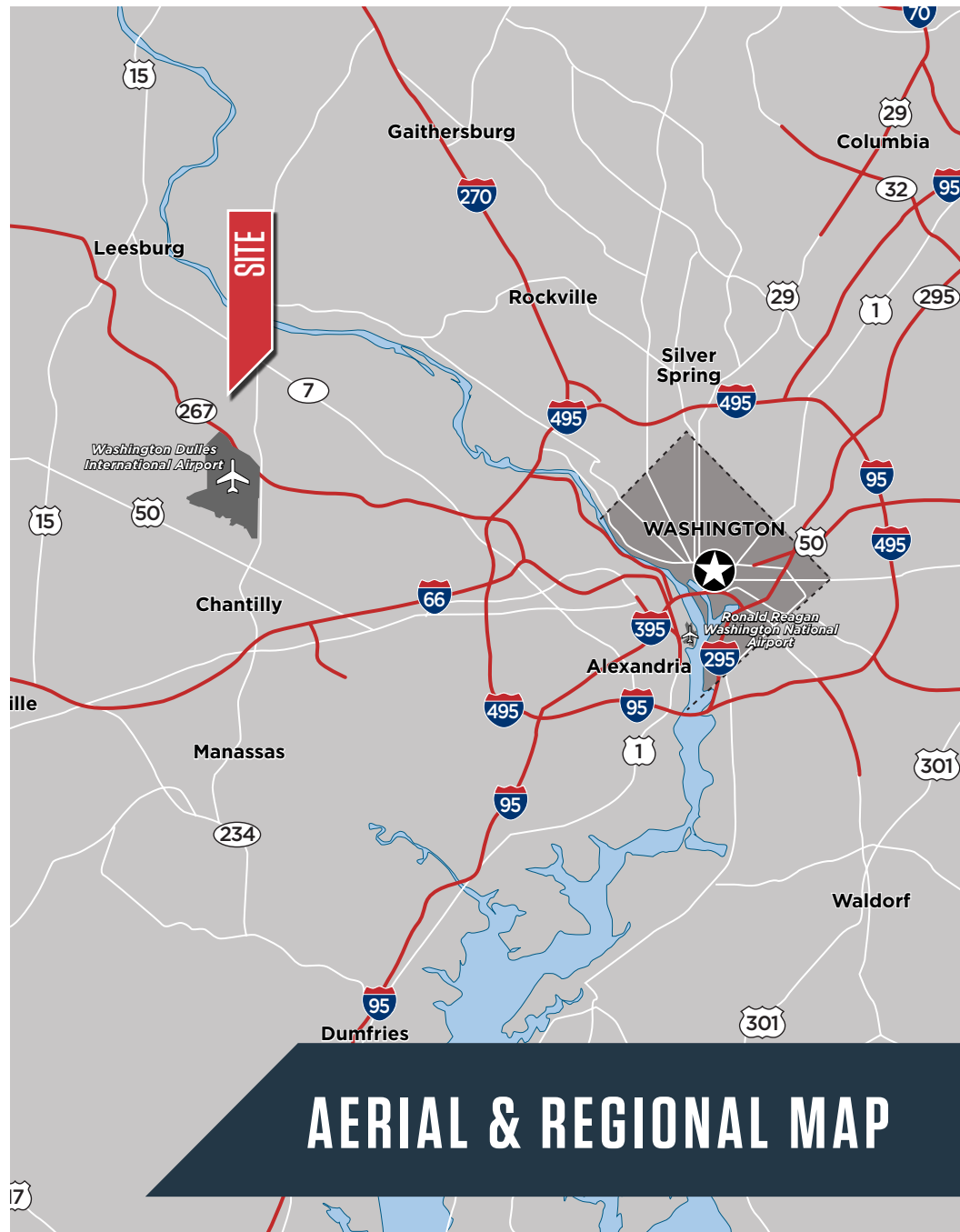
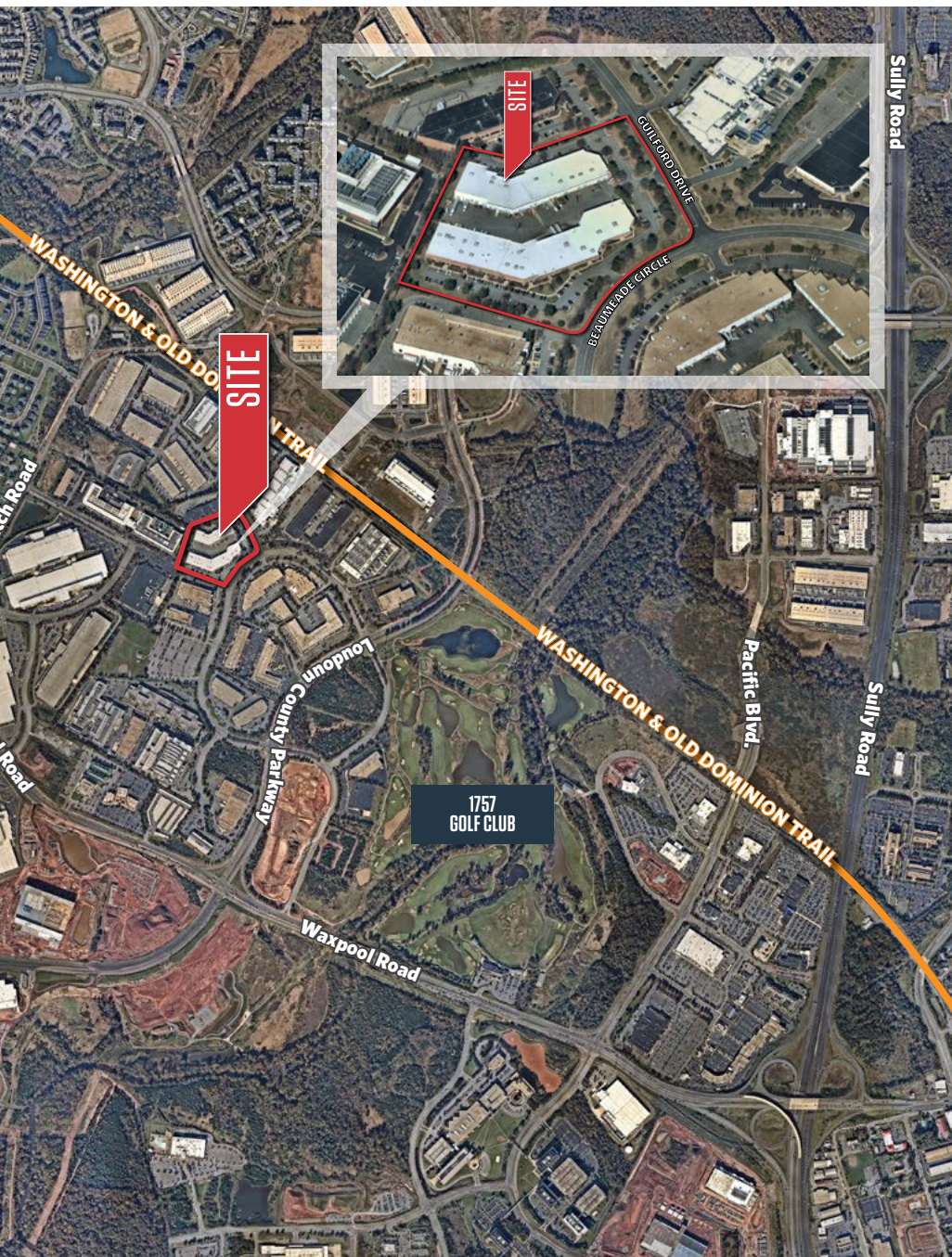
KEVIN GOELLER, CCIM, SIOR  
kgoeller@klnb.com  
703-268-2730

RYAN GOELLER, CCIM  
rgoeller@klnb.com  
703-268-2731

CHASE STEWART  
cstewart@klnb.com  
703-268-2732







# AERIAL & REGIONAL MAP

## CORPORATE CENTER AT BEAUMEADE

KEVIN GOELLER, CCIM, SIOR  
 kgoeller@klnb.com  
 703-268-2730

RYAN GOELLER, CCIM  
 rgoeller@klnb.com  
 703-268-2731

CHASE STEWART  
 cstewart@klnb.com  
 703-268-2732





# CORPORATE CENTER AT BEAUMEADE

44645 Guilford Drive, Ashburn, Virginia, Loudoun County

## CONTACT

KEVIN GOELLER, CCIM, SIOR  
kgoeller@klnb.com  
703-268-2730

RYAN GOELLER, CCIM  
rgoeller@klnb.com  
703-268-2731

CHASE STEWART  
cstewart@klnb.com  
703-268-2732

8065 Leesburg Pike, Suite 700  
Tysons, VA 22182

**klnb.com**

VISIT PROPERTY WEBSITE



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.