



OFFICE CONDOS FOR LEASE

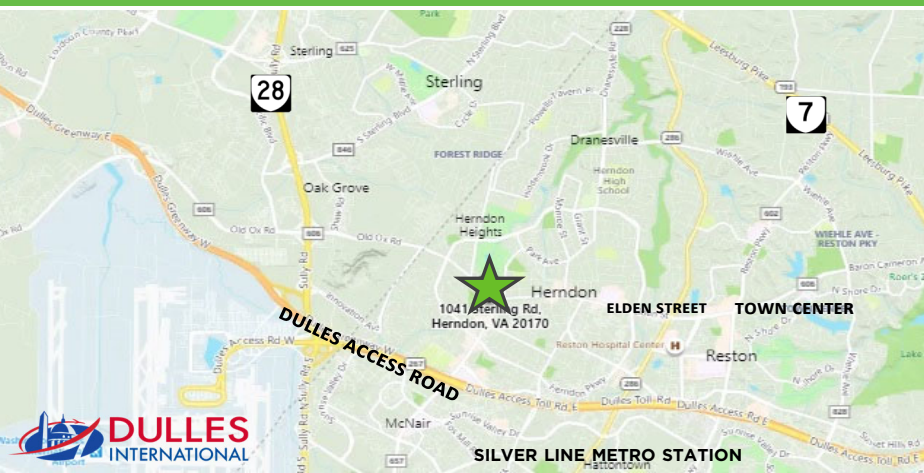


CROSSROADS OF DULLES

1041 STERLING ROAD • SUITES 201 - 206
HERNDON, VIRGINIA

AVAILABLE SPACE:

- Approximately 6,000 SF
 - 6 contiguous units
 - Divisible to 2,000 SF increments (2,000, 4,000, or 6,000 SF)
 - Term, Rental Rate and TI: Negotiable
- ★ Building signage available



LOCATION:

- ▶ 1 mile from Dulles Toll Road
- ▶ 3.5 miles from Dulles International Airport
- ▶ > 2 miles from future Silver Line Metro



- ▶ Free parking
- ▶ Adjacent to Dulles Park Shopping Center
- ▶ Mellow Mushroom restaurant on site
- ▶ Excellent access from all major roadways

For Leasing Opportunities Contact:



Jennifer Chapman
Office: 301.795.1431
JChapman@PromarkPartners.com

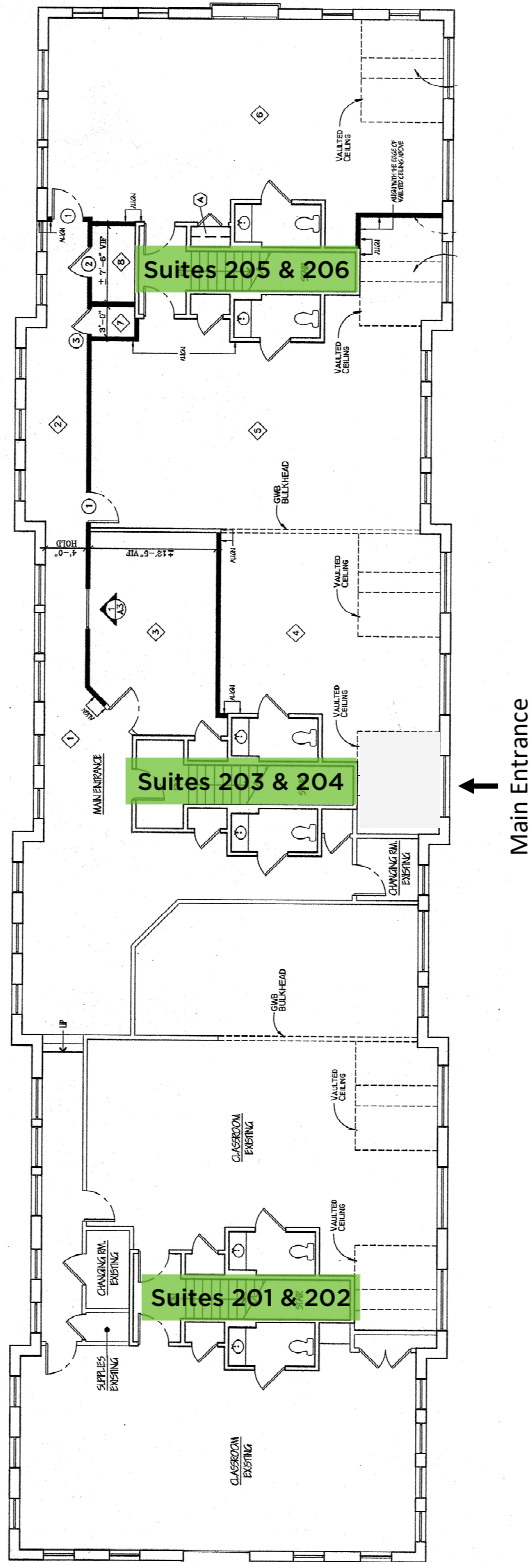
451 Hungerford Drive · Suite 700 · Rockville, MD 20850 • 301.795.1400 • www.PromarkPartners.com

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FLOOR PLAN:



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