

NOW LEASING PHASE II

Broderick One at Loudoun Gateway

22365 Broderick Drive, Sterling, VA 20166



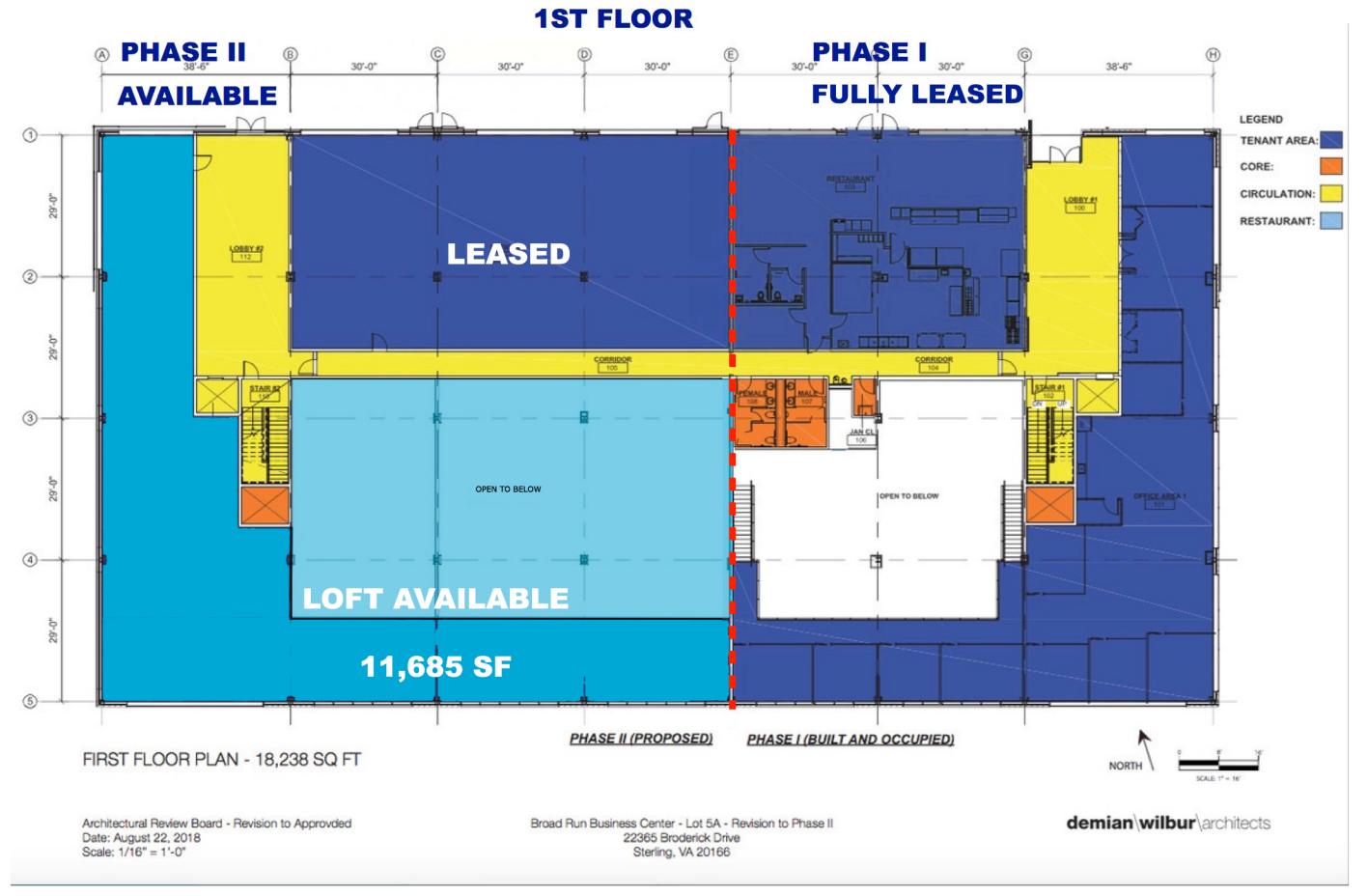
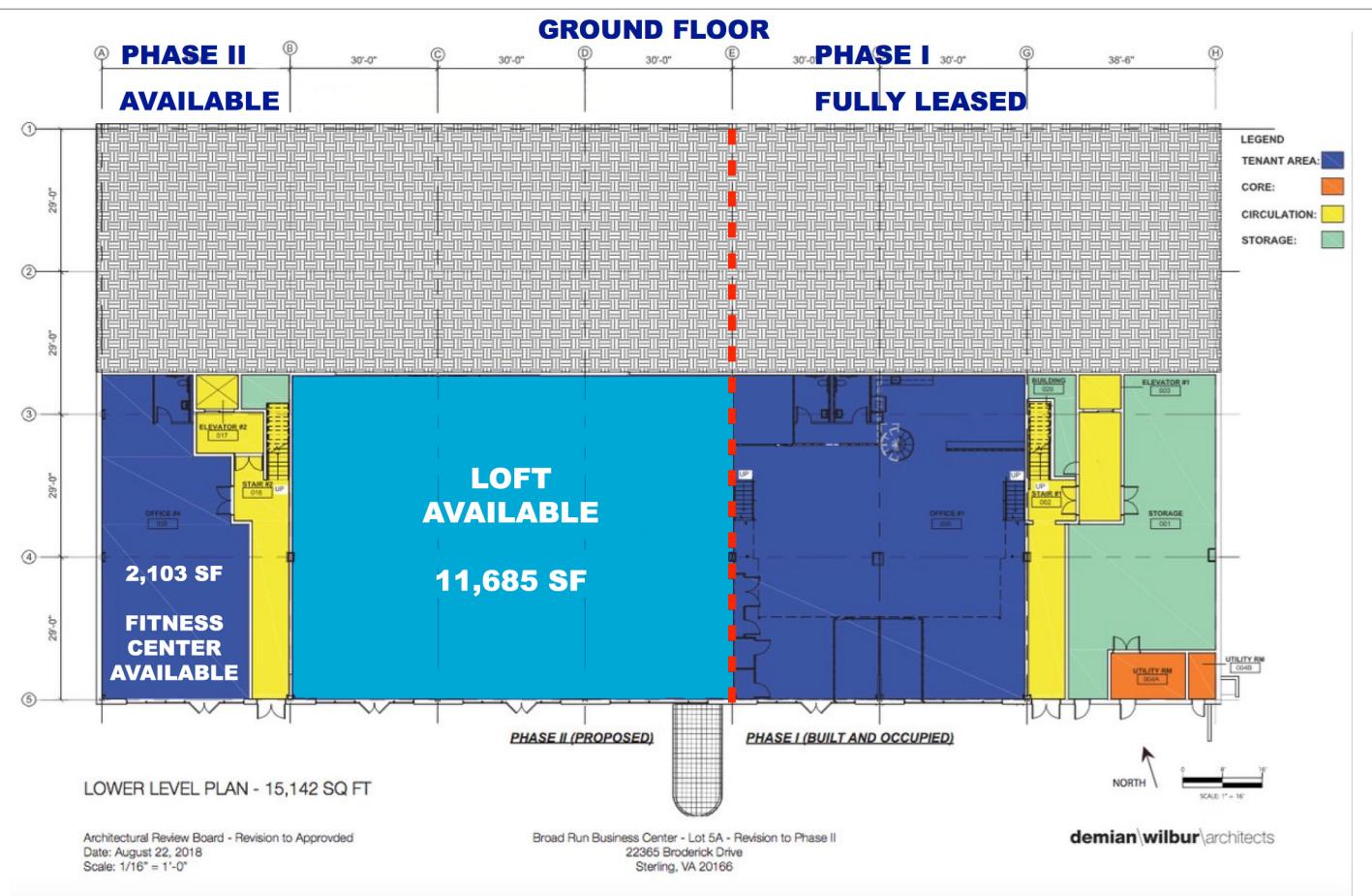
The LGV Group, a Northern Virginia based developer, recently completed an elegant 56,000 SF expansion of Broderick One at Loudoun Gateway.

BRODERICK ONE
AT LOUDOUN GATEWAY

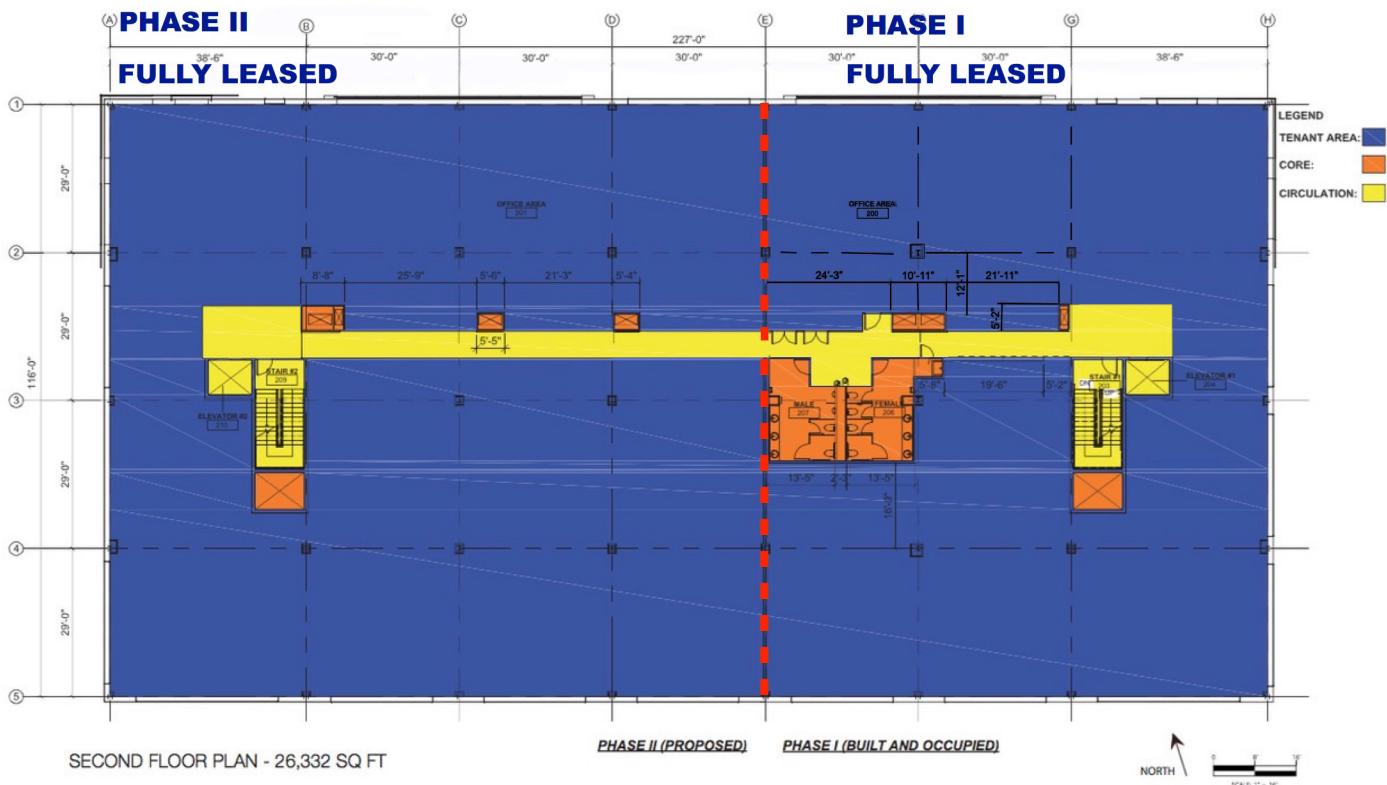
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LGV Group, LLC
22365 Broderick Drive,
Suite 300
Sterling, Virginia 20166

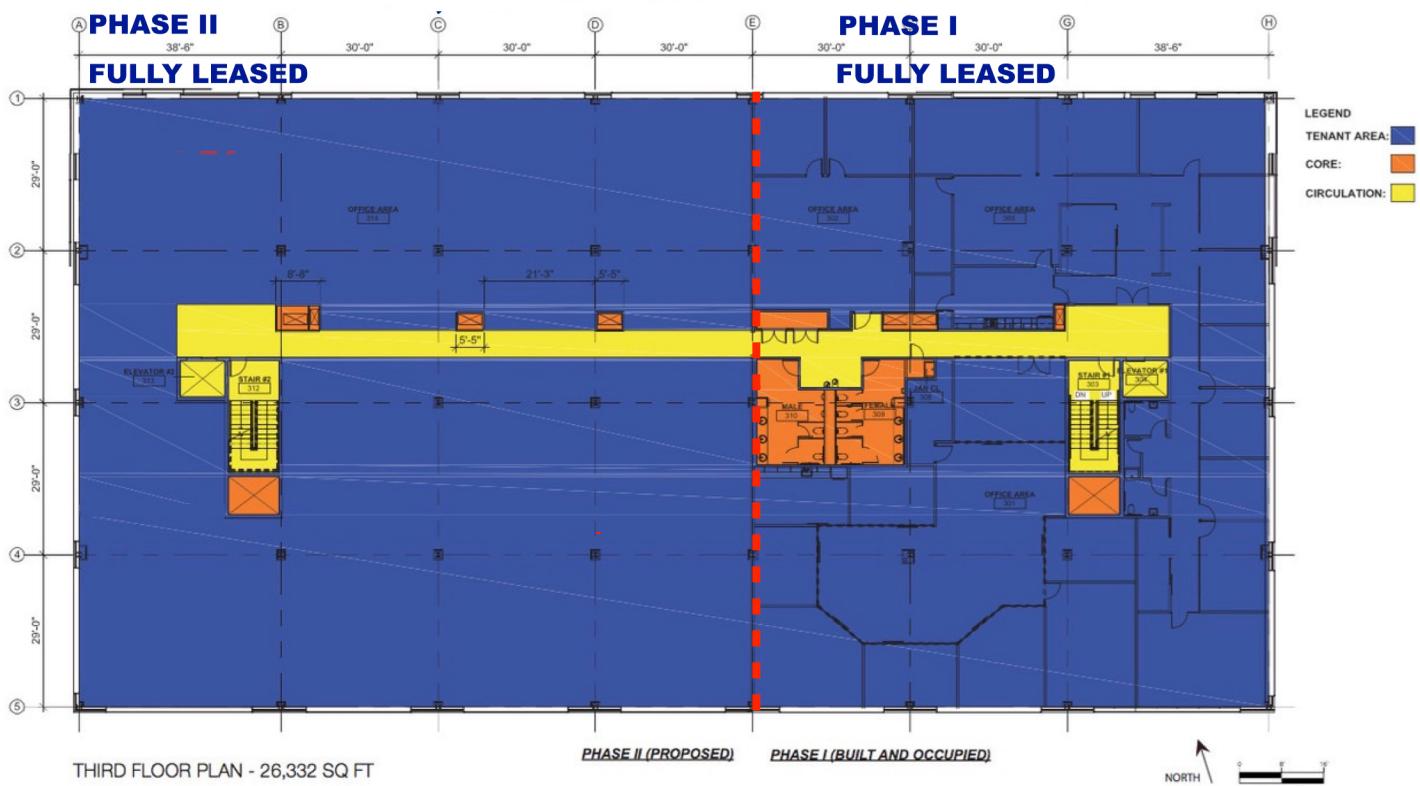
- **Office/Retail/Medical Opportunities**
- **Custom Build Outs**
- **5,000 SF Rooftop Terrace for Tenant Use**
- **On-Site Restaurant and Tenant Fitness Center**
- **Ideal Location near Silver Line Metro, Route 28, & Dulles Airport**
- **State-of-the-Art HVAC with Air Quality Sensors**
- **Secure Building**

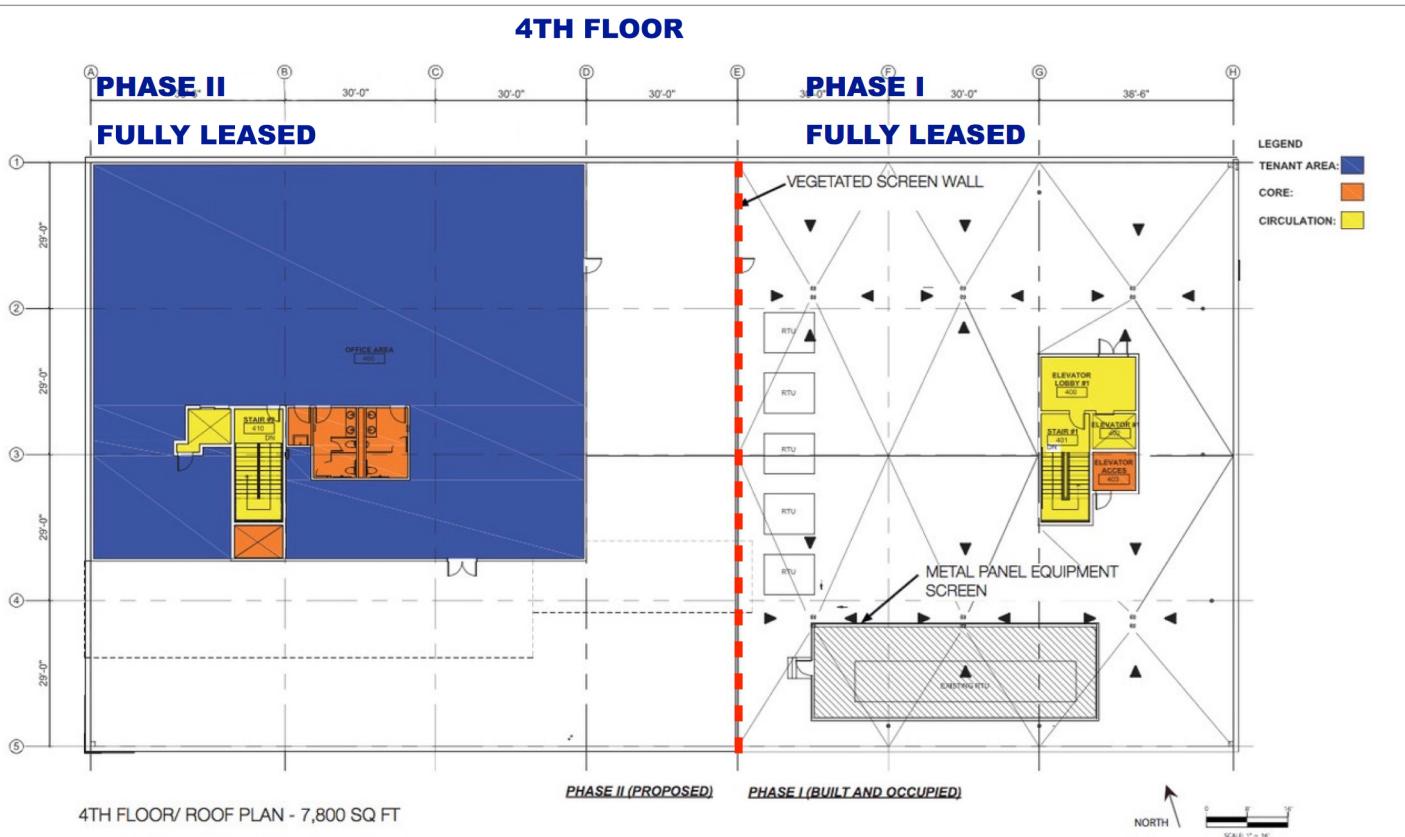


2ND FLOOR



3RD FLOOR





[For Lease >>](#)

Smallest Space 2,103 SF
Max Contiguous 11,685 SF
of Spaces 3

Office Avail	11,685 SF
Office/Ret Avail	11,685 SF
Retail Avail	2,103 SF
Total Avail	13,788 SF

Vacant 0 SF
% Leased 0%
Rent \$25.00 - 30.00/SF

Space >>

Floor	SF Available	Use	Rent
GRND	2,103 SF	Retail/Fitness	\$ Negotiable
GRND/ 1st	11,685 SF	Off/Retail	\$30.00/FS

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www.lgvgroup.net

CoStar.com/BroderickOne/PhaseII