

# NOW LEASING PHASE II

**Broderick One at Loudoun Gateway**  
**22365 Broderick Drive, Sterling, VA 20166**



**BRODERICKONE**  
AT LOUDOUN GATEWAY

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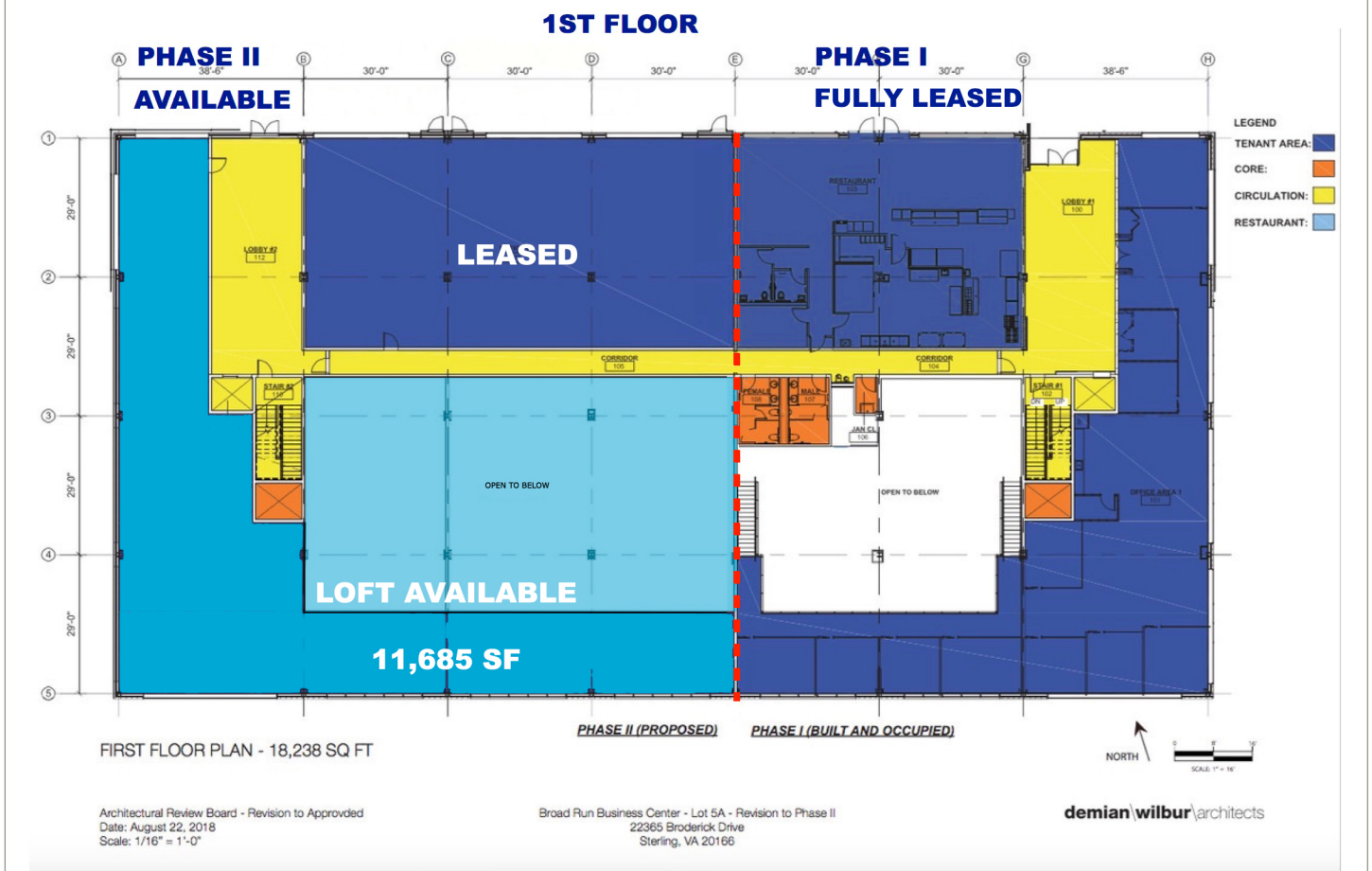
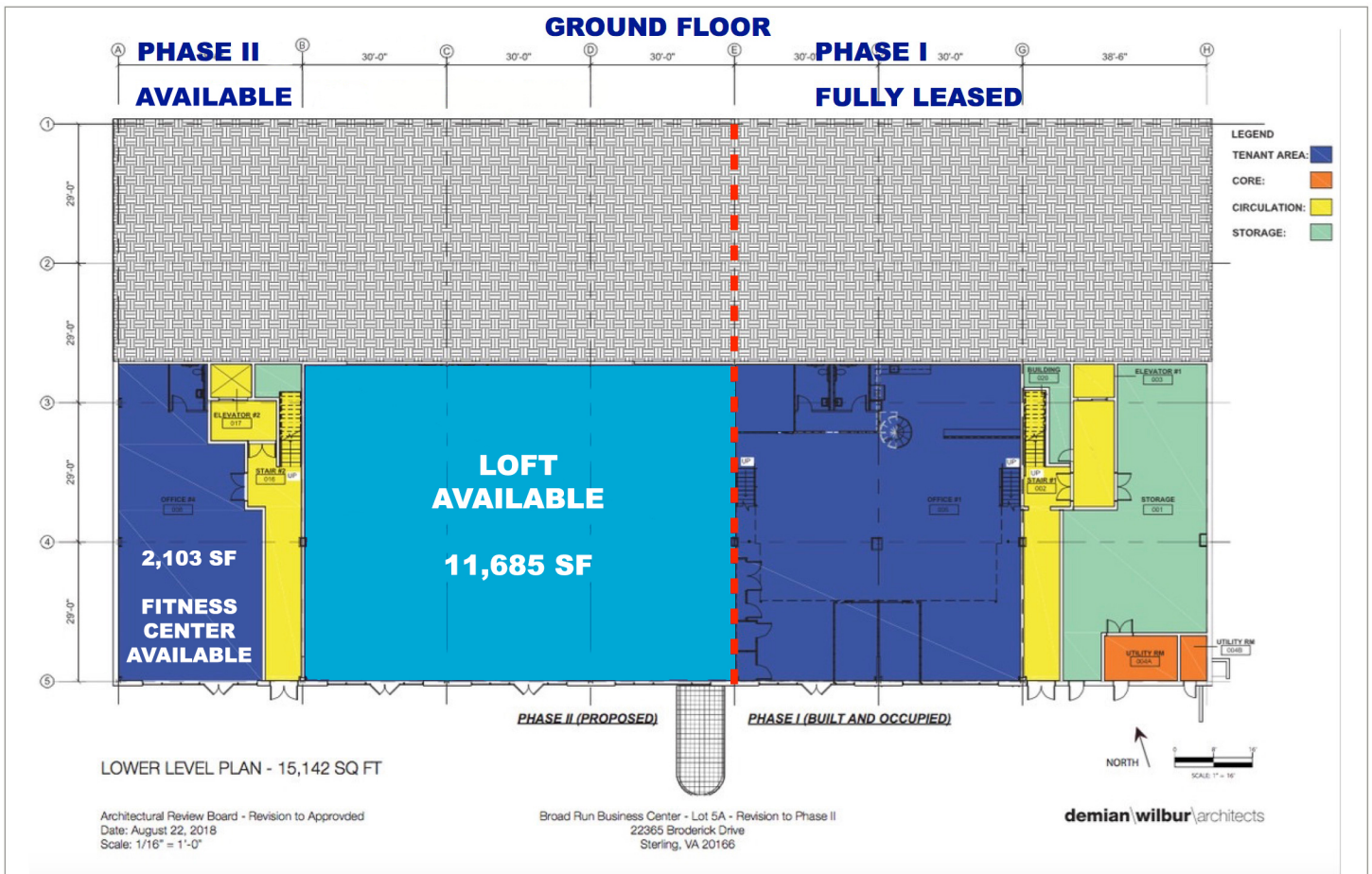
**LGV Group, LLC**

**22365 Broderick Drive,  
Suite 300**

**Sterling, Virginia 20166**

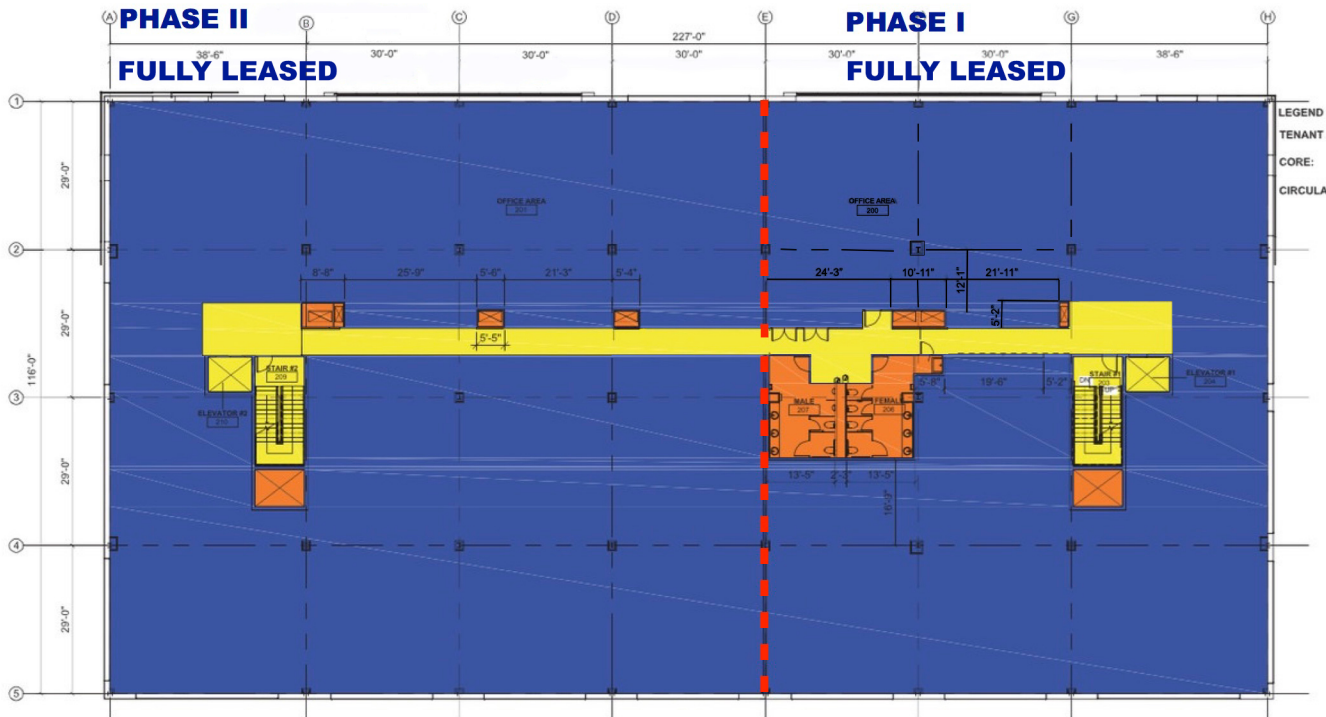
*The LGV Group, a Northern Virginia based developer, recently completed an elegant 56,000 SF expansion of Broderick One at Loudoun Gateway.*

- ***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



SECOND FLOOR PLAN - 26,332 SQ FT

PHASE II (PROPOSED)

PHASE I (BUILT AND OCCUPIED)

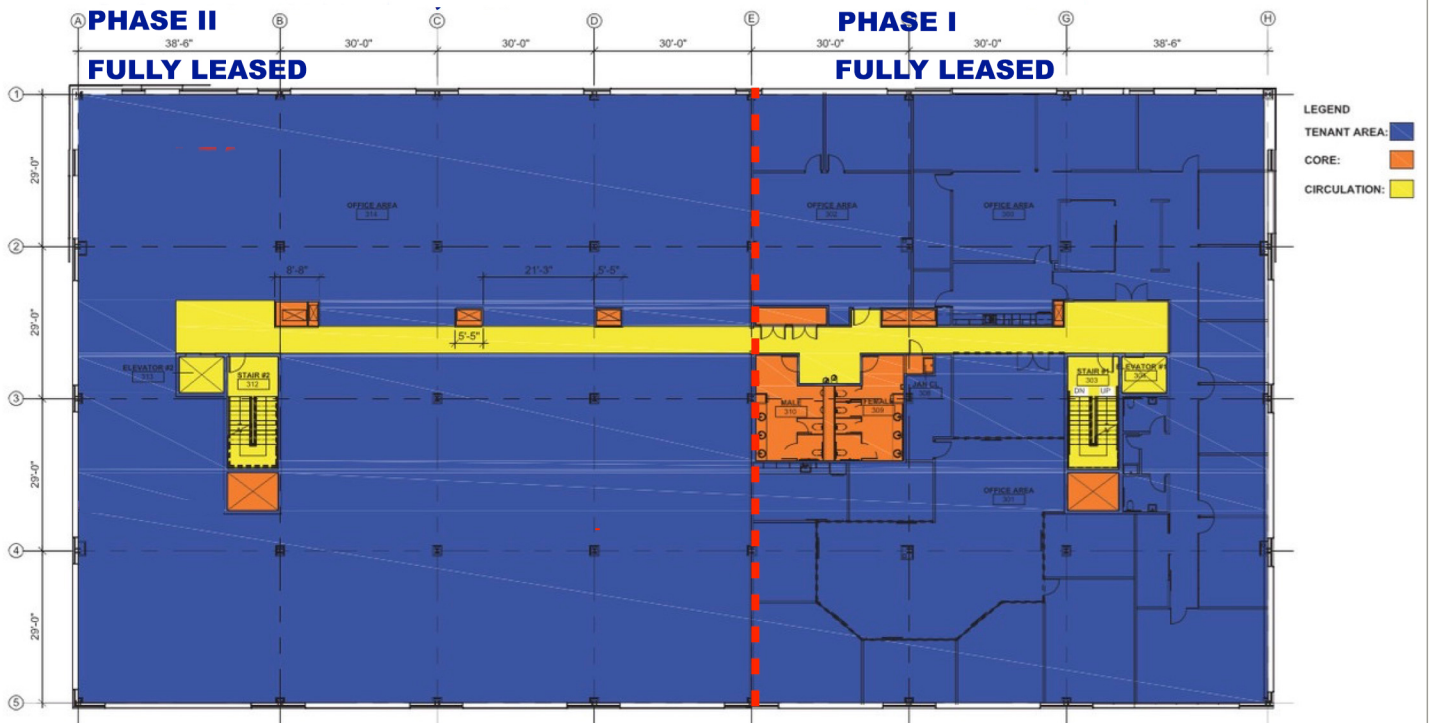


Architectural Review Board - Revision to Approved  
Date: August 22, 2018  
Scale: 1/16" = 1'-0"

Broad Run Business Center - Lot 5A - Revision to Phase II  
22365 Broderick Drive  
Sterling, VA 20166

demian wilbur architects

## 3RD FLOOR



THIRD FLOOR PLAN - 26,332 SQ FT

PHASE II (PROPOSED)

PHASE I (BUILT AND OCCUPIED)

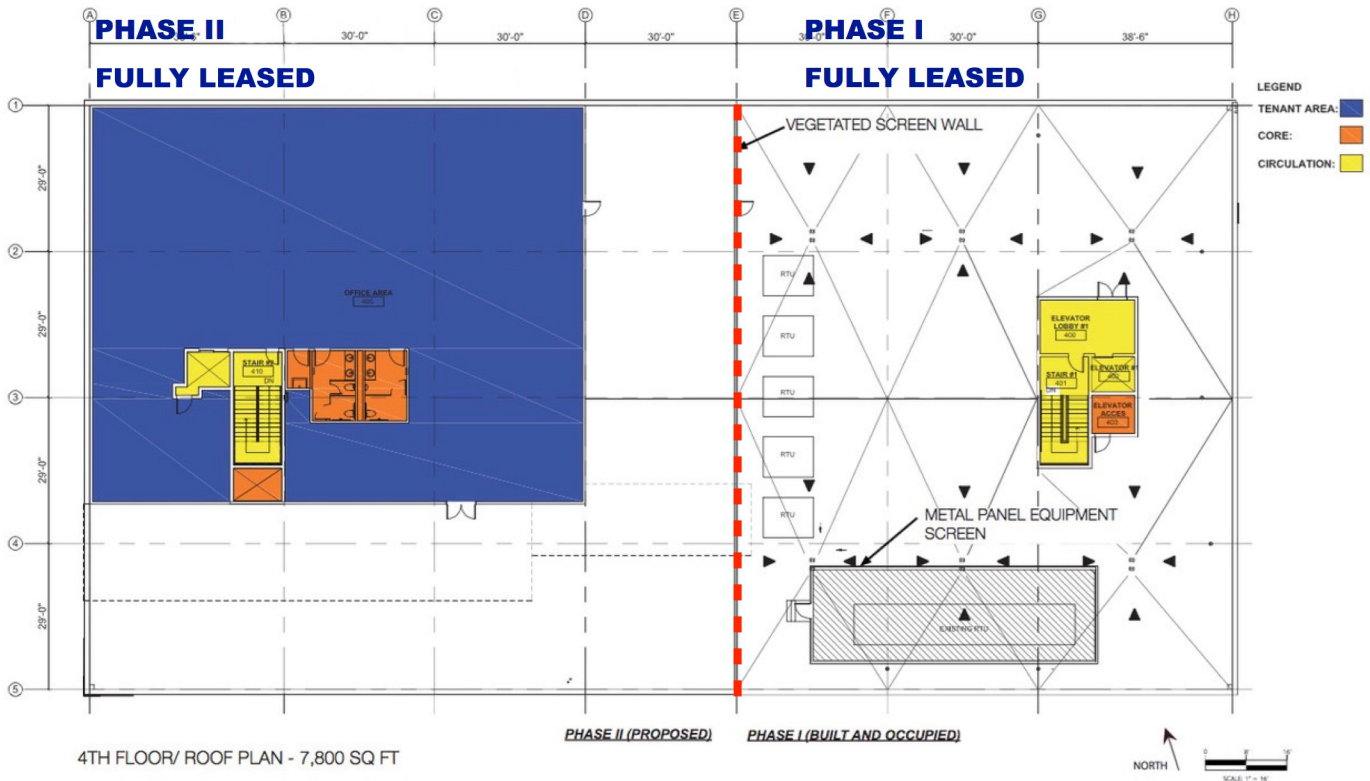


Architectural Review Board - Revision to Approved  
Date: August 22, 2018  
Scale: 1/16" = 1'-0"

Broad Run Business Center - Lot 5A - Revision to Phase II  
22365 Broderick Drive  
Sterling, VA 20166

demian wilbur architects

## 4TH FLOOR



Architectural Review Board - Revision to Approved  
Date: August 22, 2018  
Scale: 1/16" = 1'-0"

Broad Run Business Center - Lot 5A - Revision to Phase II  
22365 Broderick Drive  
Sterling, VA 20166

demian wilbur architects

### For Lease »

Smallest Space	2,103 SF
Max Contiguous	11,685 SF
# of Spaces	3
Vacant	0 SF
% Leased	0%
Rent	\$25.00 - 30.00/SF

Office Avail	11,685 SF
Office/Ret Avail	11,685 SF
Retail Avail	2,103 SF
Total Avail	13,788 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](http://www.lgvgroup.net)

[CoStar.com/BroderickOne/PhaseII](http://CoStar.com/BroderickOne/PhaseII)