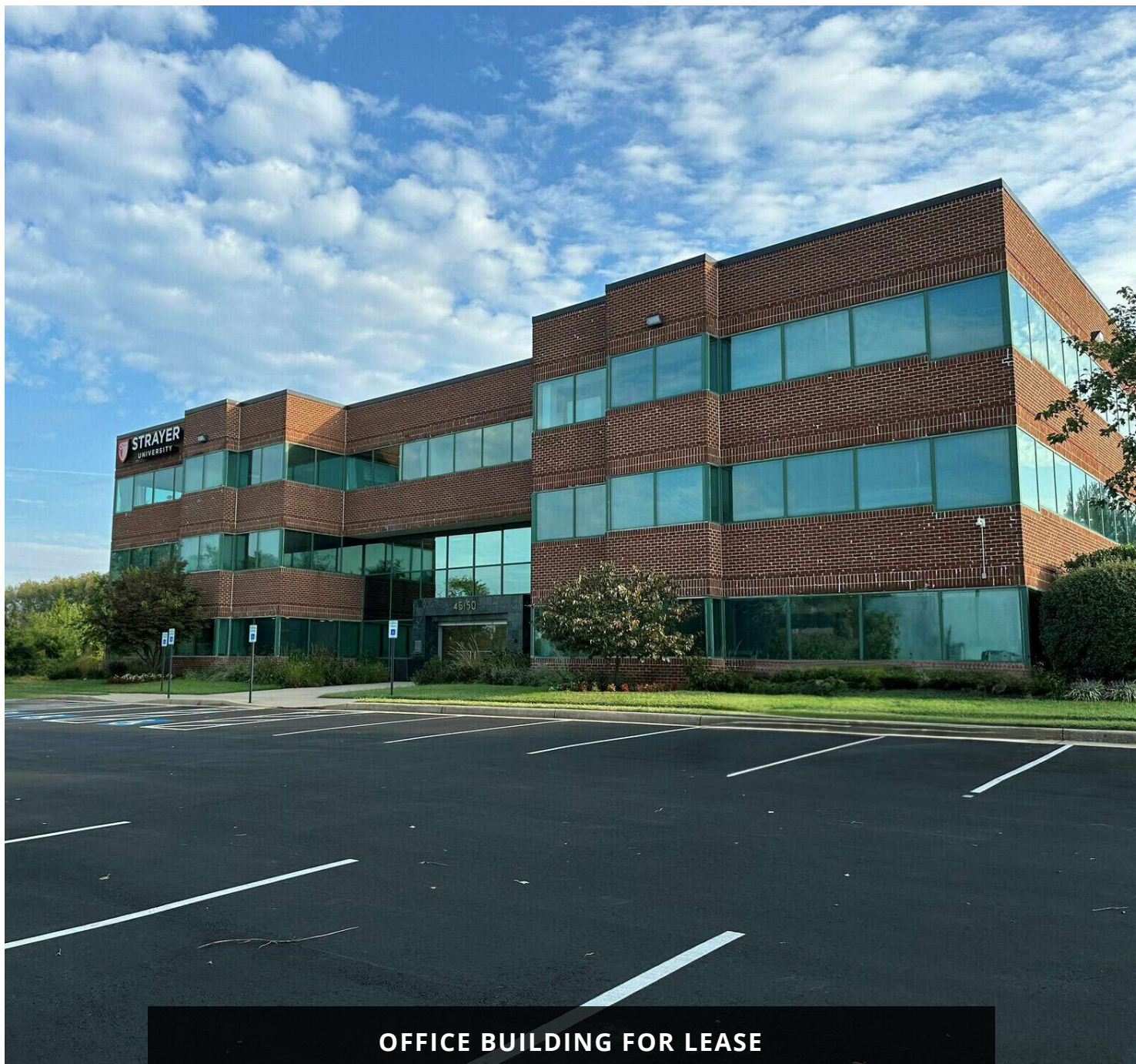




OFFICE BUILDING FOR LEASE

CROSS CREEK COMMONS

45150 RUSSELL BRANCH PKWY, ASHBURN, VA 20147



CROSS CREEK COMMONS

45150 RUSSELL BRANCH PKWY, ASHBURN, VA 20147

PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	33,761 sf
Renovated:	2007
Parking:	Free surface parking available
Parking Ratio:	4.43 spaces per 1,000 sf
Security:	Fully automated, digital system

PROPERTY HIGHLIGHTS

- Prime Route 7 visibility / signage opportunity (83,000 VPD)
- Tenant improvement allowance available, with flexible floor plan options
- Ten minutes from Dulles International Airport (IAD)
- Close proximity to 4m sf One Loudoun mixed-use development and near to 1.4m sf Dulles Town Center Regional Mall
- New Russell Branch Parkway extension now open with direct access to Pacific Boulevard and Claiborne Parkway

AVAILABLE SPACES

SF

1st Floor	5,500 SF
2nd Floor	650 SF
2nd Floor	2,750 SF

DEMOGRAPHICS

1 Mile

3 Miles

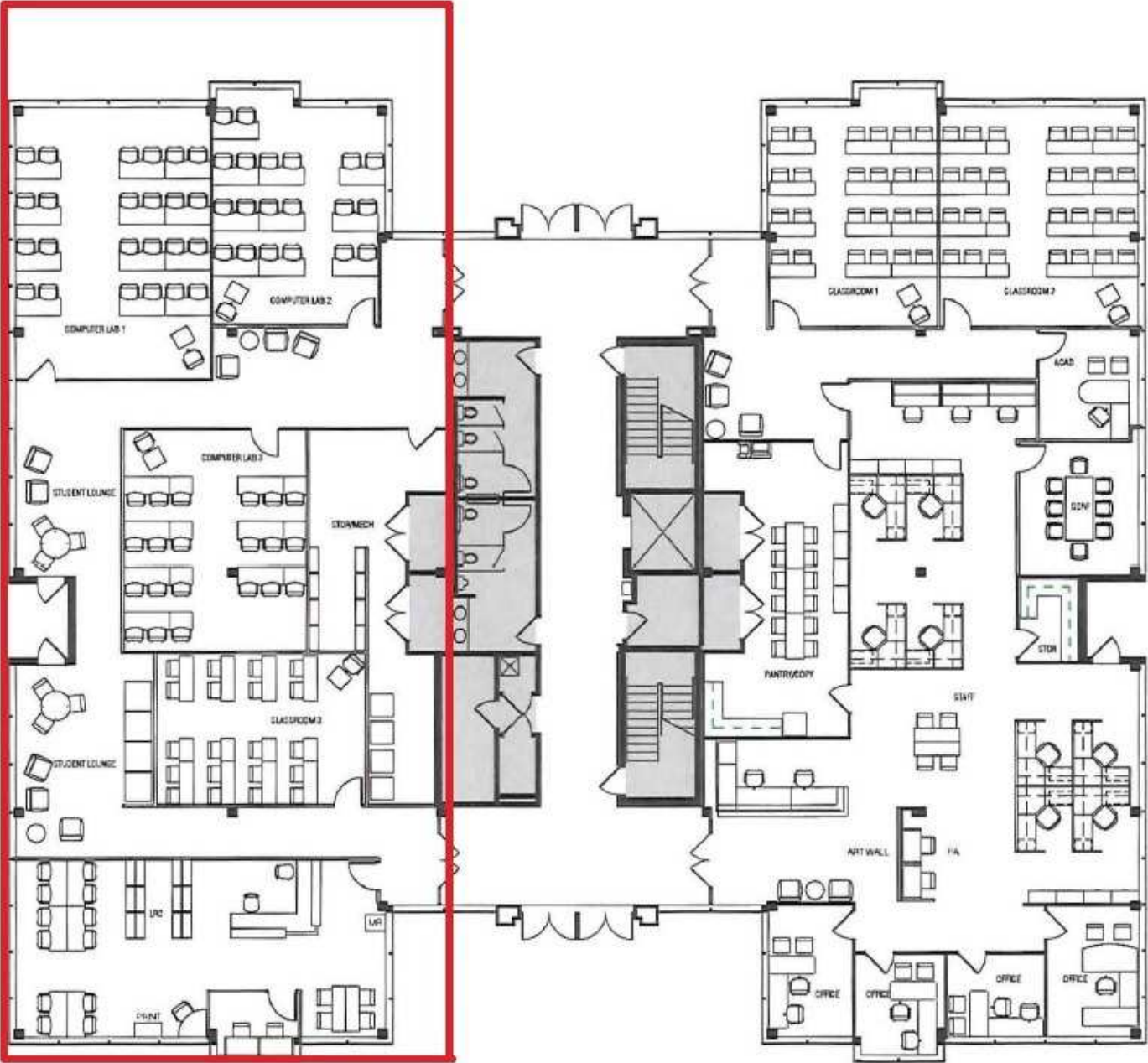
5 Miles

Total Households:	3,400	26,626	67,718
Total Population:	8,685	69,679	195,472
Average HH Income:	\$141,392	\$168,270	\$183,032

CROSS CREEK COMMONS

45150 RUSSELL BRANCH PKWY, ASHBURN, VA 20147

FIRST FLOOR



CROSS CREEK COMMONS

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SECOND FLOOR



RETAILER MAP



Harris Teeter
Neighborhood Food & Pharmacy

Marriott

BB&T

George Washington University

83,000 VPD

SITE

One Loudoun

ALAMO
DRAFTHOUSE CINEMA

BARNES
& NOBLE

Nando's
Piri-Piri

matchbox

UNCLE JULIO'S
MEXICAN
from scratch

TRADER
JOE'S

TOPGOLF

STRAYER
UNIVERSITY

Orangetheory
FITNESS

Dulles Town Center

macy's

JCP

ANN TAYLOR

EXPRESS

LA|FITNESS

HOLLISTER

H&M

The Cheesecake Factory

Walmart

CROSS CREEK COMMONS

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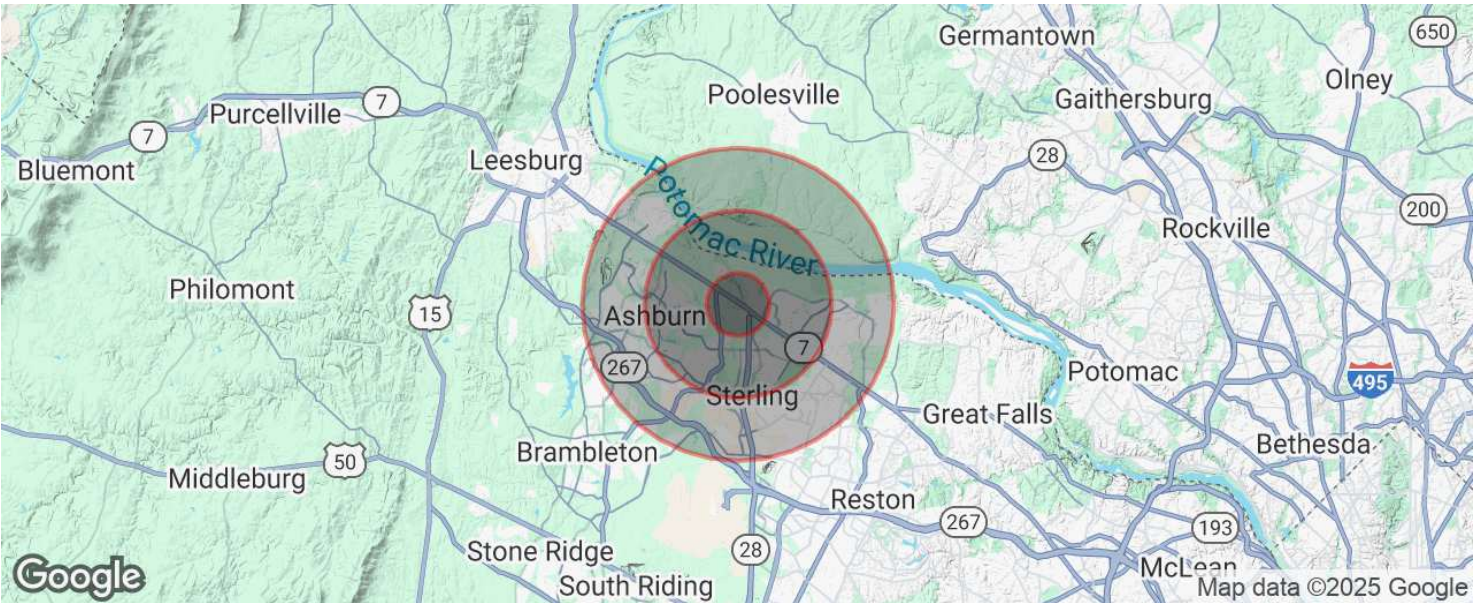
ADDITIONAL PHOTOS



CROSS CREEK COMMONS

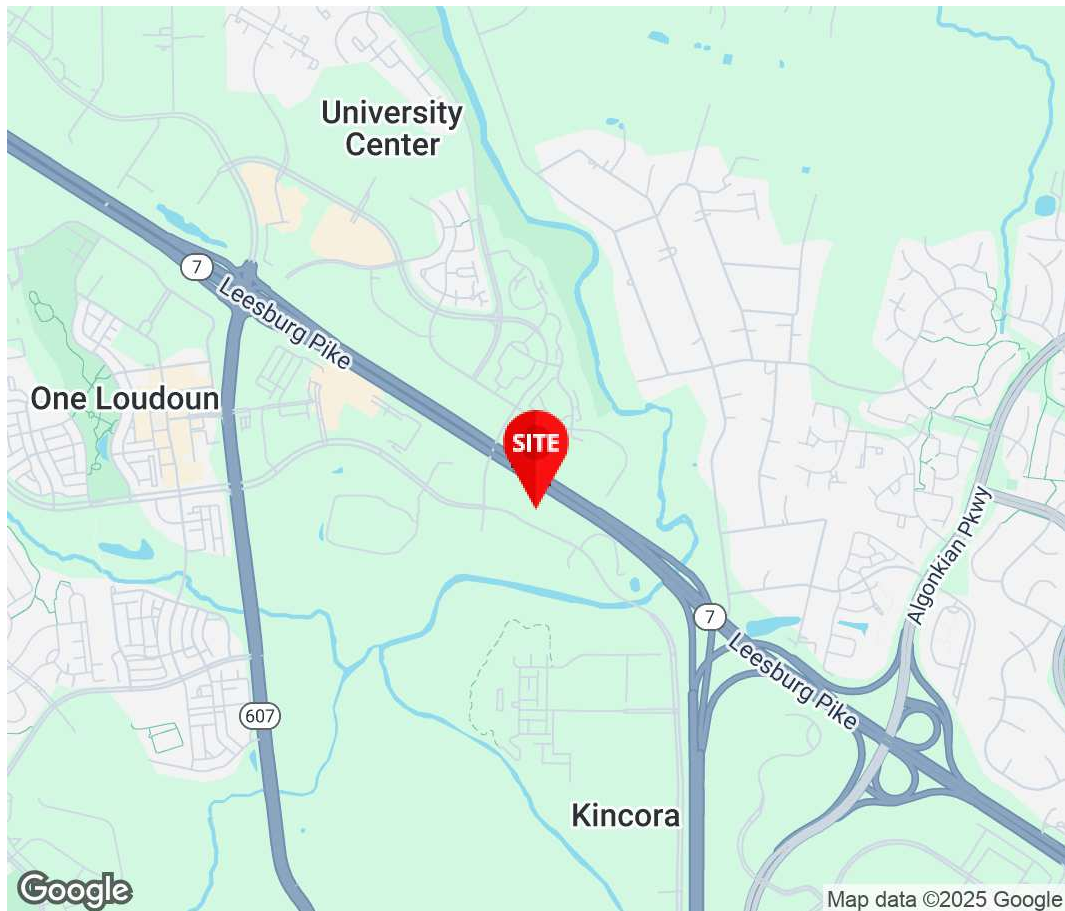
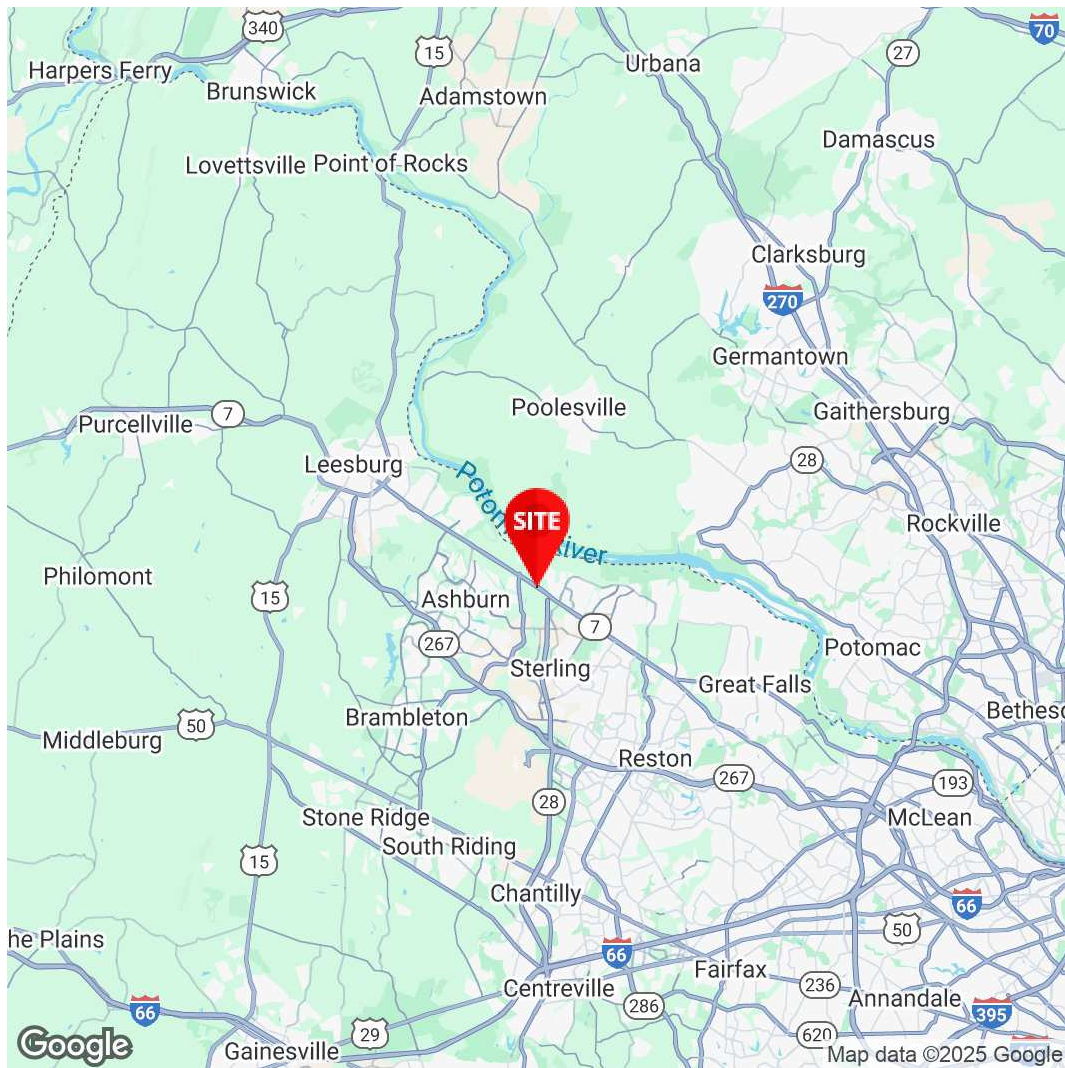
45150 RUSSELL BRANCH PKWY, ASHBURN, VA 20147

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,685	69,679	195,472
Median age	32.2	34.7	34.4
Median age (Male)	32.6	33.8	33.7
Median age (Female)	32.0	35.5	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,400	26,626	67,718
# of persons per HH	2.5	2.8	2.9
Average HH income	\$141,392	\$168,270	\$183,032
Average house value	\$434,540	\$491,397	\$554,610

* Demographic data derived from 2020 ACS - US Census



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