

FOR LEASE

44921 GEORGE WASHINGTON BLVD

ASHBURN, VA



BRYAN GRAY 703.525.6035 | bryang@donohoe.com

CHARLIE WEBB 703.525.4909 | charlie@donohoe.com

DONOHUE

MIXED USE SPACE FOR LEASE

Two floors of mixed-use units are currently available for lease as a part of a larger mixed-use center.

The units available include access to the following amenities: an expansive lobby with 24/7 secure access, modern break rooms, a self-convenience market, a large boardroom-style conference room that can seat up to 14, ample unreserved parking, and on-site management. High-visibility signage is also available.



BUILDING DETAILS

LEASE TYPE Modified Gross

TOTAL BUILDING SIZE 51,000 SF

GROSS LEASABLE AREA 47,252 SF

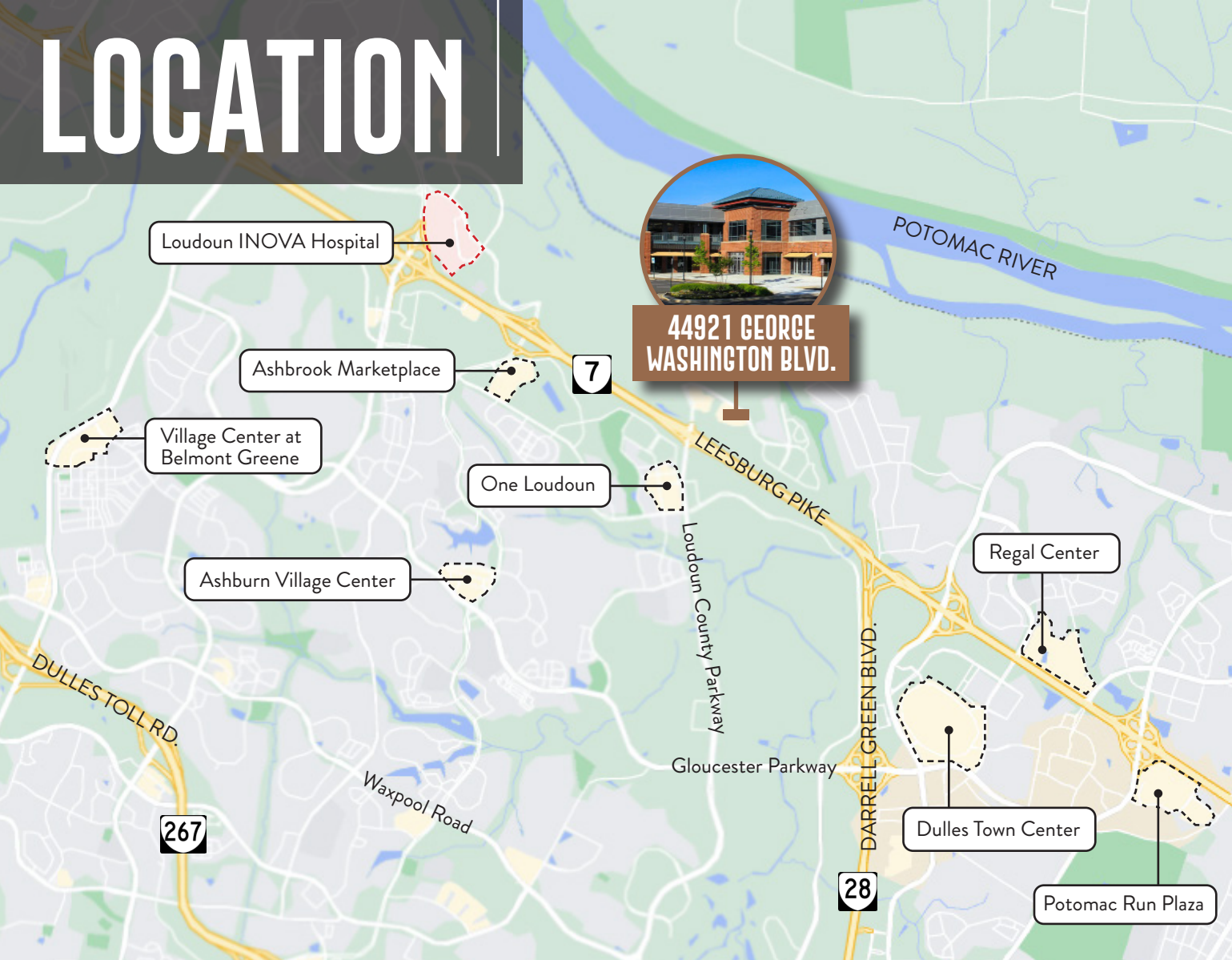
NUMBER OF STORIES Two

ZONING PD-RDP '72

AMPLE PARKING 4.47/1,000 SF

AVAILABLE SPACE 1,250 - 6,860 SF

LOCATION



IN THE HEART of University Commerce Center, a 600-acre mixed-use park

EASY ACCESS to major roadways including Route 28, Route 7, Loudoun County Parkway and Dulles Toll Road

MINUTES from the town of Leesburg and Dulles International Airport

NEIGHBORS Lansdowne Resort & Conference Center, One Loudoun, Commonwealth Center, and INOVA Hospital

POPULATION OVERVIEW



POPULATION

1 MI 7,240 2 MI 32,883 5 MI 180,103



DAYTIME EMPLOYEES

1 MI 4,701 2 MI 12,153 5 MI 67,745



MEDIAN HHI

1 MI \$113,695 2 MI \$138,304 5 MI \$167,949



EDUCATION – BACHELOR'S

1 MI 51% 2 MI 54% 5 MI 56%



MEDIAN AGE

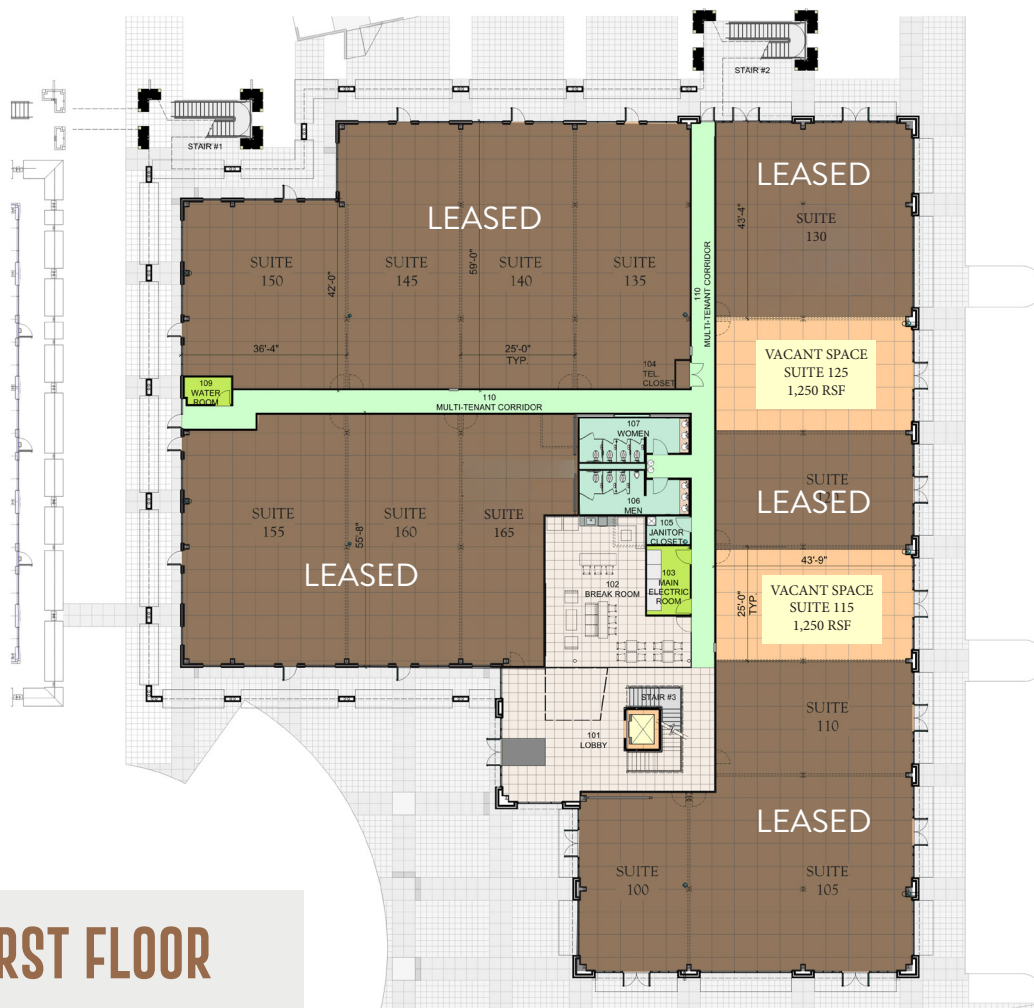
1 MI 38 2 MI 41.8 5 MI 38.9



MEDIAN HOME VALUE

1 MI \$396,168 2 MI \$438,211 5 MI \$545,923

FLOOR PLANS



FIRST FLOOR



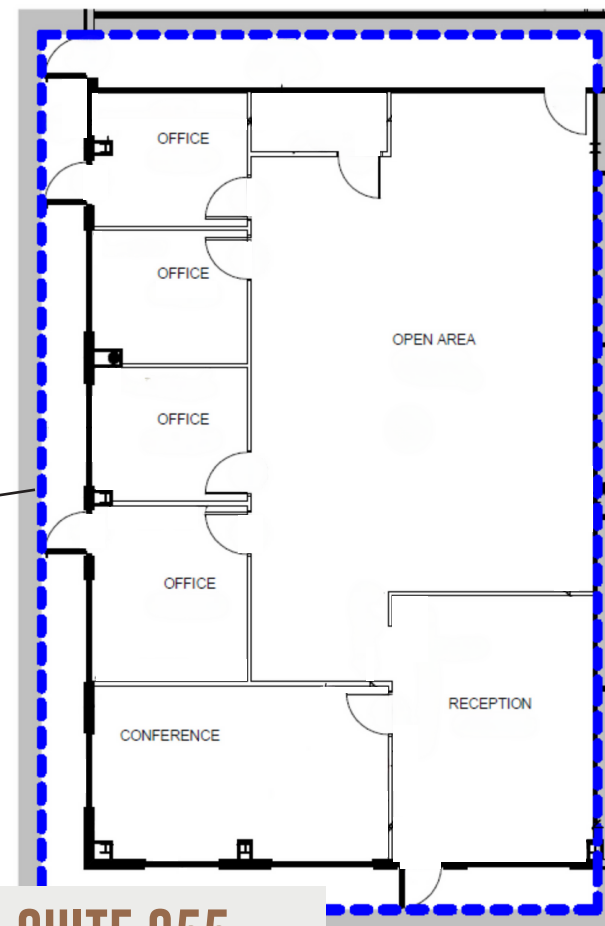
SUITE 130

Sample Shell Space Condition

FLOOR PLANS



SECOND FLOOR



SUITE 255
Floorplan

PHOTO GALLERY



MARKET



FIRST FLOOR LOBBY



SECOND FLOOR LOBBY



BREAKROOM



CONTACT US

BRYAN CRAY

703.525.6035

bryang@donohoe.com

CHARLIE WEBB

703.525.4909

charliew@donohoe.com

DONOHUE donohoe.com/commercial-real-estate