



Summary

Suite: 150
 Available SF: 17,212 SF
 Lease Rate: Contact Broker
 Sale Price: Contact Broker

Property Highlights

- Within minutes of the Dulles Toll Road, Dulles 28 Centre and Dulles Town Center
- Minutes from Dulles International Airport
- Park like setting
- Abundant parking, 4 per 1,000 SF
- PD-IP Zoning allows for flexible uses
- 17,212 sf flex with one dock
- 16–18 ft clear heights
- Dock loading
- Ample parking
- PDGI zoning

Demographics

2 Mile

5 Mile

10 Mile

Total Households: 10,201 87,719 236,195

Total Population: 30,313 244,348 679,700

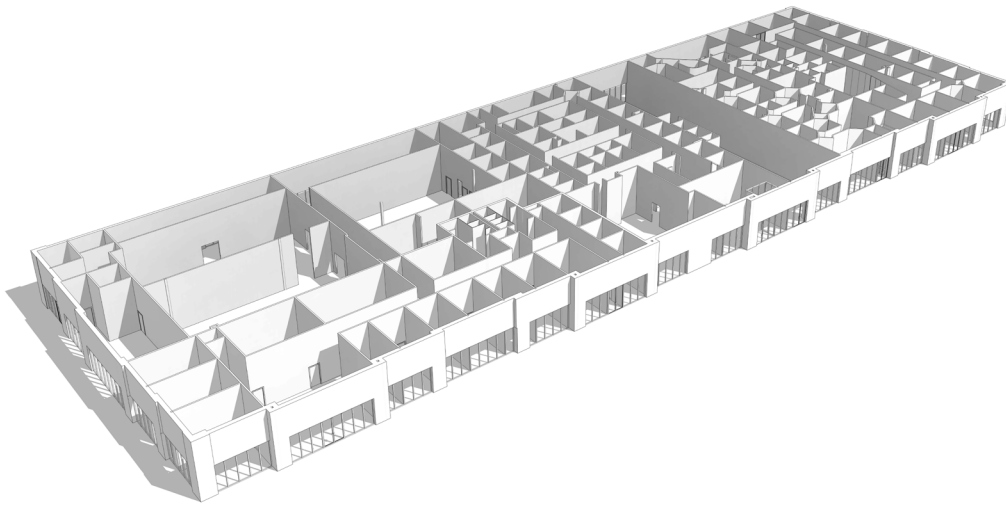
Average HH Income: \$137,915 \$161,419 \$176,250

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Oyku Hanna
 703.435.4007 x 109
 ohanna@veritycommercial.com

Floor Plan

BIM4SITES



45305 Catalina Court

45305 Catalina Court, Sterling, VA 20166

Cover Sheet

A-000

Drawn By: MM
Checked By: BE

45305 CATALINA COURT

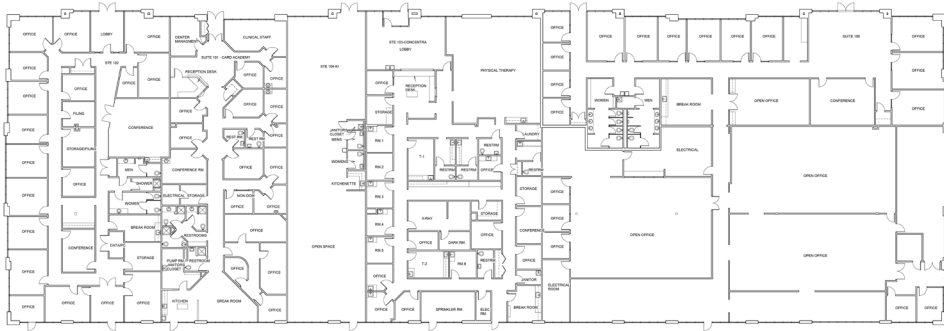
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Floor Plan

*ALL EXTERIOR WINDOWS ARE DOMINATING, UNLESS OTHERWISE NOTED

BIM4SITES



1 First Floor Plan

45305 Catalina Court

45305 Catalina Court, Sterling, VA 20166

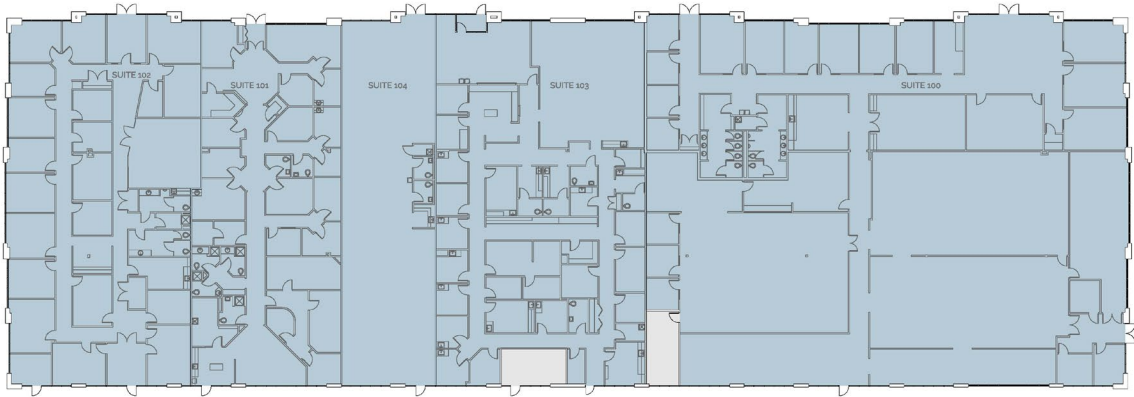
First Floor Plan

A-101

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Floor Plan



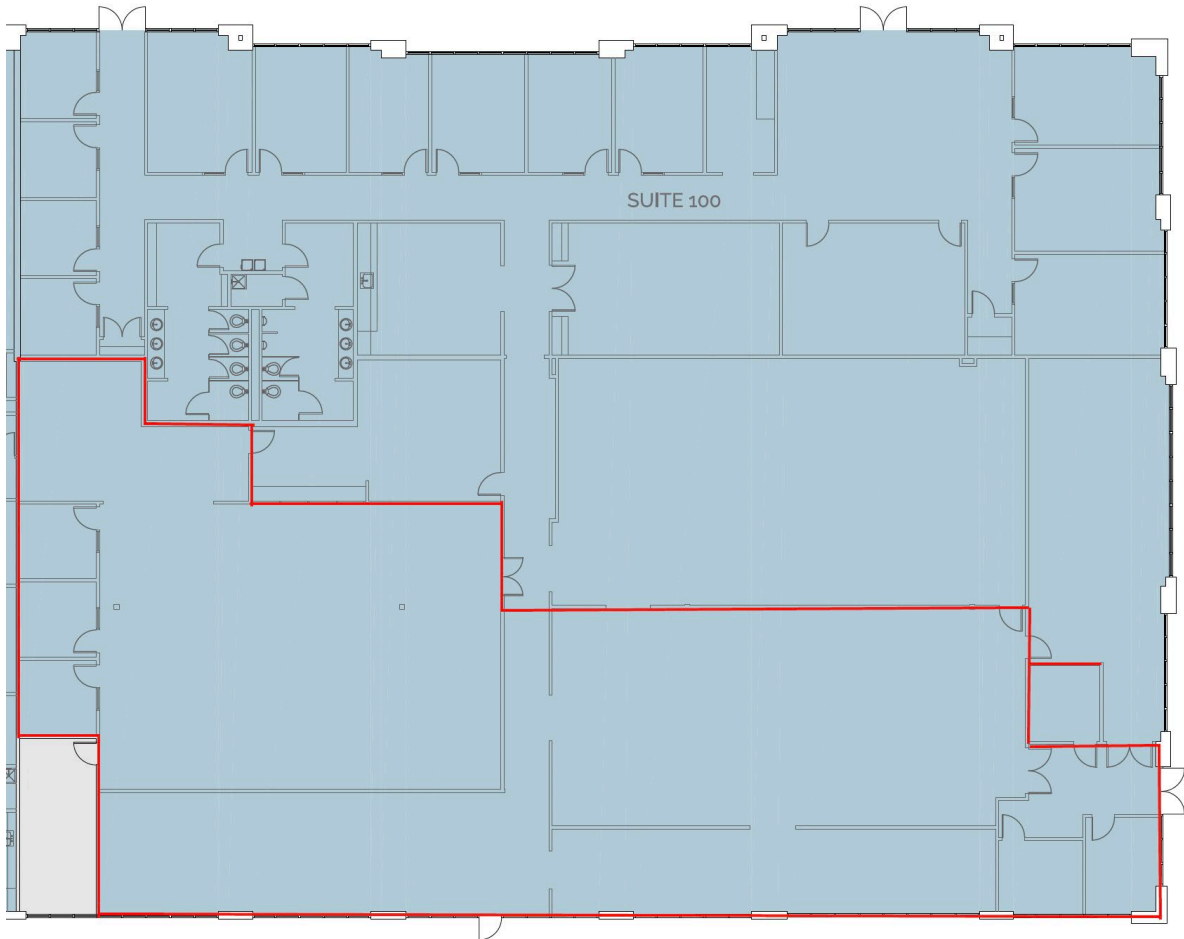
- MAJOR VERTICAL PENETRATION
- PARKING
- OCCUPANT STORAGE AREA
- TENANT AREA
- FLOOR SERVICE AREA
- BUILDING AMENITY AREA
- BUILDING SERVICE AREA
- UNENCLOSED BUILDING FEATURE

2017 BOMA MEASURE - AREA PLAN	DATE APRIL 07, 2020	FLOOR 01	ADDRESS 45305 CATALINA COURT - STERLING VA	
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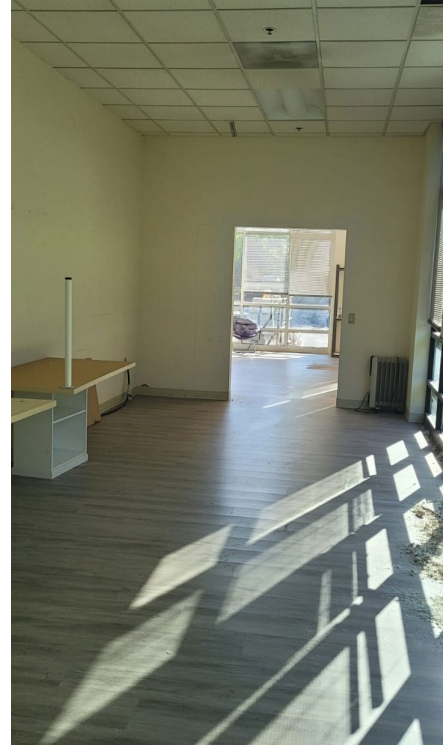
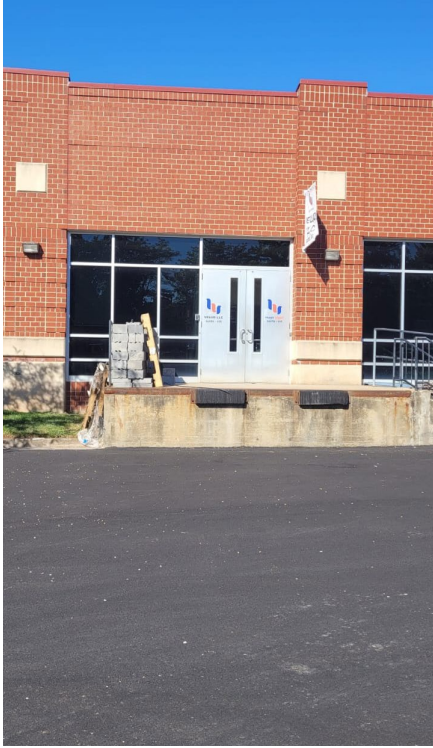
Floor Plan



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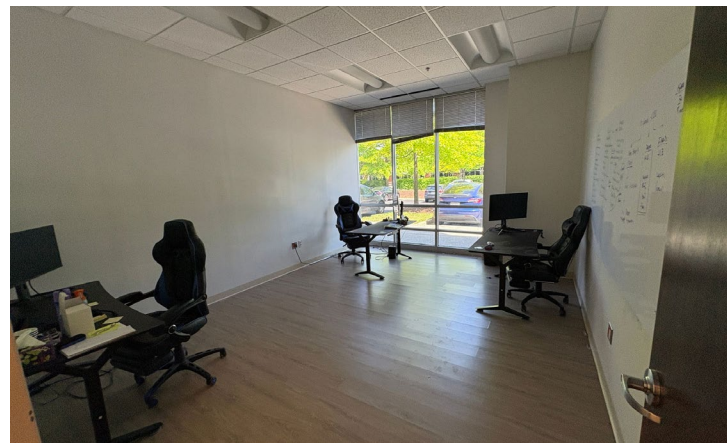
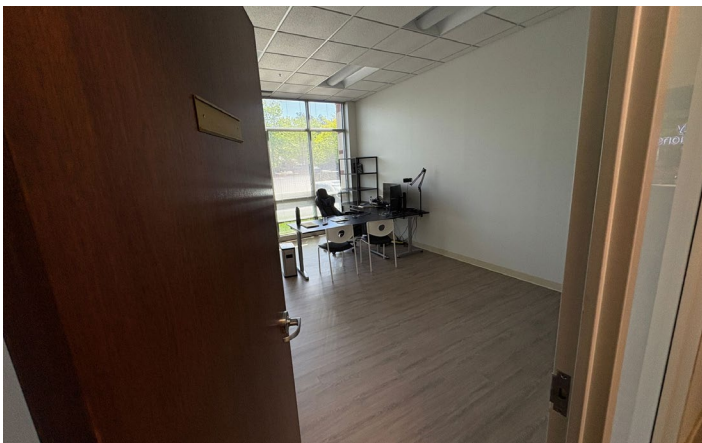
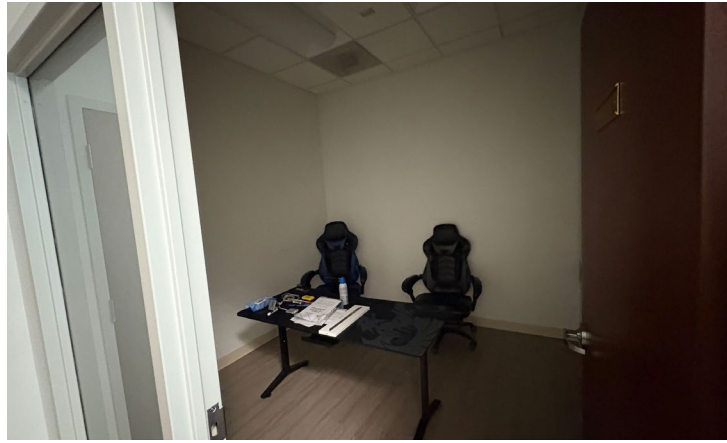
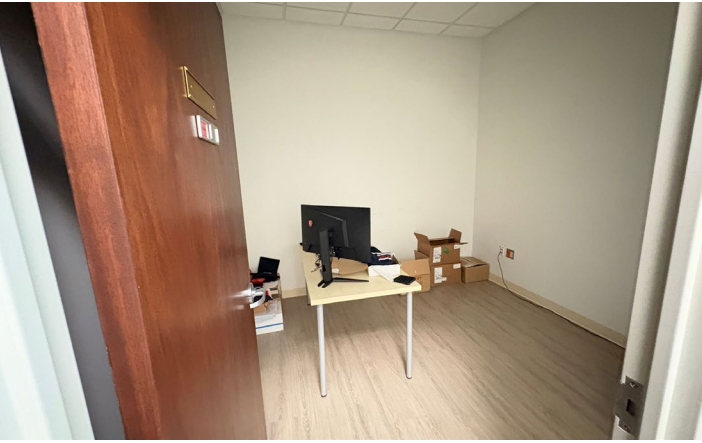
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Photos



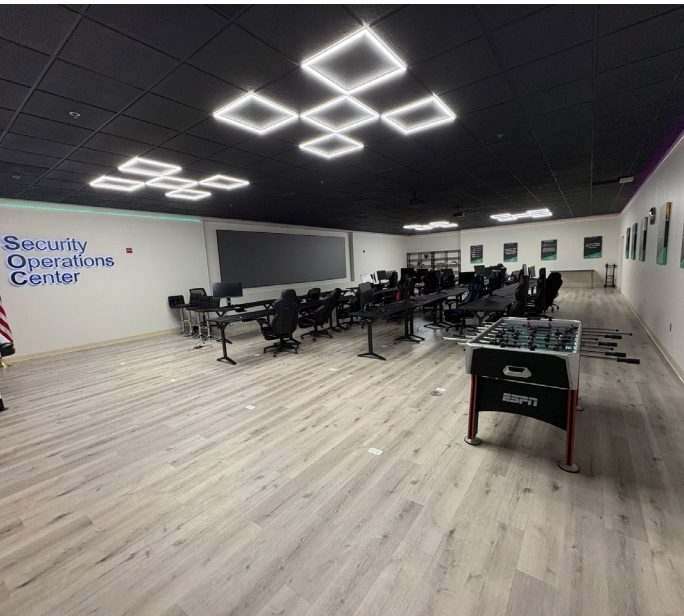
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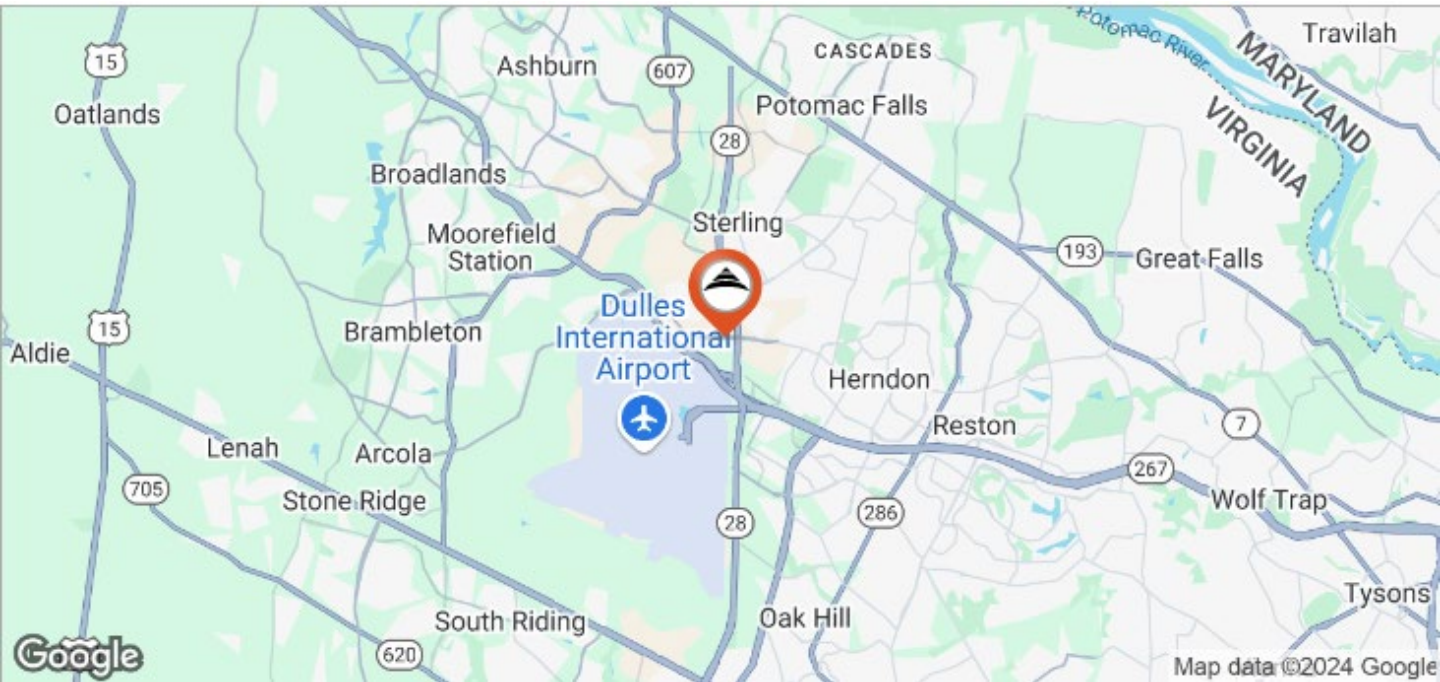
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Photos



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Maps



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