

**FOR SALE - OFFICE/FLEX**

## AVAILABILITY

- Total Gross Building Area: 24,352 SF
- Total Land Area: 0.559 Acres
- Zoning: PD-RDP
- Asking Price: \$4,600,000 (\$189.00 PSF)

## HIGHLIGHTS

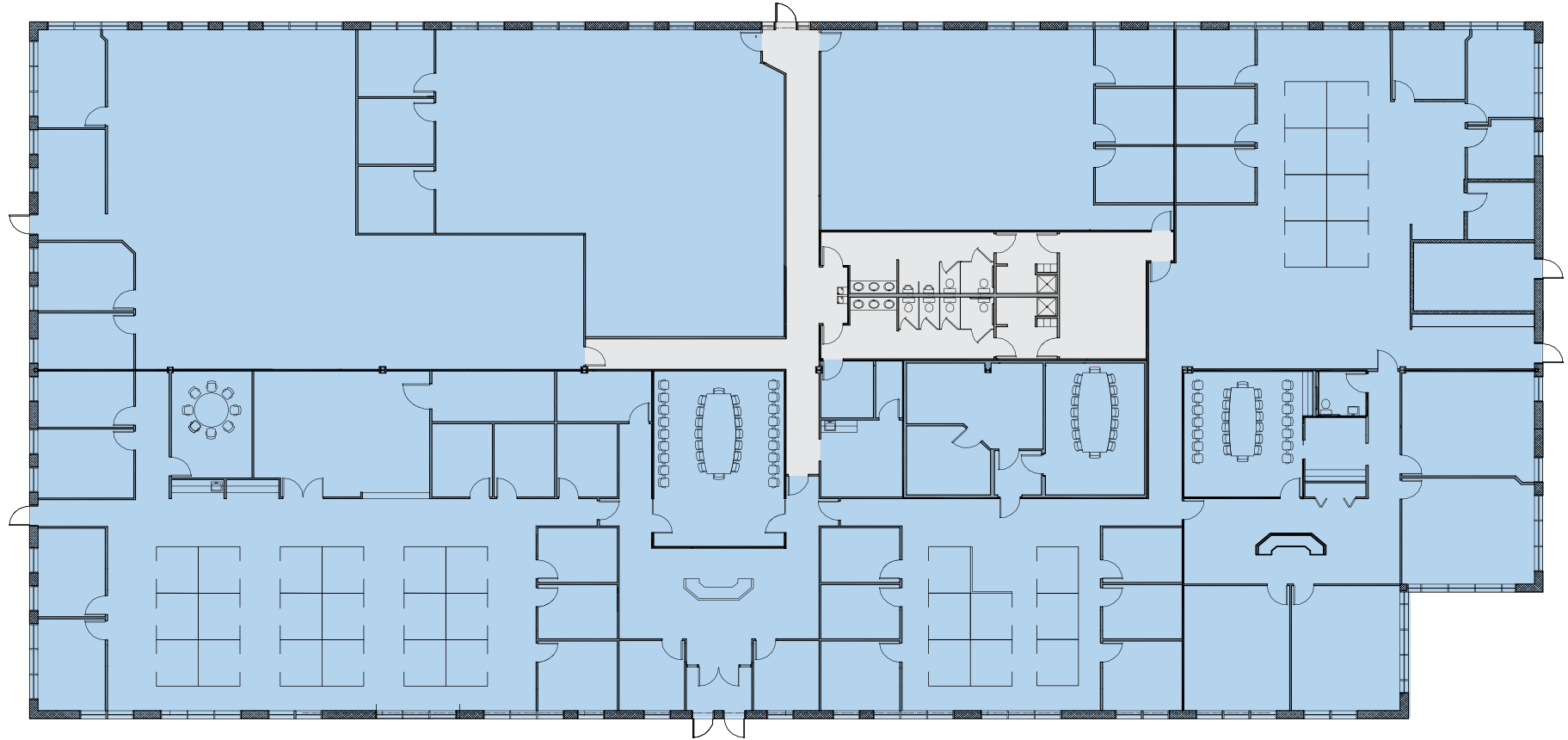
- Rare stand alone building in the heart of Ashburn.
- Conveniently located near major highways, including Route 7, Route 28 and the Dulles Toll Road
- Spacious single-story office/flex building with the ability to multi-tenant
- Located in the heart of Ashburn's data center hub
- Above market parking ratio @ 4.9/1000 SF (120 Spaces)

**MARC TASKER, CCIM, SIOR**mtasker@kl**nb**.com | 703-268-2735**JACK REGLER**jregler@kl**nb**.com | 703-268-2740**kl**nb**.com**

# FLOOR PLAN

# 45195 RESEARCH PLACE

ASHBURN, VA 20147, LOUDOUN COUNTY



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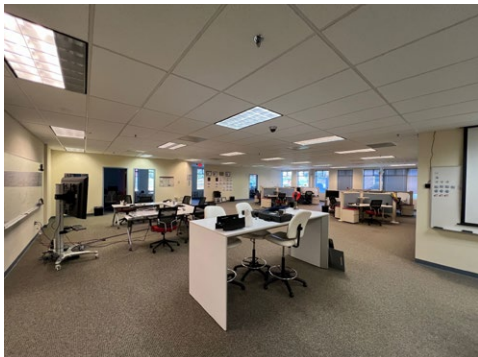
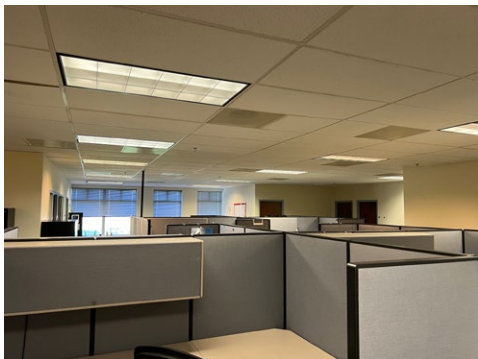


# PHOTOS

## 45195 RESEARCH PLACE

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### INTERIOR



### REAR COURTYARD



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Chick-fil-e

ONE LOUDOUN  
TRADER JOE'S  
ALAMO  
DRAFTHOUSE CINEMA  
UNCLE JULIO'S  
MEXICAN  
from Veracruz  
matchbox  
BARNES & NOBLE

TACO BELL

FLAGSHIP COMMONS

Flagship  
CARWASH CENTER  
FIVE GUYS  
DUNKIN'

THE BIG  
SCREEN  
STORE

CLUB  
CHAMPION

TOPGOLF

XCAL

SITE

RUSSELL BRANCH PARKWAY

iFLY  
INDOOR SKYDIVING

CUBESMART  
self storage + logistics

CVS  
pharmacy

LOUDOUN COUNTY PARKWAY

LEESBURG PIKE

LEESBURG PIKE

Ashburn  
Loudoun County | Virginia  
NAIklb  
Google Earth Pro -  
2018 Aerial Photograph  
While we have no reason to doubt the accuracy of  
any of the information supplied, we cannot  
and do not guarantee its accuracy.



# MARKET

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Ashburn  
Loudoun County | Virginia

**NAIklnb**

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## FOR MORE INFORMATION, PLEASE CONTACT:

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