

FLEX/OFFICE SPACE FOR LEASE

OPPORTUNITY

22710 Executive Drive
Sterling, VA 20166

First Floor: 2,561 SF

Second Floor: 2,731 SF



HIGHLIGHTS

- Great access to Dulles Airport, Rt. 28 and 267
- On site management
- 24-hour security camera monitoring system with after hour access
- 3/1000 Parking Ratio
- Backup generator
- Flexible heavy industrial zoning
- Adjacent to Dulles International Airport
- Numerous restaurants and retail amenities located nearby
- Modern reinforced concrete construction
- Short drive to Loudoun Gateway Metrorail

RENTAL RATE

- Starting at \$13.50 PSF
- Plus Cleaning

TERM

- 3-10 years



LEGAT

— COMMERCIAL REAL ESTATE, LLC —

Lorraine Bauer
Vice President

📞 | 703.599.5149

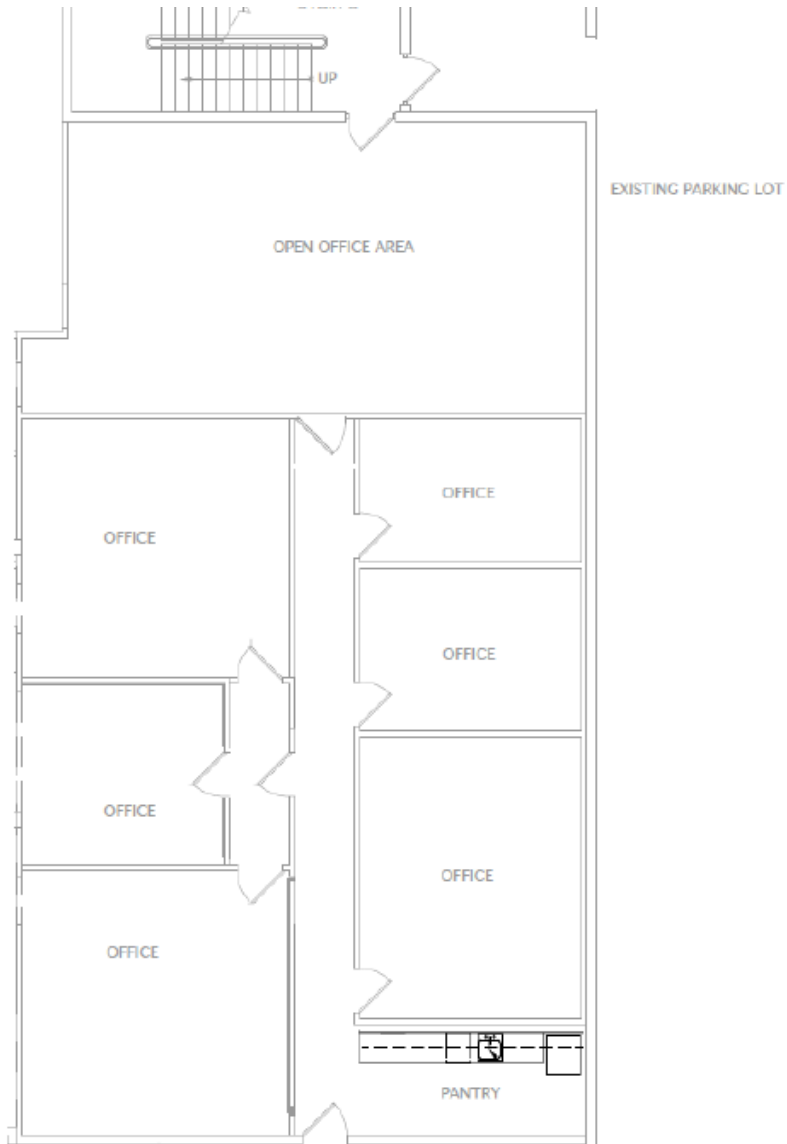
✉ | lbauer@legatcre.com

OFFICE / FLEX SPACE FOR LEASE

22710 Executive Drive
Sterling, VA 20166
Class A Office / Flex Space

First Floor:

2561 SF



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

LORRAINE BAUER

Vice President

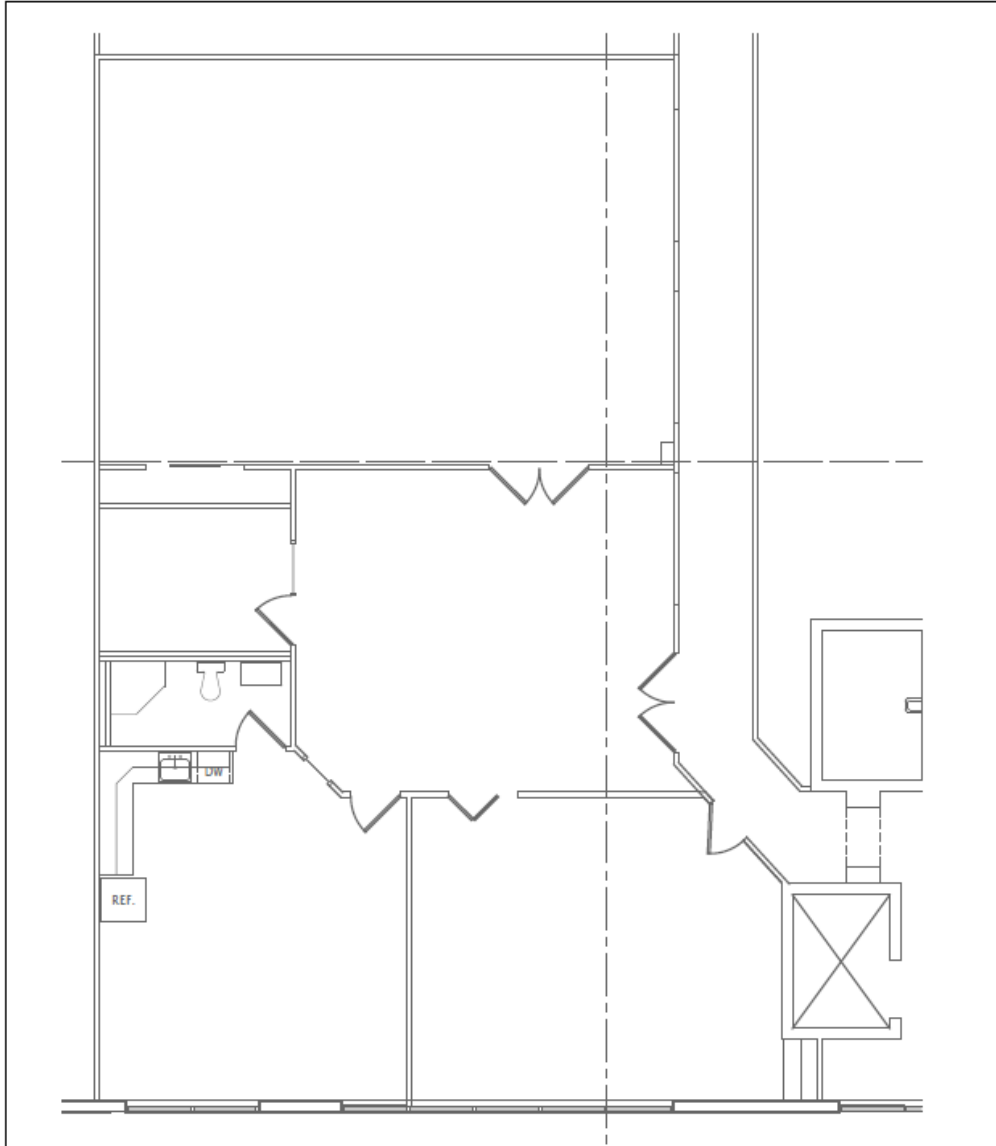
☎ | 703.599.5149

✉ | lbauer@legatcre.com

OFFICE / FLEX SPACE FOR LEASE

22710 Executive Drive
Sterling, VA 20166
Class A Office / Flex Space

Second Floor: 2731 SF



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

LORRAINE BAUER

Vice President

☎ | 703.599.5149

✉ | lbauer@legatcre.com