

OFFICE SPACE FOR SUBLEASE

MEZZANINE OFFICE SPACE

22800 Executive Drive, Sterling, VA
Minutes from Washington Dulles
International Airport

OPPORTUNITY

- Suite 105: 2,000 SF



HIGHLIGHTS

- Class B Flex Building with a mezzanine office space for sublease. Front end reception, breakroom, bathroom, and IT closet available on the First Floor
- Second Floor Mezzanine office space includes four offices, a bullpen, a private bathroom, one closet, and a conference room with a kitchenette
- Located within the highly desirable Dulles business market
- Excellent access to Route 28, Route 267 (Dulles Greenway), and other major commuter routes
- Suitable for Office, Showroom, Technology, or professional users. Furniture available
- On-site parking supporting office and operational needs
- Surrounded by restaurants, retail amenities, hotels, and business services

RENTAL RATE

- \$25.00 PSF
- Full Service

TERM

- 5 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

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JONATHAN CHAPIN
Vice President

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EXTERNAL PHOTOS



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