



WEBER
RECTOR

COMMERCIAL REAL
ESTATE SERVICES

OFFICE SPACE

FOR LEASE SECURE OFFICE SPACE

45299 Research Pl. Suite 100

Ashburn, VA



HIGHLIGHTS

- 12,657 SF Office/Training Space
- Currently leased by the Sheriff's Office for use and set up to include:
 - General Office Space
 - Classrooms/Interview Rooms
 - Fitness Room & Locker Rooms
- Available August 2017
- Tenant will be required to meet security requirements to occupy space in the Training Academy facility. Ideal for:
 - Government Agency
 - Government Contractor
 - Data Center
- Plenty of Parking! 80 Dedicated Spaces
- Located just off Rt. 7 near Loudoun County Parkway and Rt. 28!

LEASE RATE:
\$22.00/SF + Utilities

www.WEBER-RECTOR.COM

BRIAN SNOOK
(703) 330-1224

BRIAN@WEBER-RECTOR.COM

Weber Rector Commercial Real Estate Services, Inc. 9401 Battle Street Manassas, VA 20110

Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.



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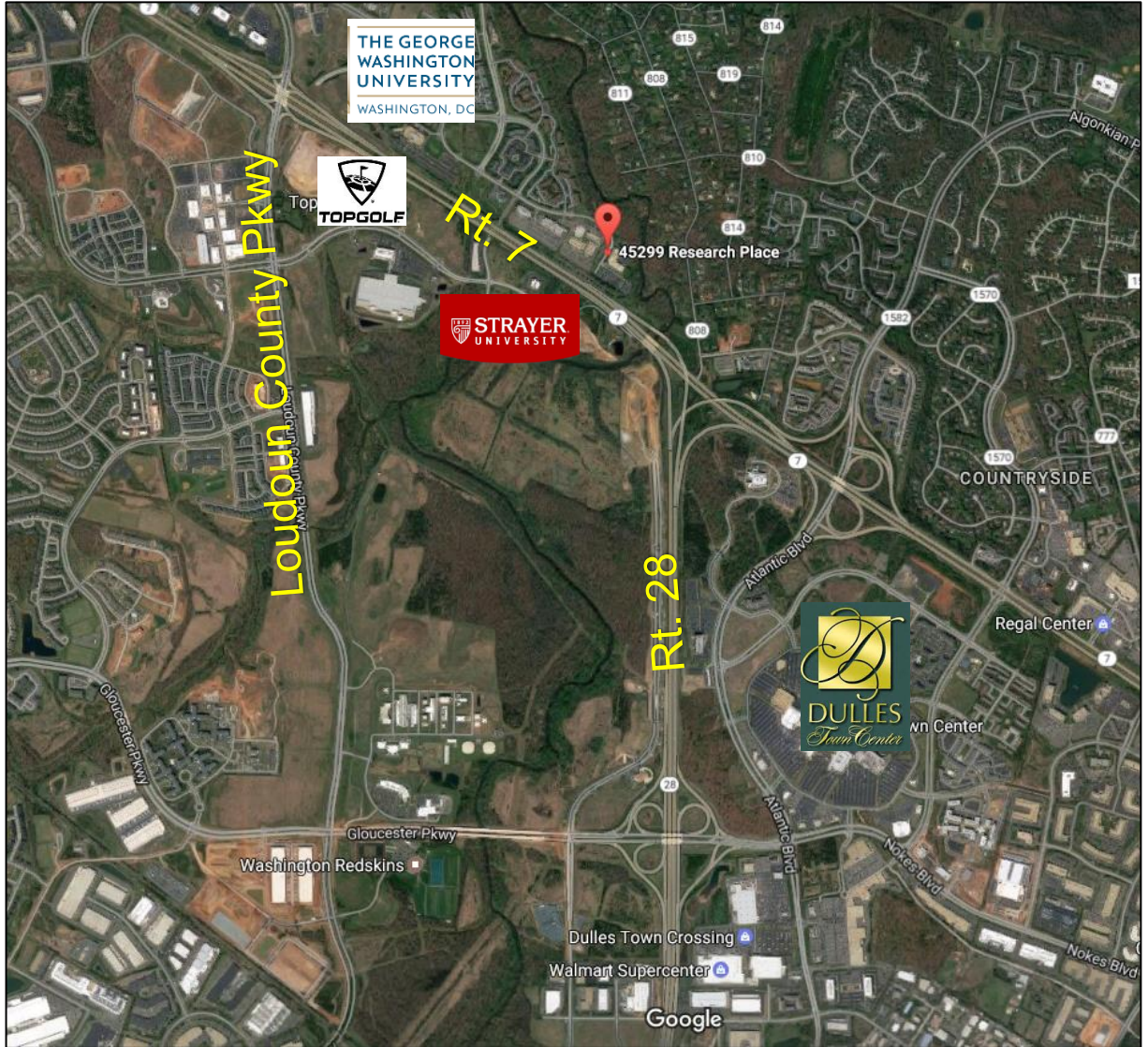
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LOCATION MAP



OFFICE SPACE

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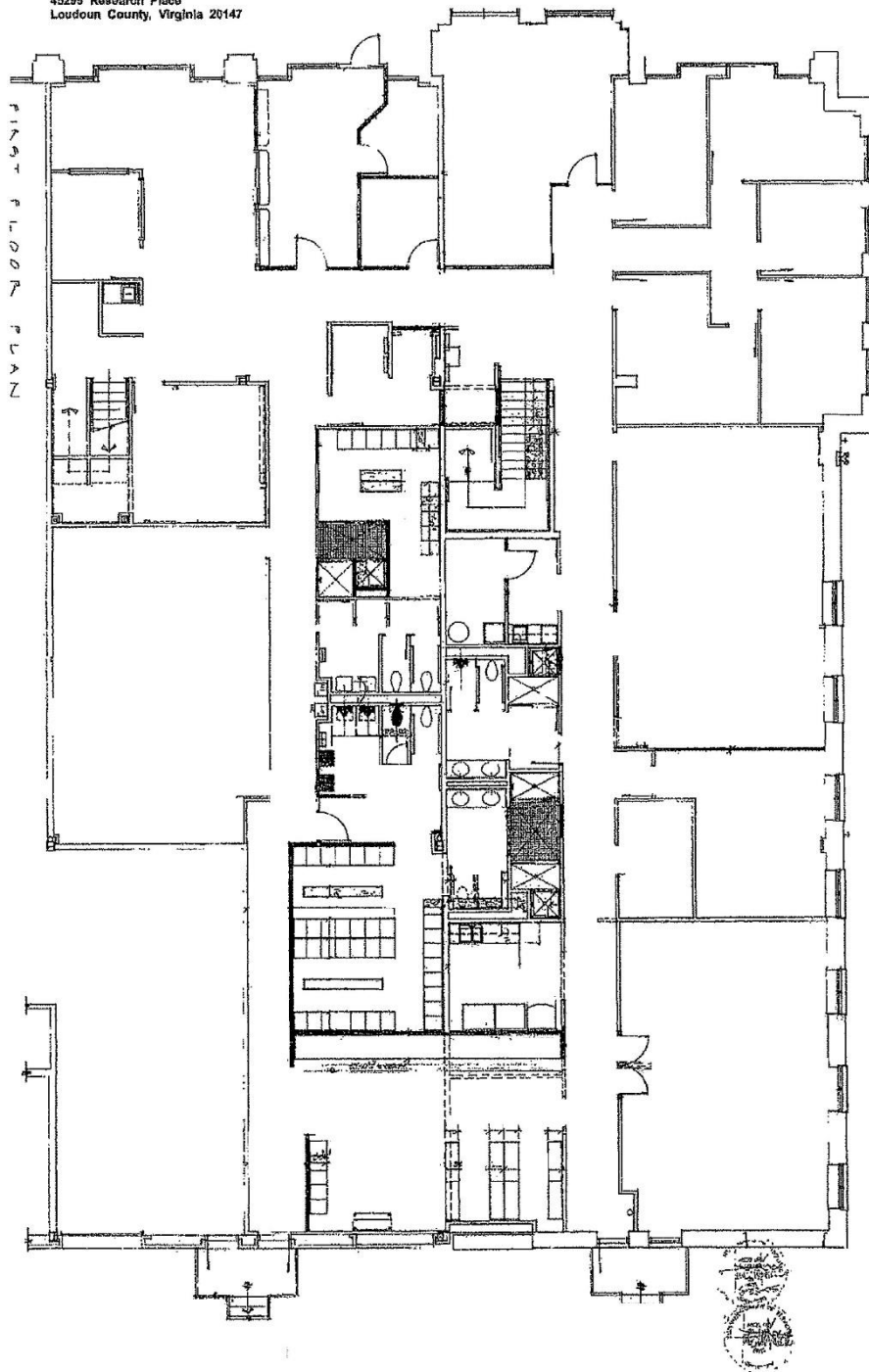
SECURE OFFICE SPACE

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1ST FLOOR PLAN

45299 Research Place
Loudoun County, Virginia 20147



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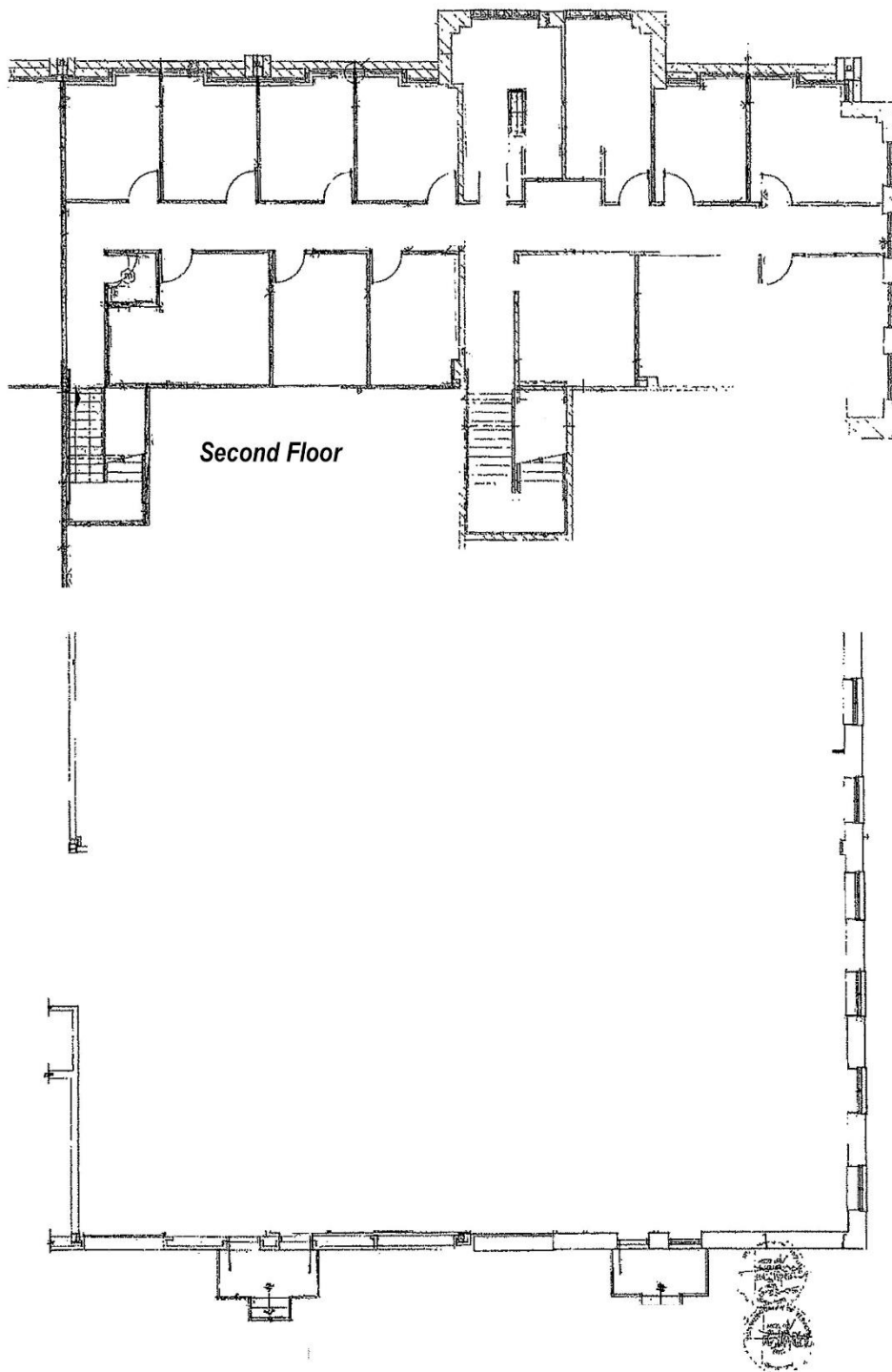
FOR LEASE

SECURE OFFICE SPACE

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2ND FLOOR PLAN



OFFICE SPACE

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