



45300 Catalina Court - Building B



45305 Catalina Court - Building A

Loudoun Center

Catalina Court, Sterling VA

- 63,067 s.f. of Class A office/flex park space across 2 properties in the Route 28 Corridor - North Submarket
- Loudoun Center is visible by over 40,000 cars per day and is within minutes of the Dulles Toll Road, Dulles 28 Centre and Dulles Town Center.
- The property is adjacent to the Dulles International Airport North Lot/Gate and features on-site amenities such as Fresh Market and Subway restaurants and a Homestead Village Hotel.

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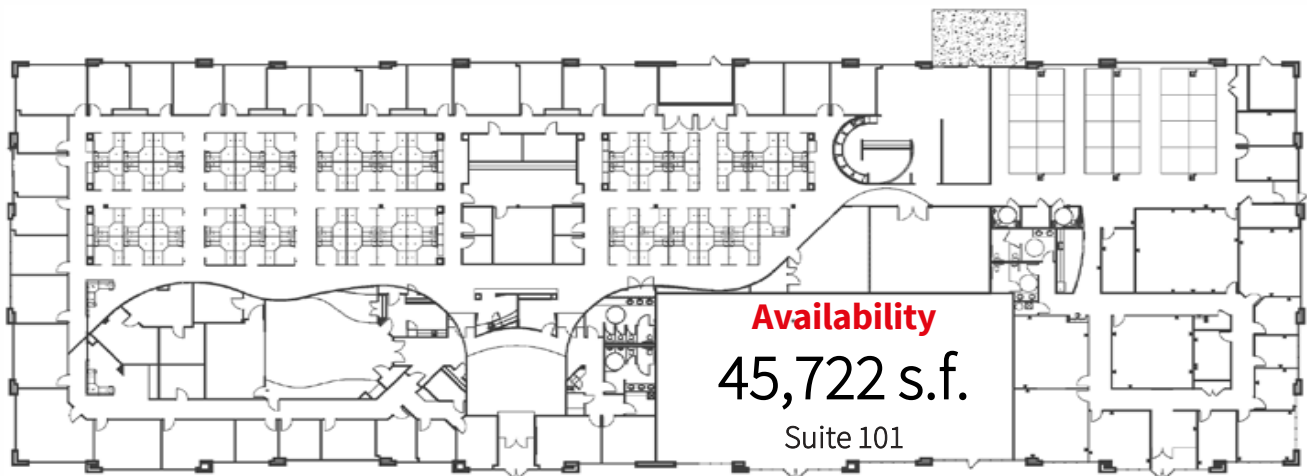
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45300 Catalina Court - Building B

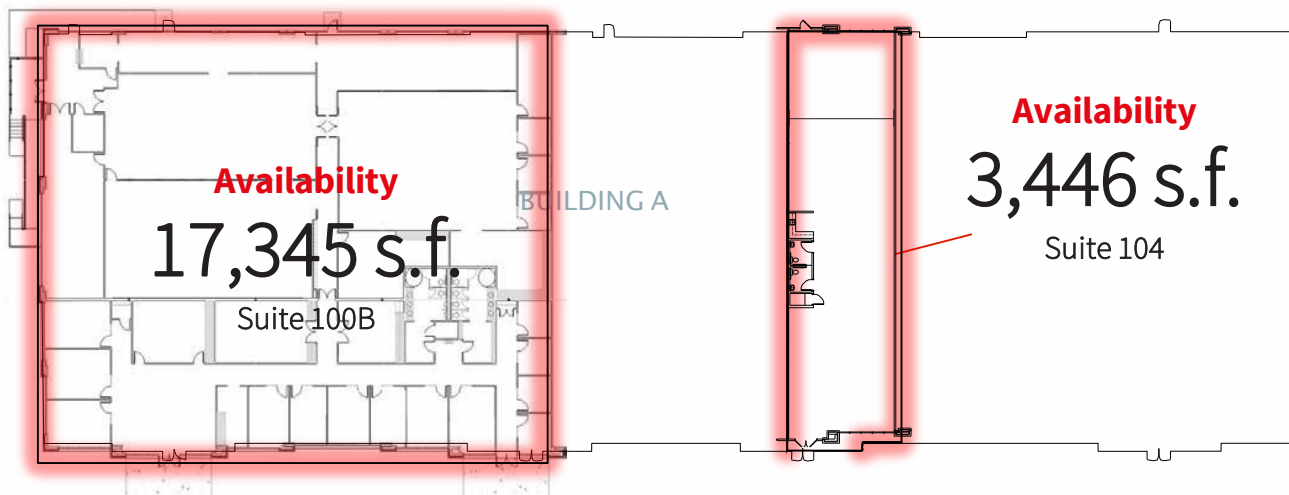


Class A Single Story Office Building For Sale or Lease

- Lease Rate: \$17.50/s.f. Plus utilities
- Full building availability: 45,722 s.f.
- PD-IP zoning (Loudoun County)
- Parking: 4 per 1,000 s.f.
- High end interior finishes
- Ample parking



45305 Catalina Court - Building A



Class A Flex Building for Lease

- Lease rate: \$17.50/ s.f. plus utilities
- Office space approximately 3,445 s.f.
- End cap availability 17,345 s.f.
 - Two loading docks
 - 12' clear ceiling height
- PD-IP zoning (Loudoun County)
- Parking: 4 per 1,000 s.f.
- Pylon signage on Route 606 available



Aerial

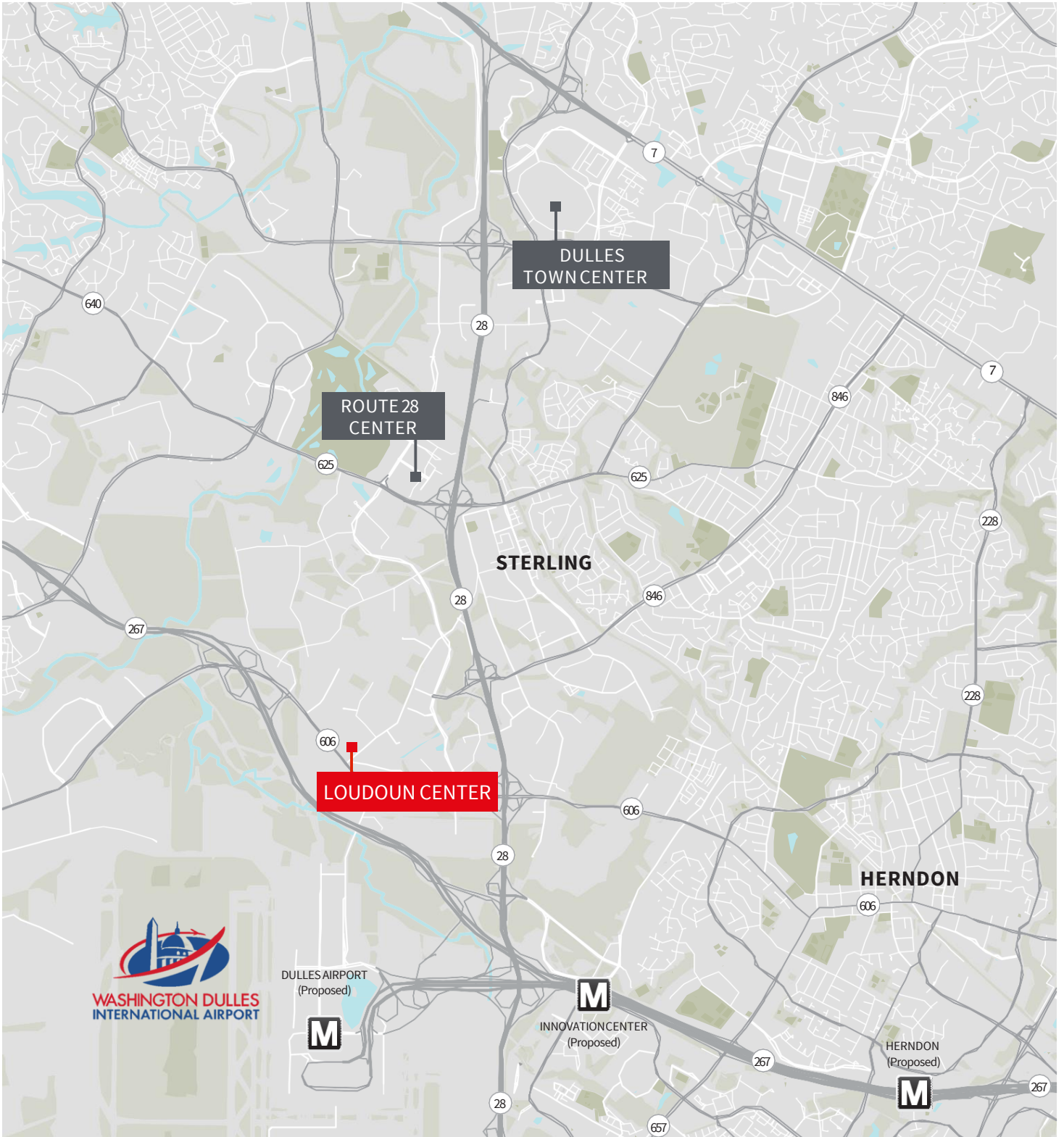


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Dulles Map



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