

FOR LEASE

9,600 SF BUILDING + 15,000 SF DEDICATED PLAYGROUND



22695 COTTON GRASS WAY
ASHBURN, VA 20148

LEASE EXPIRATION DATE: 6/30/2028



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PROPERTY HIGHLIGHTS

SCHOOL NOTES

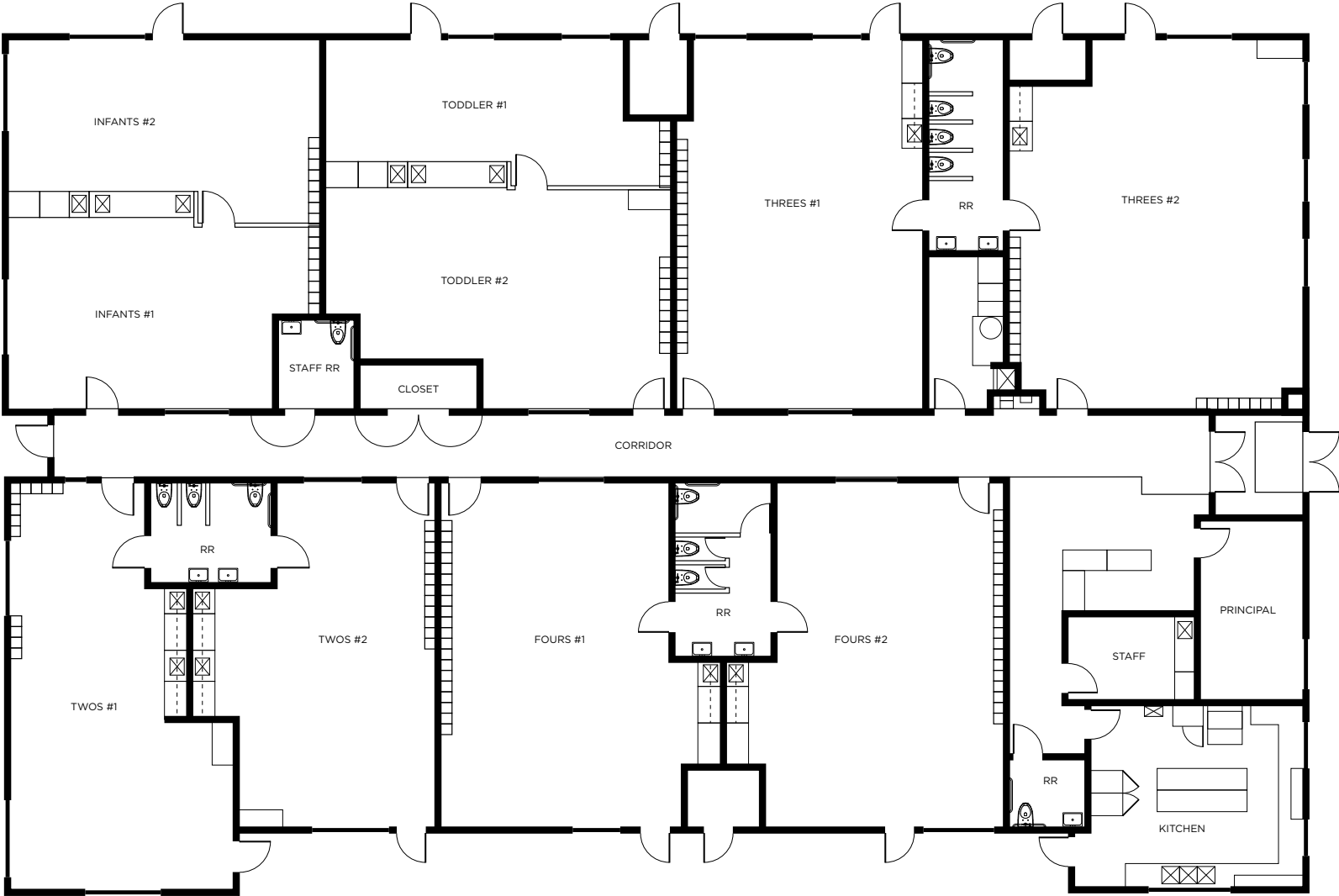
- ±9,600 SF single-story building, purpose-built for education/childcare use
- Multiple dedicated classrooms (8 classrooms) with built-in casework, storage, and age-appropriate fixtures
- Child-height restrooms/multiple restroom cores
- Reception/front-office and administrative area with secure single-point entry
- Teacher's Lounge
- Dedicated drop-off/pick-up flow (curbside or covered)

PLAYGROUND/OUTDOOR NOTES

- ±15,000 SF fenced, dedicated playground — included in premises at no additional rent allocation
- Secure, enclosed outdoor play area suited to licensed childcare/early-education standards

- **Sublease through 6/30/2028**
- **±9,600 RSF building + ±15,000 SF playground**
- **Asking Rate: Negotiable**





FLOOR PLAN

9,600 SF



PROPERTY LOCATION

- Located in the Brambleton community, Ashburn (Loudoun County), VA — one of the fastest-growing residential corridors in the region, strong young-family demographics
- Easy access to Loudoun County Pkwy/Dulles Greenway/Route 50 corridor
- Surrounded by rooftops — established and growing residential density supporting enrollment
- Ample surface parking
- Existing childcare/education zoning and use already in place — significant time and entitlement savings vs. building out a new facility



CONTACT INFORMATION

OWEN M. GRANDY

Associate

+1 443 838 6230

owen.grandy@cushwake.com



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