

NORTHPOINTE 9

23020 EAGLEWOOD CT



WAREHOUSE SPACE AVAILABLE FOR LEASE

AVAILABILITY

Suite 100

12,467 SF

Three (3) Docks

Three (3) Additional Knock-out Panels

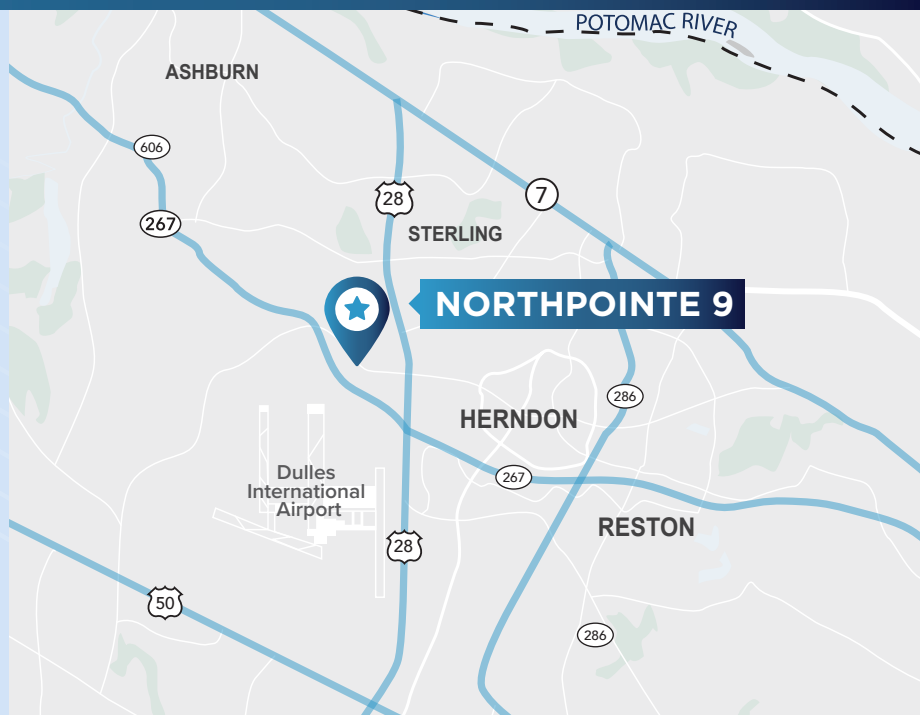
FEATURES

24' Clear Height

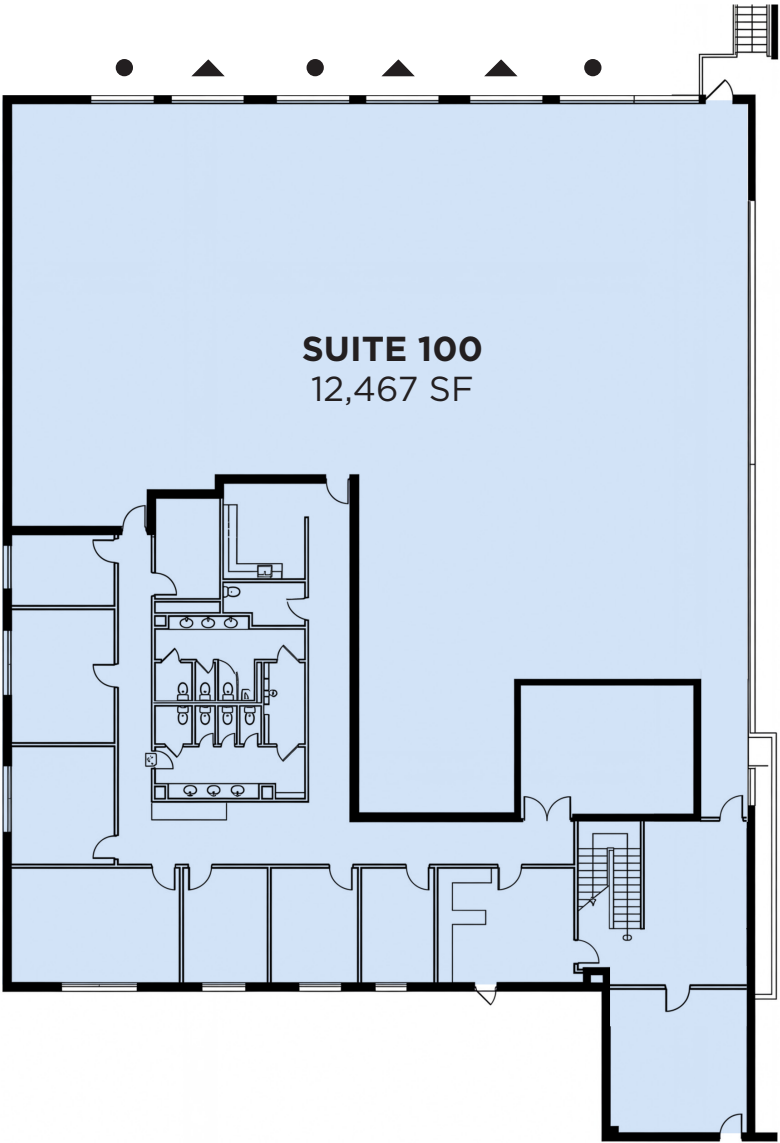
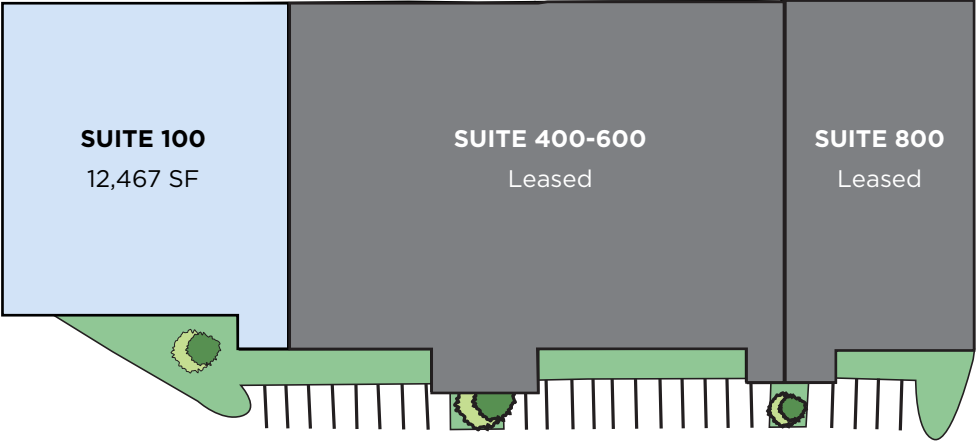
PD-GI Zoning

Parking Ratio: 1.55/1,000 SF

Quick Access to Route 28 and Dulles Toll Road



NORTHPOINTE 9 | SITE PLAN



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Docks

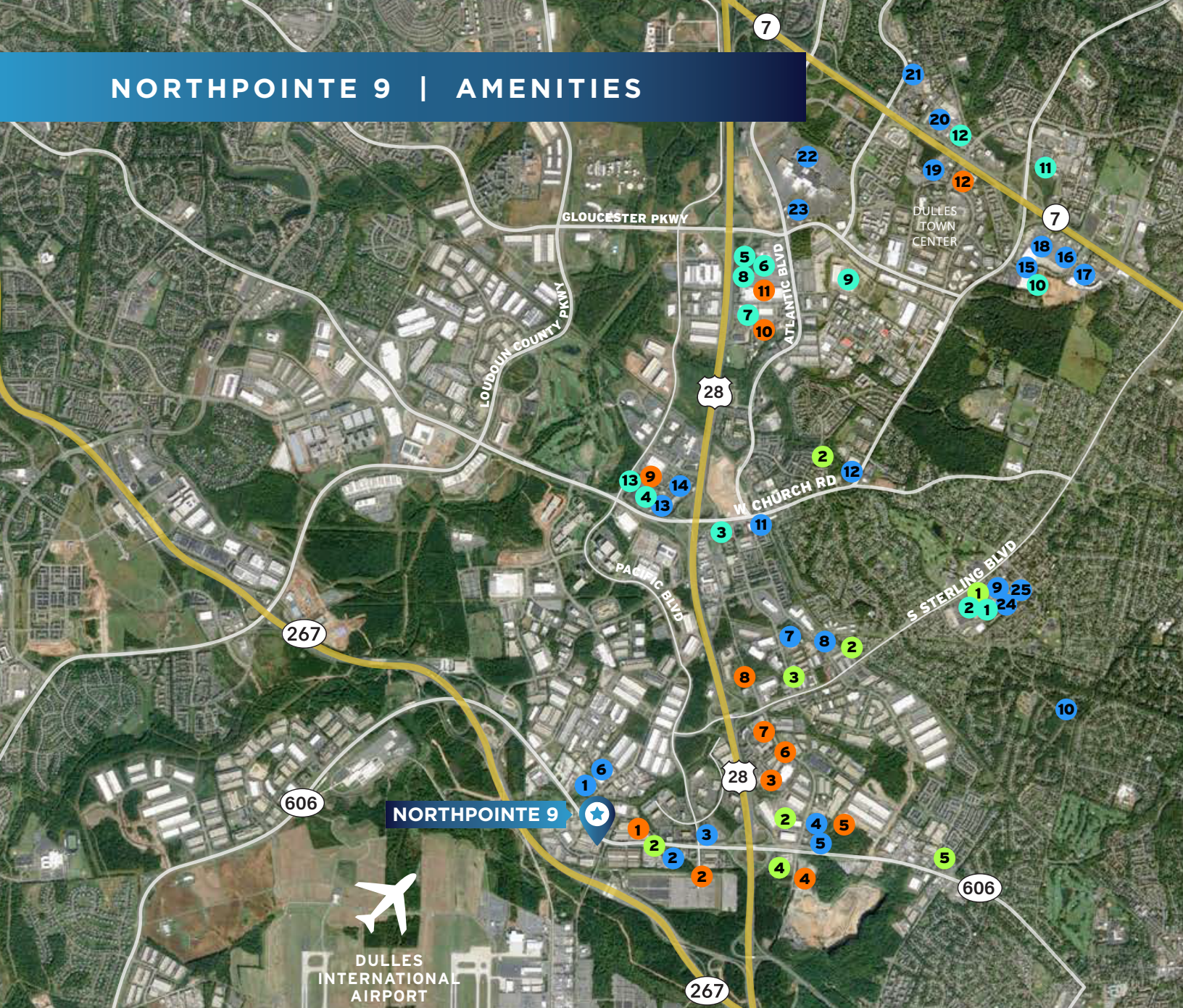
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Knock-out panels

NORTHPOINTE 9 | SUITE 100 INTERIOR FINISHES



NORTHPOINTE 9 | AMENITIES



FOOD

1. Johnny Ray's Soul Food
2. Market Food Court
3. Cracker Barrel
4. Burger King
5. Champs Pizza
6. Chantel's Bakery
7. Rocket Fog Brewery
8. Crooke Run Brewing
9. La Pupusa Loca
10. Ethiopian and Yemeni
11. Joe's Cafe
12. King's Buffet
13. Chick-fil-A
14. Buffalo Wild Wings

15. Five Guys

16. Cava
17. Panera Bread
18. Sushi Queen
19. Sweetwater Tavern
20. Mission BBQ
21. Starbucks
22. Cheesecake Factory
23. Red Lobster
24. Taco Bell
25. McDonalds

HOTELS

1. Fairfield Inn
2. Extended Stay
3. Holiday Inn

4. Hyatt House

5. Country Inn
6. Best Western
7. Towne Place by Marriott
8. Spring Hill by Marriott
9. Residence Inn by Marriott
10. Double Tree Inn
11. Candlewood Suites
12. Hampton Inn

GAS

1. Sunoco
2. Exxon
3. Shell
4. Sheetz
5. Wawa

RETAIL

1. Big Lots
2. Dollar Tree
3. In & Out Market
4. Target
5. Walmart
6. Sam's Club
7. Lowe's
8. Best Buy
9. T.J. Maxx
10. Costco
11. Home Depot
12. Aldi

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