

46179 WESTLAKE DRIVE



STERLING OFFICE
CONDO FOR SALE

 TRANSWESTERN

BUILDING SPECS BUILDING SPECS BUILDING SPECS



STERLING'S SPOT FOR SUCCESS

As one of the largest condos in the park, this office provides a polished, professional setting in a highly accessible Sterling location. With quick access to major routes and a surrounding mix of professional and medical users, plus a pond-side walking path, it delivers a convenient and balanced work-life environment.

SIGNAGE OPPORTUNITY

ALONG WESTLAKE DRIVE

ABUNDANT FREE PARKING

AVAILABLE ONSITE

DEDICATED ACCESS

ON THE GROUND FLOOR

WITHIN 5 MILES:

MEDIAN INCOME	\$137,914
POPULATION	182,307
DAYTIME POPULATION	78,342
HOUSEHOLDS	63,040



KEY ACCESS AND PRIME AMENITIES



WHAT'S NEARBY
WHAT'S NEARBY
WHAT'S NEARBY
WHAT'S NEARBY

7

28

28

DULLES TOWN CENTER

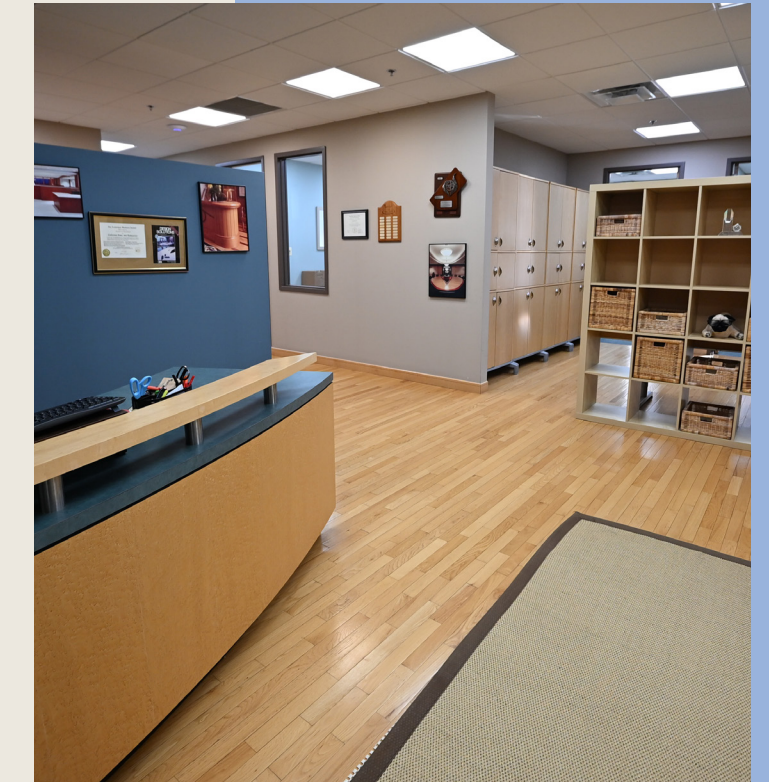
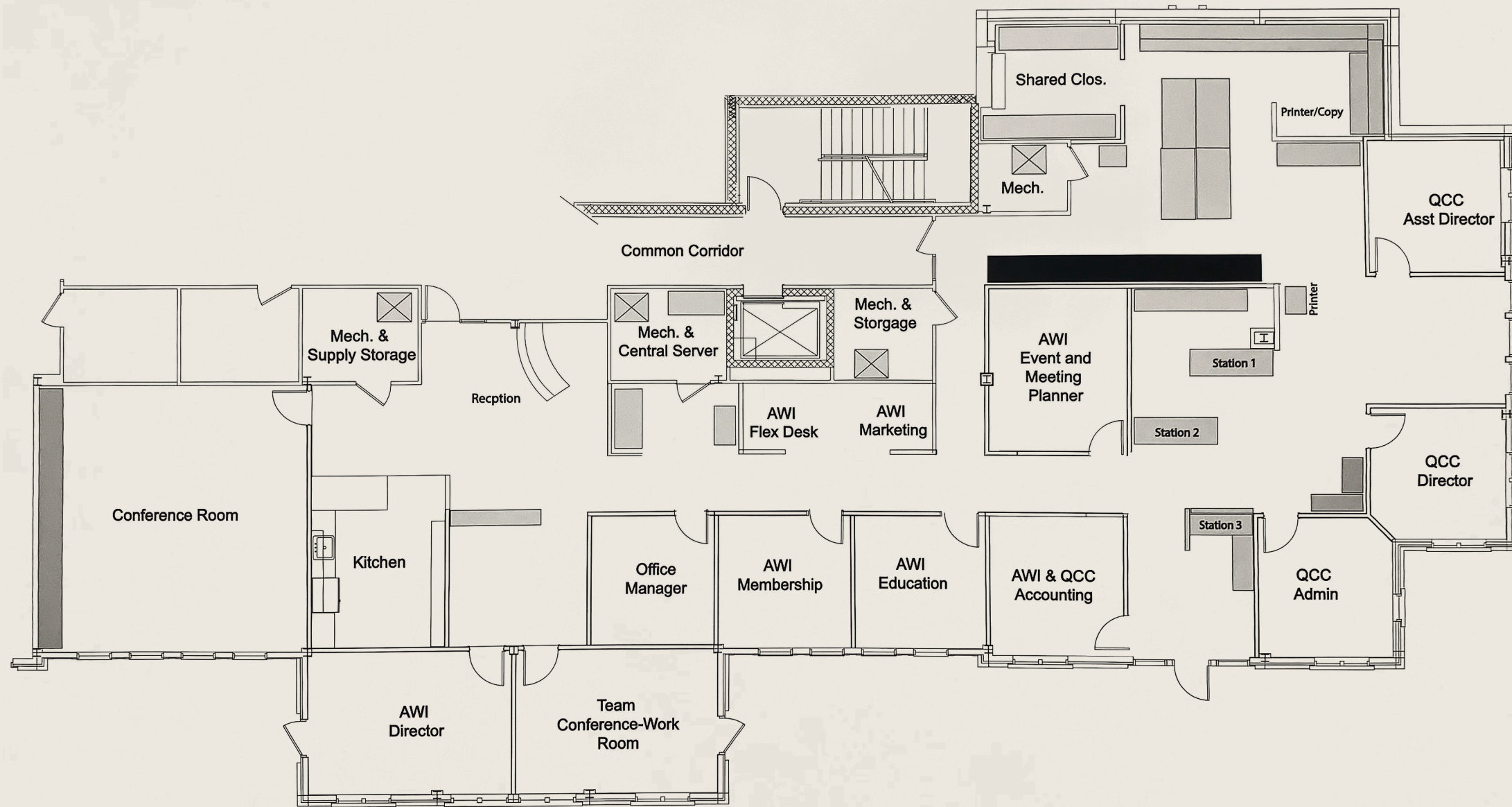
- macy's
- JCPenney
- GNC
- REGAL
- DICK'S SPORTING GOODS
- ANN TAYLOR
- KUNG FU TEA
- Auntie Anne's
- LOS TOLTECOS MEXICAN RESTAURANT
- Red Robin
- Sarku japan
- The Cheesecake Factory
- SBARRO
- EXPRESS
- CINNABON
- AMERICAN EAGLE
- CHARLEY'S CHEESESTEAKS • WINGS
- BIB Bourbon Boulevard
- FINISH LINE



A SPACE BUILT FOR PRODUCTIVITY

6,742 SF

FIRST FLOOR CONDO



46179

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FOR MORE INFORMATION, PLEASE CONTACT:

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