

OFFICE FOR LEASE

43671 TRADE CENTER PLACE, SUITE 104, STERLING, VA 20166

IMMEDIATE OCCUPANCY



FEATURES:

- 2,501 SF OF 1ST & 2ND FLOOR OFFICE
- LEASE RATE \$16.00 NNN
- FRESH PAINT & NEW CARPET THROUGHOUT SUITE
- EASY ACCESS TO ROUTE 28 & ROUTE 50
- MINUTES FROM RT 606 METRO STOP AND DULLES AIRPORT



**Centrally located in Dulles Trade Center I
Midway between Route 28 and Route 50
2 miles from the Greenway
5 miles from Dulles International Airport
20 miles to the Washington Beltway**

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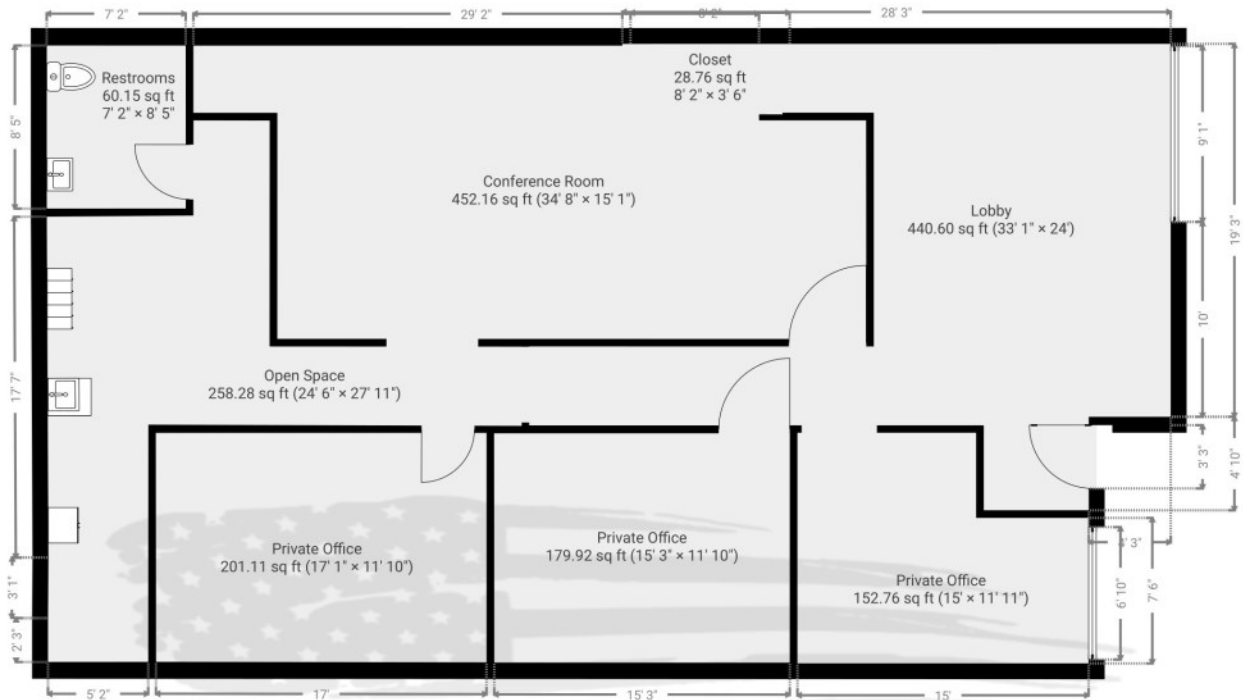
Exclusive Listing By:

CGR
COMMERCIAL GROUP REALTY
www.cgr-inc.com

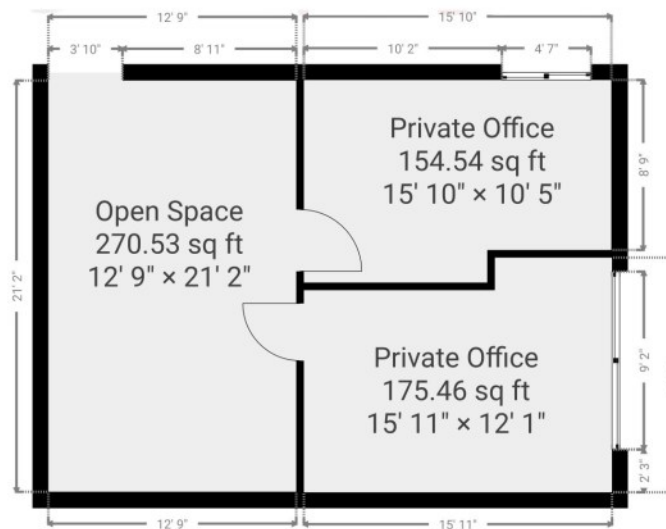
FLOOR PLAN

43671 TRADE CENTER PLACE, SUITE 104, STERLING, VA 20166

▼ 1st Floor



▼ 2nd Floor



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