



LANSDOWNE
Real Estate Company

UNIVERSITY CENTER

University Center Office Park
45195 Research Place, Building C
Ashburn, Virginia 20147



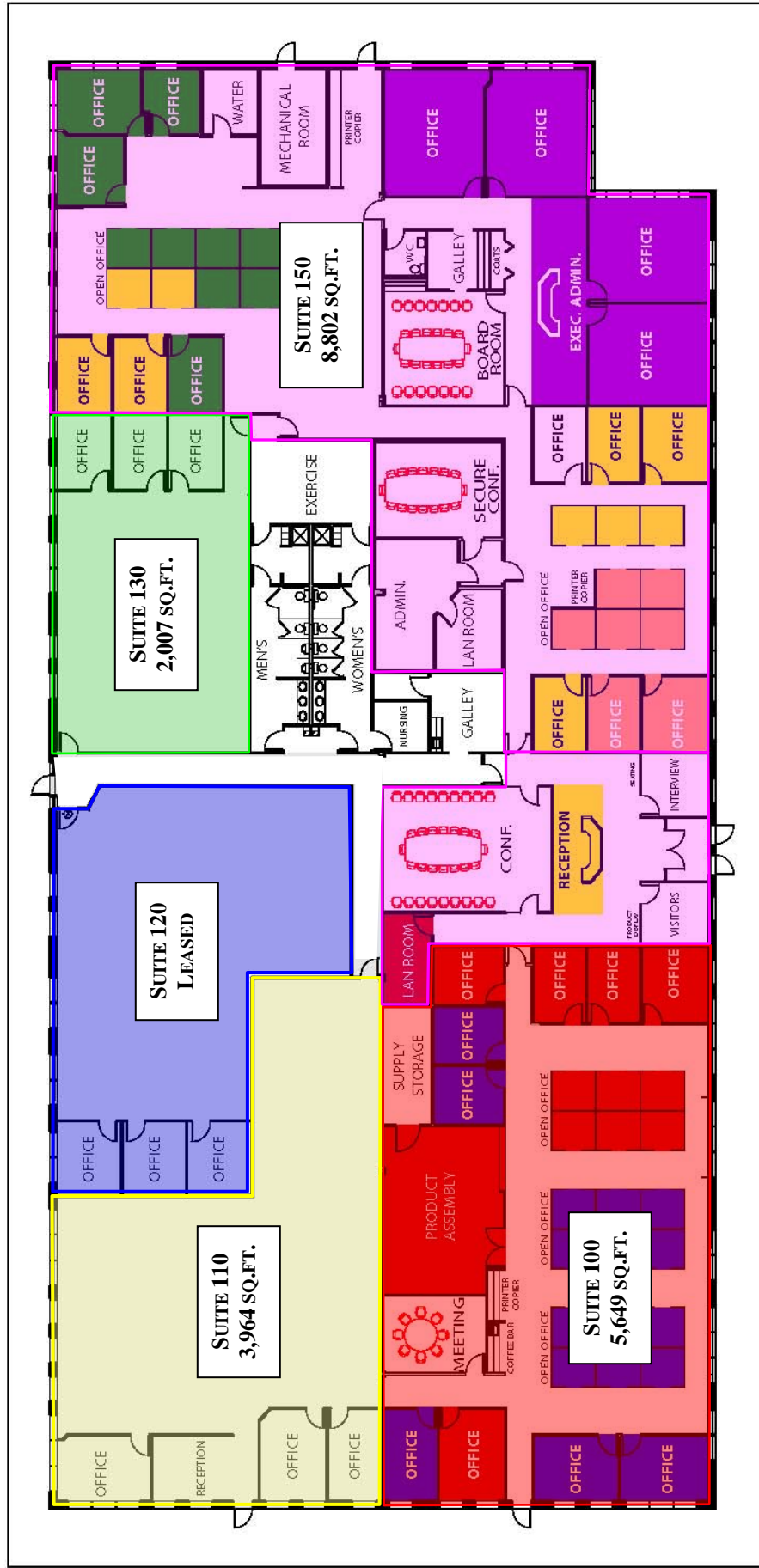
- PROPERTY: **List Price For Sale @ \$275/sq.ft. or For Lease @ \$18/sq.ft. partial net.**
- ⚙ Approximately 24,352 square foot free-standing building; available in its entirety or divisible into 2,007 sq.ft. to 10,809 sq.ft. suites.
 - ⚙ Great for owner occupants to set up with rental units for future expansion!
 - ⚙ Finished office space. Mix of private offices with open work-station environment, reception, conference room, kitchen, bathrooms and SCIF space.
 - ⚙ Ample parking at a ratio of 4.9 spaces per 1,000 sq.ft. GBA
- ZONING: ⚙ PD-RDP, Planned Development, Research & Development Park
(Potential for office, medical, wet labs, R&D, civic and more!)
- TAX ID: ⚙ Tax Map 63- -E17CM- -C; PIN 040-49-1139-003
- SPACES:
- | | | | | | |
|------------------|---|---------------------|------------------|---|---------------------|
| Suite 110 | - | 3,964 sq.ft. | Suite 130 | - | 2,007 sq.ft. |
| <u>Suite 100</u> | - | <u>5,649 sq.ft.</u> | <u>Suite 150</u> | - | <u>8,802 sq.ft.</u> |
| COMBINED | | 9,613 sq.ft. | COMBINED | | 10,809 sq.ft. |

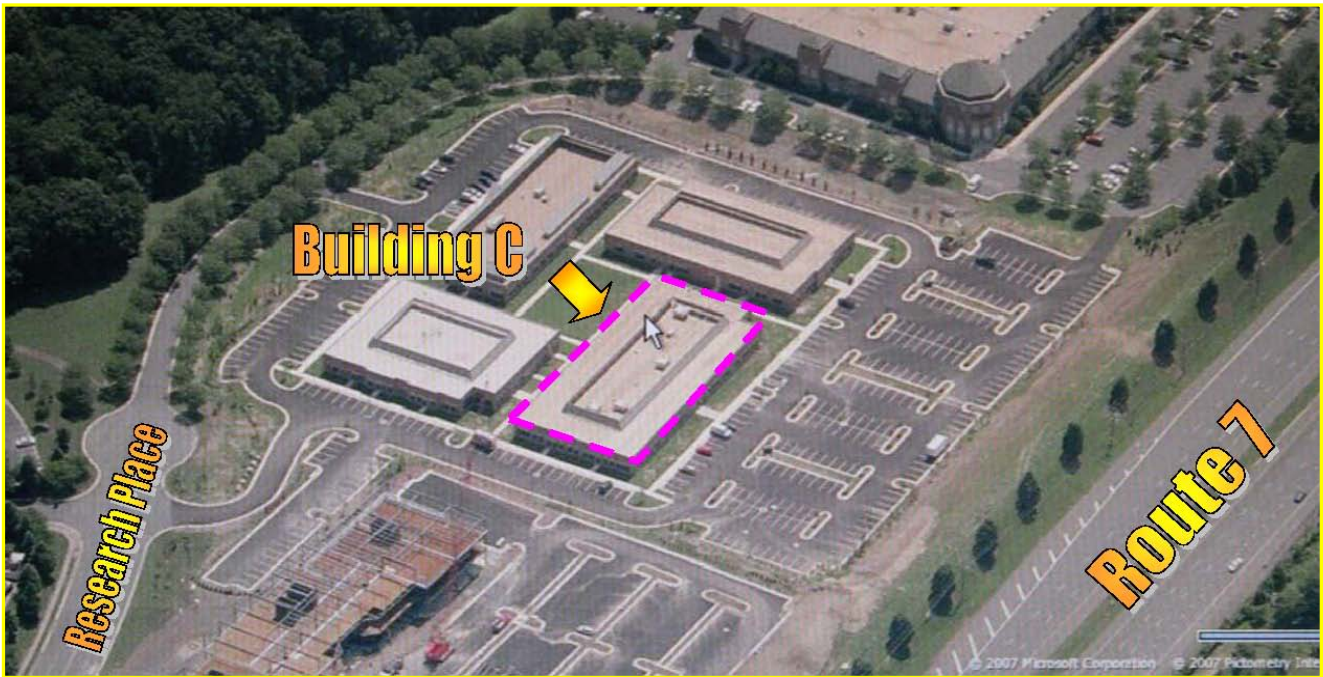


Phil Canada ⚙ (703) 858-9133 x 105

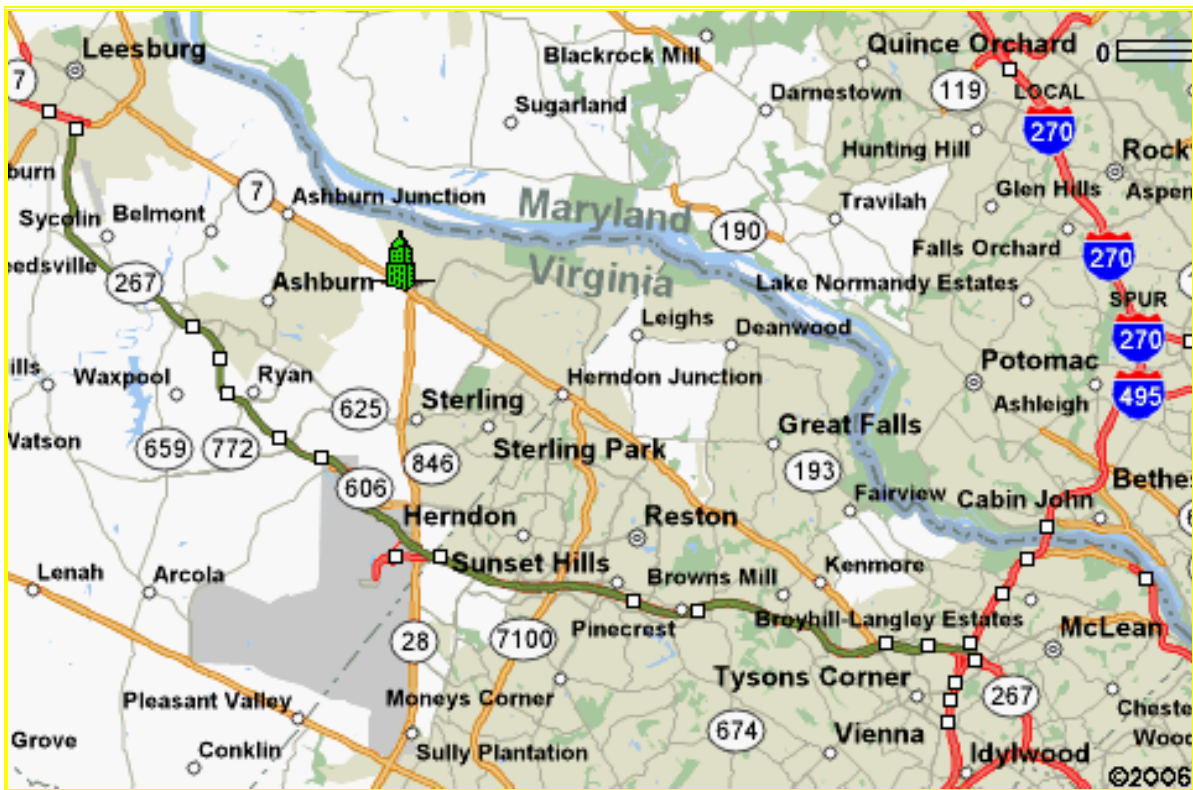
19415 Deerfield Avenue, Lansdowne, VA 20176
(703) 858-9133 x 105 canada@mris.com

University Center Building C
 45195 Research Place
 Ashburn, Virginia 20147





Aerial view looking east from Route 7



Location Map – Proximity to Dulles Airport & Regional Transportation Network

