



Office For Lease

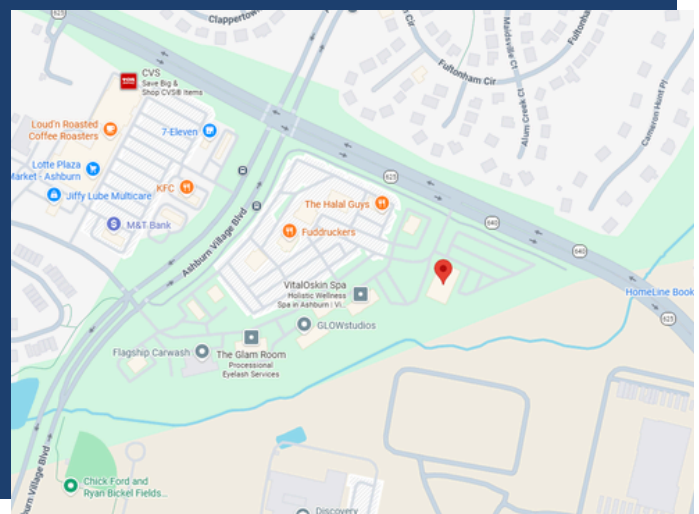
44095 Pipeline Plz,
Ashburn, VA 20147

Suite 200 | 1,459 SF

\$27.50 psf + NNN



This Class A office building is centrally located in Ashburn with convenient access to key routes such as Route 7, Loudon County Parkway, and Dulles International Airport. The office features an excellent window line, providing abundant natural light and bright working environment. This is a rare opportunity to purchase a nicely buildout office in the heart of Ashburn.



Patty I. Brown, CCIM
President / Principal Broker

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703-402-2433

Licensed in VA | MD | D.C.



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Additional Info

- Access to major transportation routes
- Walkable amenities
- Signage
- Central heating and air conditioning
- Multiple offices along with conference room, kitchen, and reception area
- Condo Dues: \$8.84 psf
- Real Estate Taxes: \$2.44 psf



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