

OFFERING MEMORANDUM

(OFF-MARKET OPPORTUNITY – IN-HOUSE MARKETING)

STERLING, VA.—FLEX WAREHOUSE (FOR LEASE)

LEASING OPPORTUNITY

- Prime-location flex warehouse space in Sterling, VA
- Previously occupied as gymnastics facility and art center
- Built and renovated for multipurpose-use (flex-zoned: office, retail, and/or warehouse)
- Over 13,000 square feet office/warehouse space (two-levels)
 - May lease smaller square footage area
 - Open Area (Unit 132: Bottom-Level): 9,000sf
 - Upstairs (Unit 230: Mezzanine w/ small office rooms): 2,500sf
 - Downstairs (Unit 130A: Reception and private room): 800sf
 - Currently 750sf leased to Café (Unit 134)
- Three-loading docks in Unit 132
- Parking space: shared/plenty
- Rapidly growing area with huge economic value
- Average market rental rate: \$23psf plus NNN

Base Rent Lease: Contact Agent

NNN Expense: Contact Agent

Please contact Michael Wu

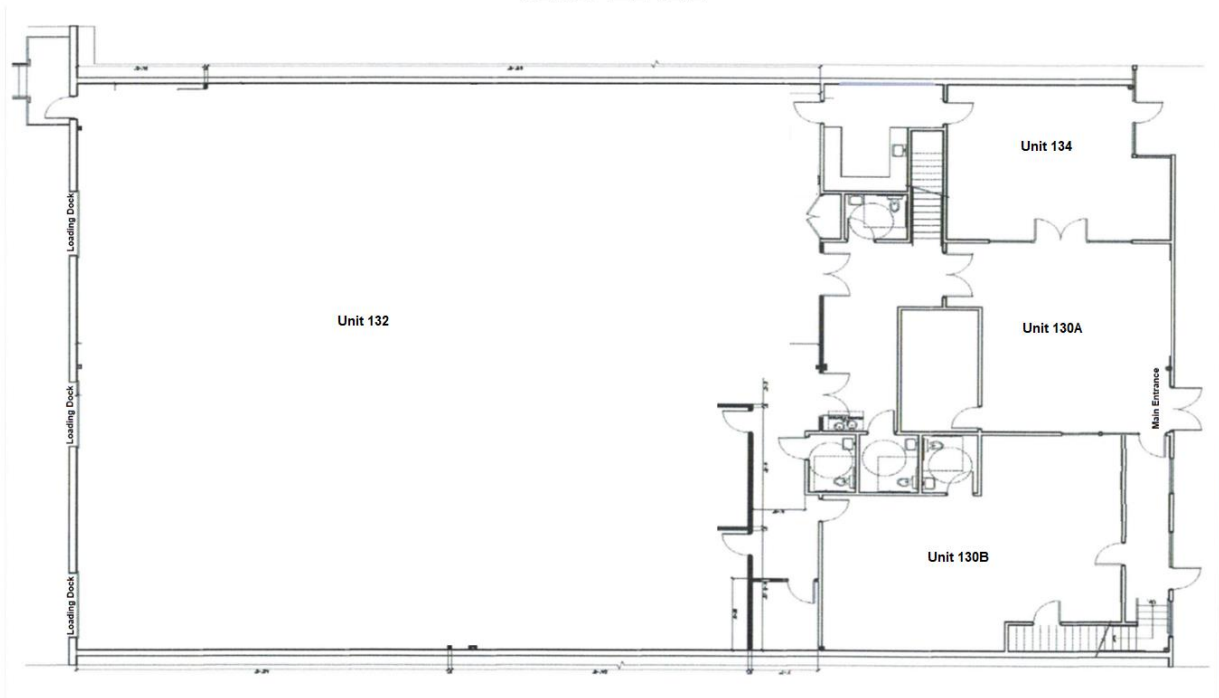
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Floor Plan:

FIRST-LEVEL



SECOND-LEVEL

Mezzanine Floor Plan

