

OFFICE/FLEX SPACE FOR LEASE



Dulles North Corporate Park 5

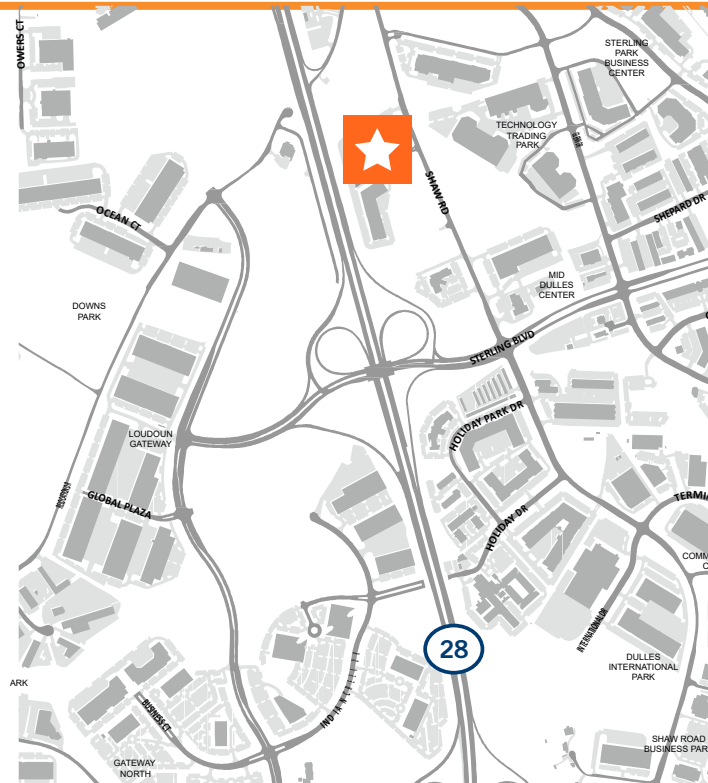
22451 SHAW ROAD | DULLES, VA

AVAILABLE IMMEDIATELY SHELL CONDITION

One-Story - 17,382 SF Available Immediately

Property Highlights

- 14'-15' Clear Height
- Up to 3.0/1,000 Parking Ratio
- PD-IP Zoning (1972)
- Free Shuttle to Dulles International Airport from the Holiday Inn
- Meeting, Conference, and Catering Facilities
- On-Site Holiday Inn, Hampton Inn & Suites, Marriott Towne Place Suites, Marriott Spring Hill Suites and Best Western
- Direct Access to All Major Transportation Routes: Interstate 66, Route 50, Interstate 495, and Route 7



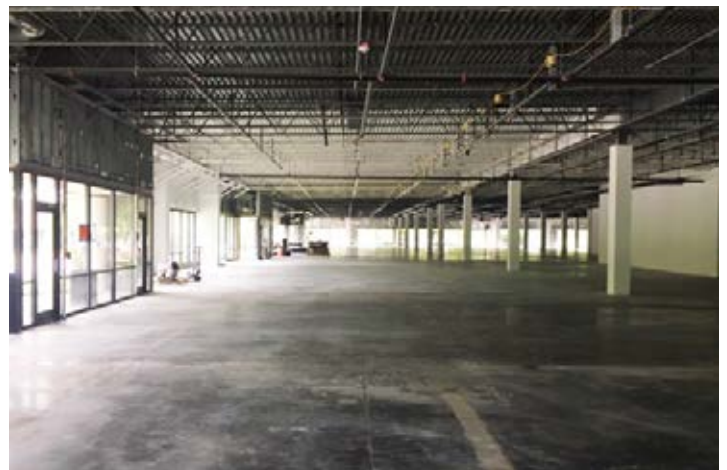
B. F. SAUL COMPANY

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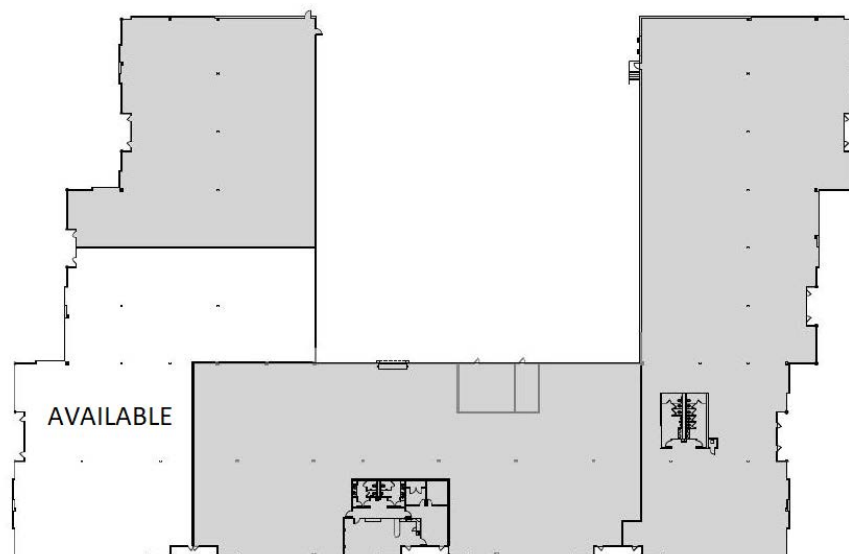
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CUSHMAN & WAKEFIELD

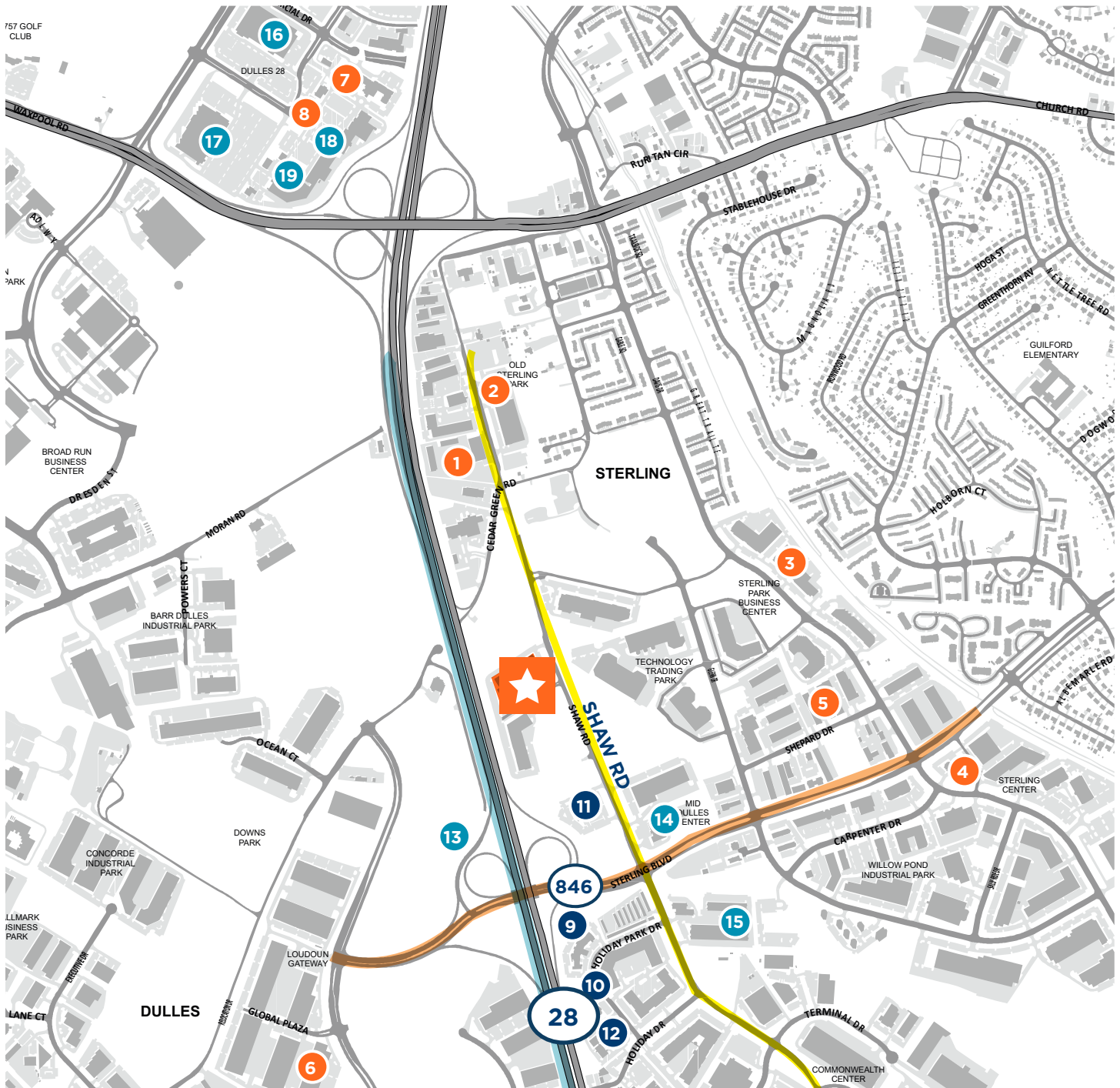
PROPERTY PHOTOS



FLOOR PLAN



NEIGHBORHOOD AMENITY MAP



RESTAURANTS/COFFEE

1. Emilio Brick Oven Pizza
2. Buffalo Wing Café
3. Sweet Signatures
4. The Shrimp Lover of Sterling
5. Romano's Deli Pizzeria
6. BakeCo
7. Buffalo Wild Wings
8. Chick-fil-A

HOTELS

9. Hampton Inn & Suites
10. Best Western Dulles
11. Spring Hill Suites
12. Holiday Inn

FITNESS/CONVEINENCE

13. Planet Fitness
14. Tarsus Movement
15. Be Bold Sign Studio
16. Target
17. Wegmans
18. Petco
19. Fedex Print & Ship



DULLES NORTH



Dulles North Corporate Park 5

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