

PROSPECT BUSINESS CENTER

NEW Attractive Professional Office and Office/Warehouse Suites - Located in One of the Fastest-Growing Markets in the Country

FEATURES AND BENEFITS:

LOCATION:

- Less Than One Mile to Dulles Greenway/Dulles Toll Road and Proposed Future Metrorail Station .
- Quick and Convenient Access to Dulles Airport and Route 28.
- Near Major Employers such as America On-Line, MCI/Verizon, and Dulles Airport.

FACILITY:

1. Office or Office/Warehouse Suites Available.
2. All Brick/Masonry Exterior – more costly than concrete slab tilt-up, but provides the following advantages:
 - a. More attractive and professional appearance.
 - b. Lower long-term maintenance costs – no repainting every few years.
 - c. Exterior wall system provides superior R-19 wall insulation - far exceeds building code minimum and also exceeds insulation value of concrete slab tilt-up construction – means lower utility bills and enhanced employee comfort and productivity.
3. Expansive Window Line:
 - All Suites Feature Attractive Aluminum and Glass Storefronts.
 - One-Inch Insulated Glass with Light Green Tint.
 - Second floor windows provided to add daylight and to enhance 2nd floor mezzanine space.
4. Ample Parking. Overall ratio of Three car parking spaces for each 1,000 square feet of space (Individual Suites vary. Please ask for details).
5. Upgraded Roof Insulation package: 4-inch rigid roof insulation (R-21).
6. Mezzanine capability in most Suites – Efficiently utilize your space by building up. Have built-in expansion capabilities for the future.
7. Professional Office Suites with private entrances, prime frontage and visibility on Moran Road.
8. Office/Warehouse Suites with your choice: Drive-in Doors or Loading Docks.
9. Environmentally Friendly Site: All storm water runoff from paved areas and roof is treated to remove the majority of urban pollutants, such as grease, oil, metals, trash, etc. from entering local streams. State of the Art.
10. Nominal 22 foot clear ceiling height – more storage space, and provides up to 10 foot high 1st floor office ceiling height, and up to 9 foot high second floor ceiling height!
11. Well-lighted building and parking areas.
12. Extensive Landscaping with full Irrigation System.
13. Each Suite includes Finished Handicapped-Accessible Toilet Room, Gas Unit Heater, and Electrical Service, Ready for Occupancy Permit.
14. Professional Development and Management by Firm having over 30 years of experience developing commercial office/flex/warehouse facilities in Northern Virginia.

SALES AND LEASING BY:
INVESTIN REAL ESTATE SERVICES, INC.

PLEASE CALL:
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