

1

44121 Harry Byrd Hwy



44121 Harry Byrd Hwy, Ashburn, VA 20147

Rental Rate	\$15.00 /SF/Yr
Property Type	Office
Property Sub-type	Medical
Building Class	A
Rentable Building Area	57,649 SF
Year Built	2006
Walk Score ®	12 (Car-Dependent)
Rental Rate Mo	\$1.25 USD/SF/Mo

2

44121 Harry Byrd Highway



44121 Harry Byrd Hwy, Ashburn, VA 20147

Price	\$549,000
Unit Size	2,414 SF
No. Units	1
Total Building Size	57,649 SF
Property Type	Office
Property Sub-type	Medical
Sale Type	Owner User
Building Class	A
Floors	2
Typical Floor Size	32,755 SF
Year Built	2006
Lot Size	4.89 AC
Parking Ratio	3.7/1,000 SF
Walk Score ®	12 (Car-Dependent)

3

Belmont Ridge 19817



19817 Belmont Ridge Rd, Ashburn, VA 20147

Price	\$6,995,000
Property Type	Land
Property Sub-type	Commercial
Proposed Use	Commercial
Sale Type	Investment
Total Lot Size	28.53 AC
No. Lots	1
Zoning Description	PDGI/A3
APN / Parcel ID	114-35-5868



	Property Address	Price/Rental Rate	Property Type	Subtype
1	44121 Harry Byrd Hwy, Ashburn, VA	\$15.00 /SF/Yr	Office	Medical
2	44121 Harry Byrd Hwy, Ashburn, VA	\$549,000	Office	Medical
3	19817 Belmont Ridge Rd, Ashburn, VA	\$6,995,000	Land	Commercial