



LANSDOWNE
Real Estate Company

SPECIAL OFFERING!!
UNIVERSITY CENTER OFFICE CONDOS

Property: University Center
45189 Research Place, Building A
Ashburn, VA 20147



Zoning: PD-RDP, Planned Development, Research & Development Park
(Potential for office, medical, wet labs, R&D, civic and more!)

- Status:
- ⊗ Shell completed – ready for space planning!
 - ⊗ Investors Welcome!
 - ⊗ 1-story building; each unit with separate entrances.
 - ⊗ Units available individually or in combination with other units.
 - ⊗ 1,552 to 8,560 rentable sq.ft. (2.3% Core Factor).
 - ⊗ Parking Ratio 4.9 / 1,000!
 - ⊗ Building Signage Available!

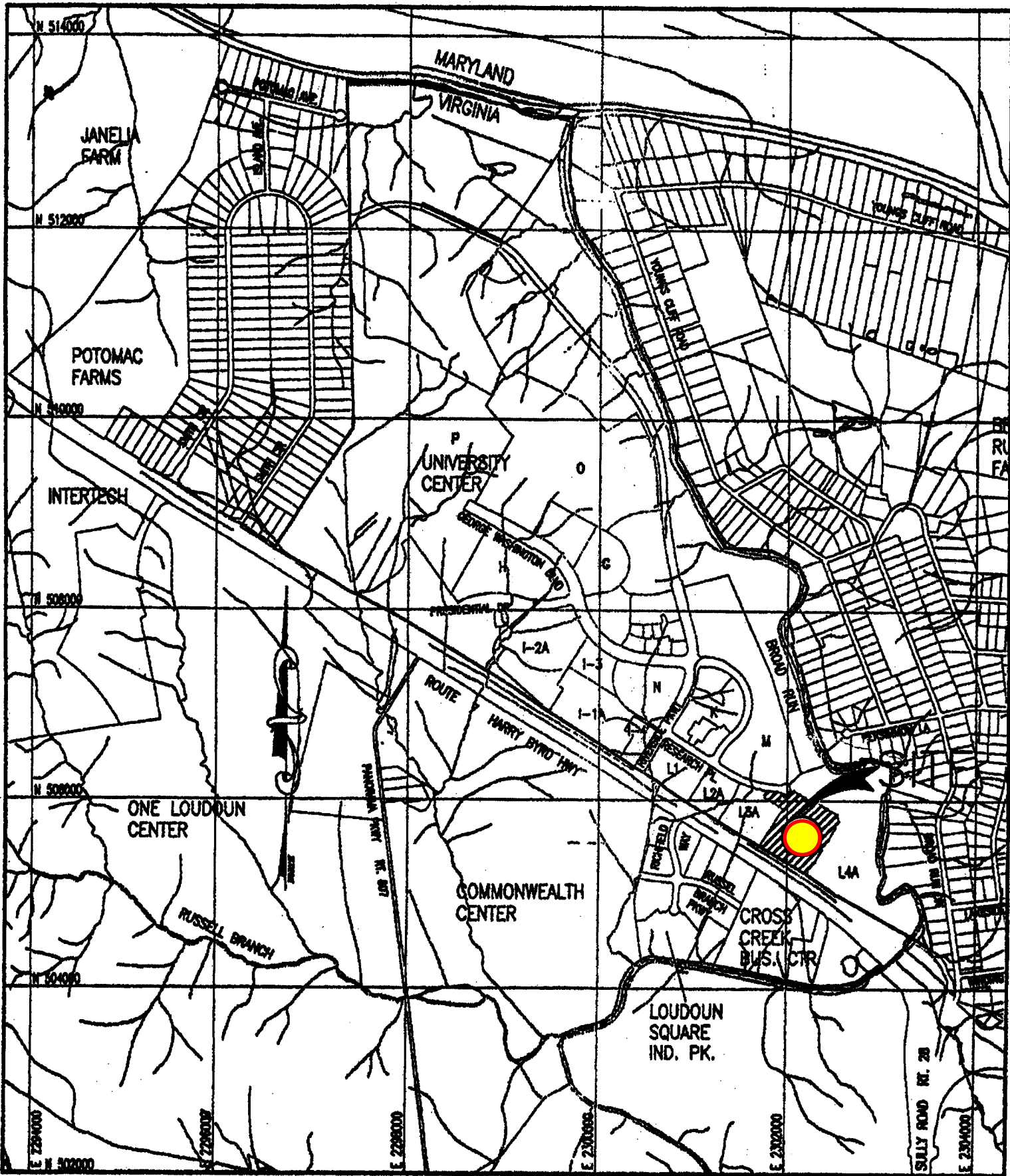
List Price: ⊗ **PRICE REDUCED FOR SPECIAL OFFER:**
For Sale @ \$250/sq.ft., or, For Lease @ \$19/sq.ft. NNN!!

⊗ \$30/sq.ft. TI allowance.

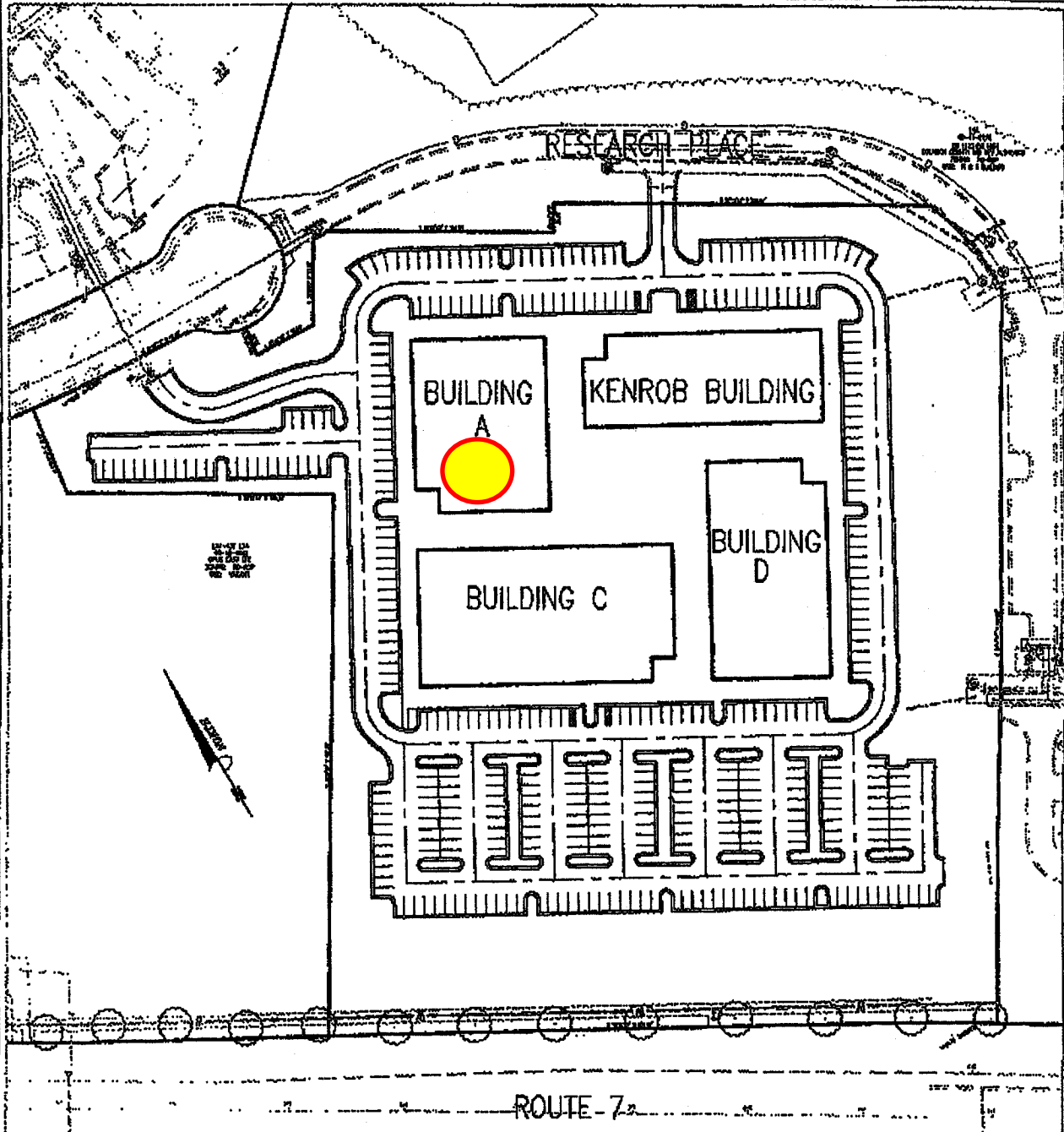
<u>Unit</u>	<u>Useable sq.ft.</u>	<u>Gross Sq.ft.</u>	<u>Status</u>
A-1	1,744 sq.ft.	1,785 sq.ft.	For Sale or Lease
A-4	5,103 sq.ft.	5,223 sq.ft.	For Sale or Lease
A-6	<u>1,516 sq.ft.</u>	<u>1,552 sq.ft.</u>	For Sale or Lease
Combined	<u>8,363 sq.ft.</u>	<u>8,560 sq.ft.</u>	

Contact: Phil Canada Phone: 703-858-9133 x 105
Fax: 703-858-9337

19415 Deerfield Avenue, Lansdowne, VA 20176
(703) 858-9133 x 105 canada@mris.com



VICINITY MAP



DWG: P:\2932-UNIVERSITY CENTER PARCEL (48\2932-01-001\ENGINEERING\EXHIBITS SCALE: NTS 04/27/04

Bowman
CONSULTING

UNIVERSITY CENTER
OFFICE CONDOMINIUM
LOUDOUN COUNTY VIRGINIA

Bowman Consulting Group, Ltd.
101 South Street, S. E.
Leesburg, Virginia 20175
Phone: (703) 484-1000
Fax: (703) 481-8410
www.bowmanconsulting.com

MANEKIN, LLC
7470 NEW TECHNOLOGY WAY, SUITE B
FREDERICK, MD 21703
301-824-1166

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