

# FOR LEASE OFFICE & MEDICAL SUITES

44110 ASHBURN VILLAGE SHOPPING PLAZA, ASHBURN, VA 20147



**AVAILABLE: 2ND FLOOR OFFICE & MEDICAL SUITES WITH ELEVATOR ACCESS**

- SUITE 211 - 2,031 SF - FORMER DENTAL FIRM SUITE AVAILABLE FOR SPECIALIZED DENTISTRY
- SUITE 216 - 1,033 SF - OFFICE LAYOUT (AVAILABLE JANUARY 2026)
- SUITE 237 - 3,189 SF - FORMER MEDICAL OFFICE

**RATE: \$26.00 FULL SERVICE**

**ASHBURN VILLAGE SHOPPING PLAZA**

- LOCATED IN THE HEART OF THE RAPIDLY GROWING AND AFFLUENT RESIDENTIAL COMMUNITY
- GREAT WALKABLE AMENITY BASE WITH GROCERY, BANK, GAS STATION, CHILD CARE, RESTAURANTS, AND DOCTOR OFFICES
- CONVENIENT LOCATION WITH EASY ACCESS TO MAJOR ROADS

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703-544-1013 · EXT 118

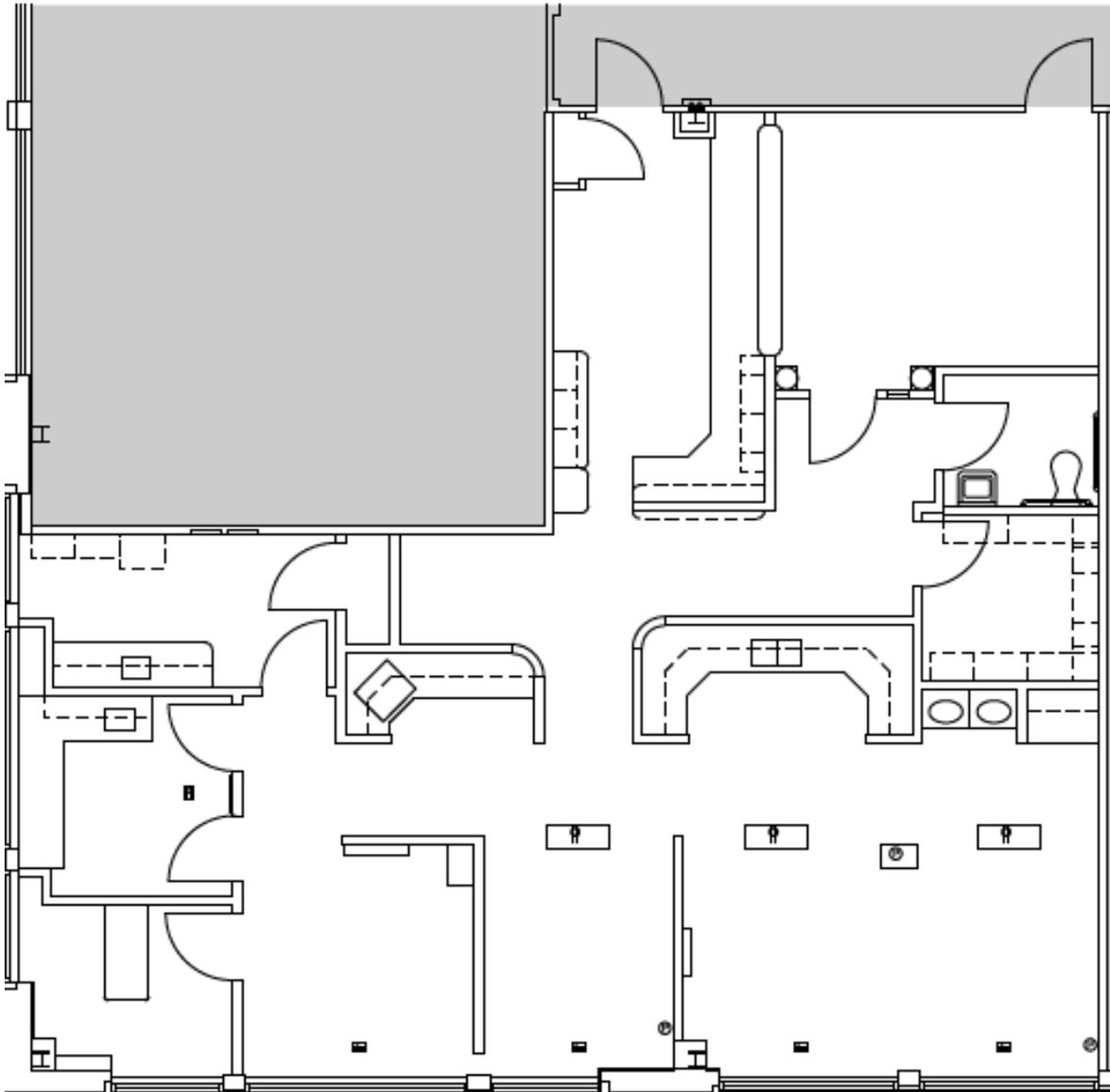
Exclusive Listing By:

**CGR**  
COMMERCIAL GROUP REALTY  
[www.cgr-inc.com](http://www.cgr-inc.com)

# SUITE 211 FLOORPLAN – 2,031 RSF

## FORMER DENTAL FIRM SUITE

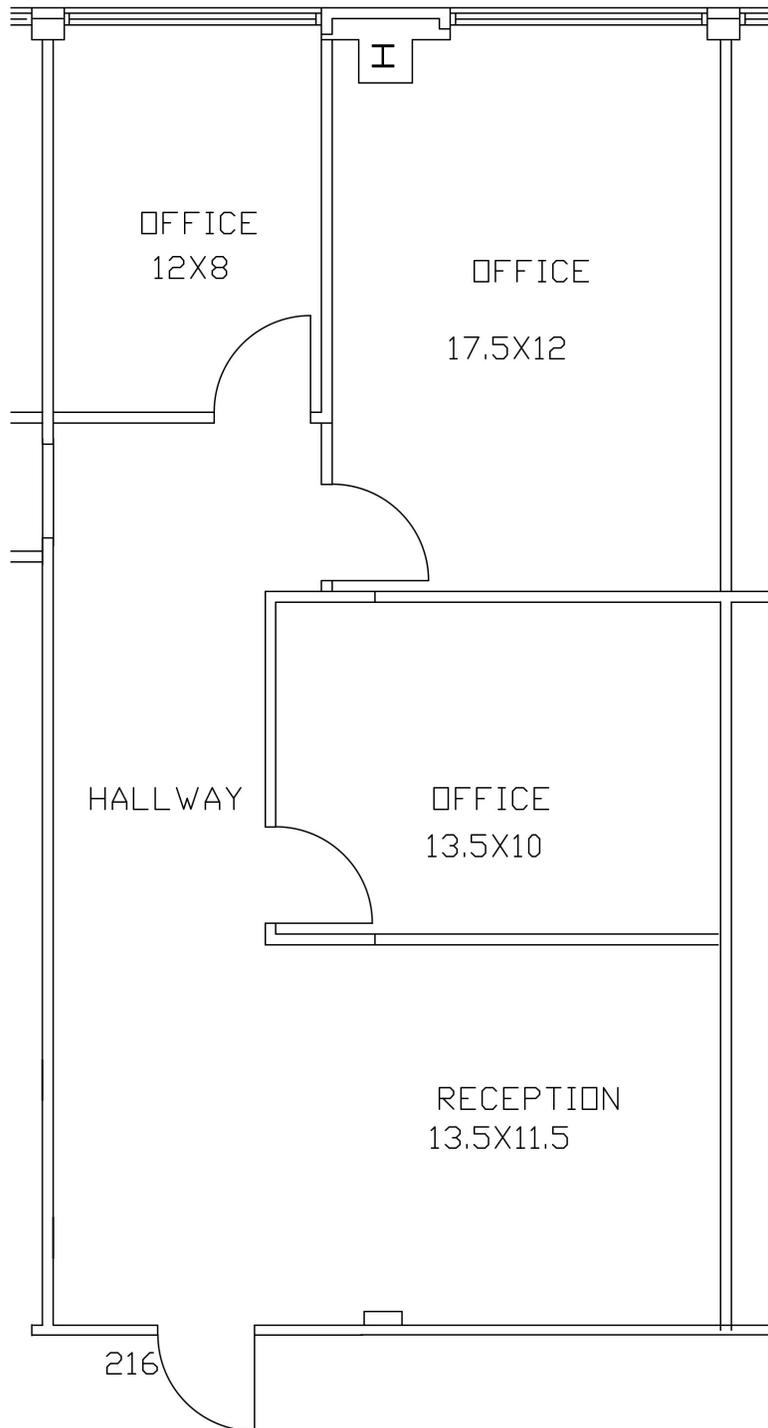
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# SUITE 216 FLOORPLAN – 1,033 RSF

## OFFICE LAYOUT

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# SUITE 237 FLOORPLAN – 3,189 RSF

## FORMER MEDICAL OFFICE

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