

NORTHPOINTE F

44880 FALCON PLACE | DULLES, VA

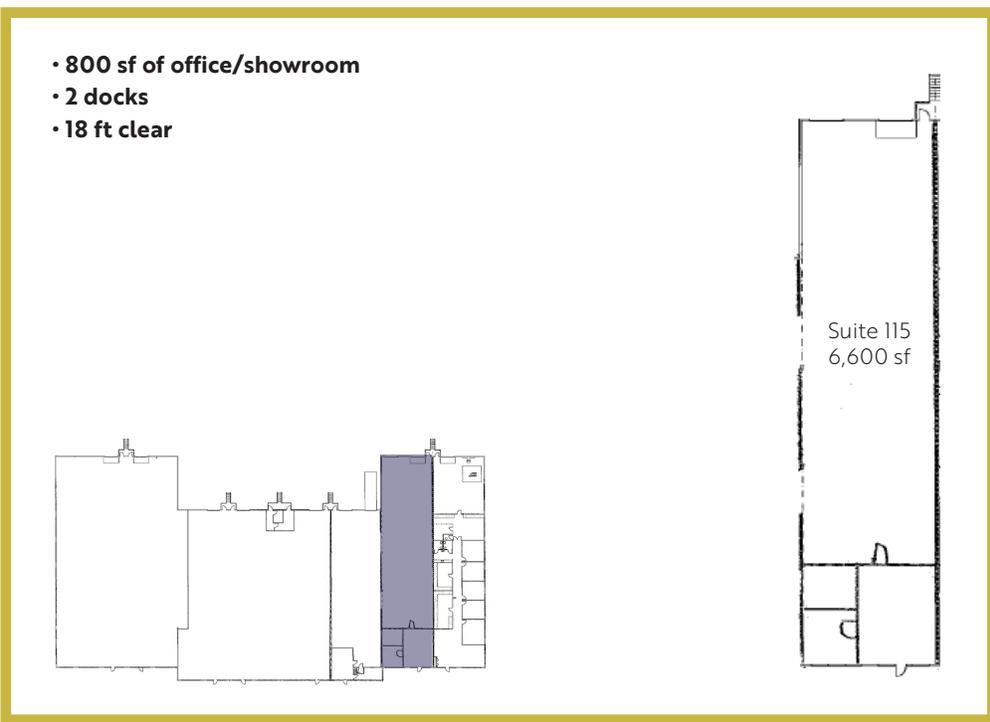
Building Summary

- Tractor trailer loading in rear with wide truck court
- Dock and drive-in rear loading
- Business Park atmosphere

Availability

Suite 115:

- 6,600 SF
- Immediately available



THE VELSOR COMPANIES

Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

NORTHPOINTE F

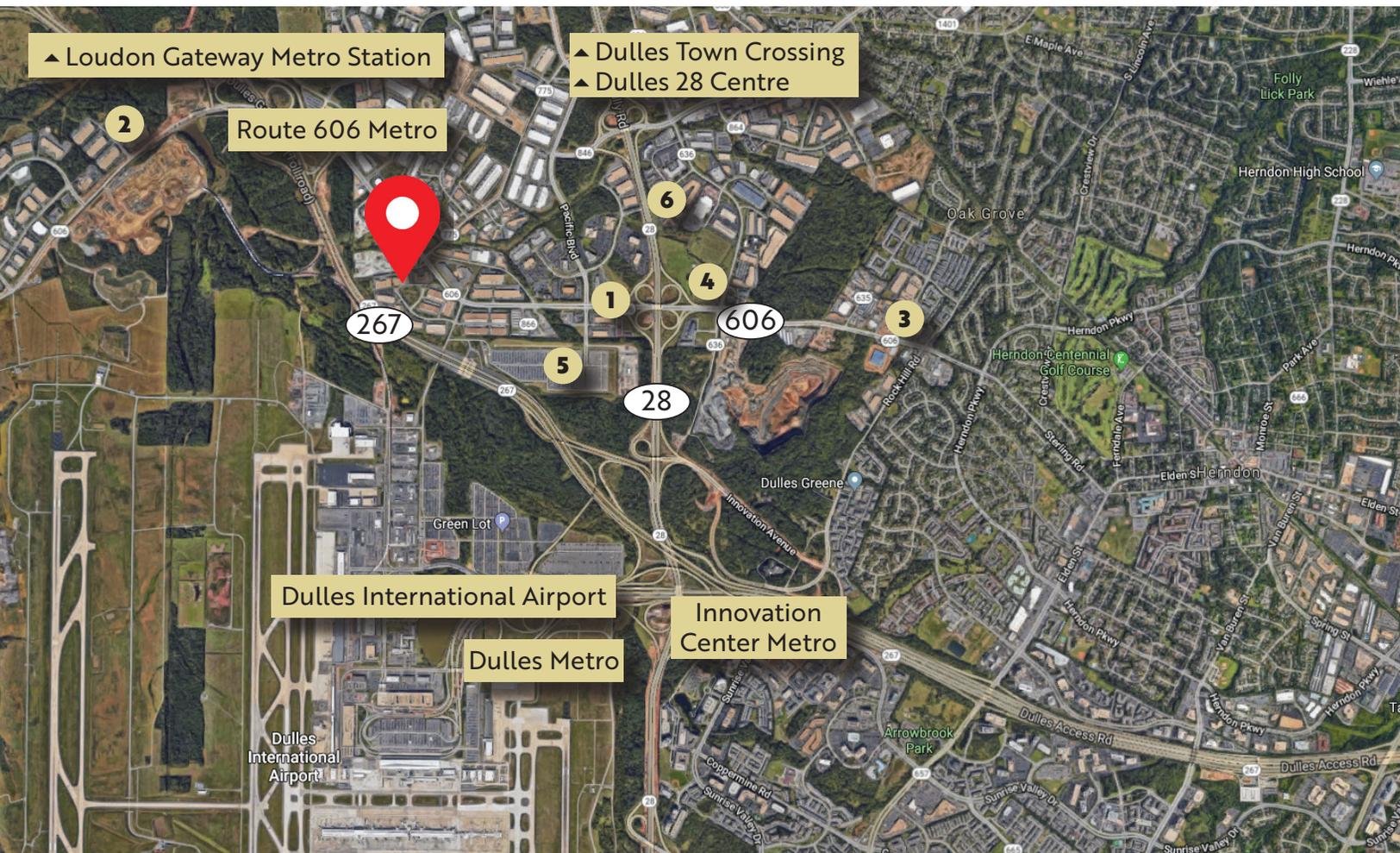
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Location Highlights

- Direct access to Route 606, Route 267 and Route 28
- 1/4 mile from Dulles International Airport north gate
- One mile from Loudoun Gateway Metro Station
- Proximate to numerous retail Developments:
 - Dulles 28 Centre (2.5 miles)
 - Dulles Town Crossing (4 miles)

In the Area...

- 1 Cracker Barrel
- 2 Cardinal Bakery
- 3 Dunkin Donuts
- 4 Burger King
- 5 Exxon
- 6 Shell



LEASING INFORMATION:
leasing@cambridgeus.com
703.925.5213

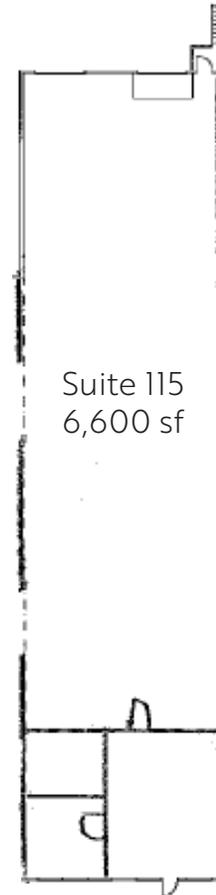
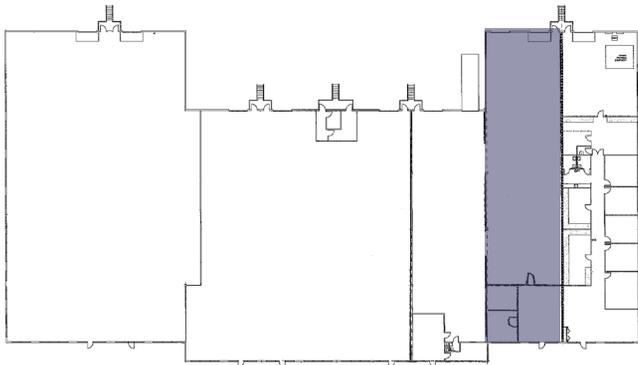
+Ingo Mayr, CCIM
+William B. Czekaj
+Katherine C. Freehof

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Suite 115
6,600 sf

- 800 sf of office/showroom
- 2 docks
- 18 ft clear



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