

# PLUG & PLAY SUITE AVAILABLE FOR LEASE



## University Professional Center 45155 Research Place, Ashburn, VA 20147

### Information:

**Suites:** 300  
**Size:** 18,347 sq. ft.  
**Rental:** \$21.00 Net of Utilities  
**Available:** Immediately  
**Term:** 3 — 10 Years

### Features:

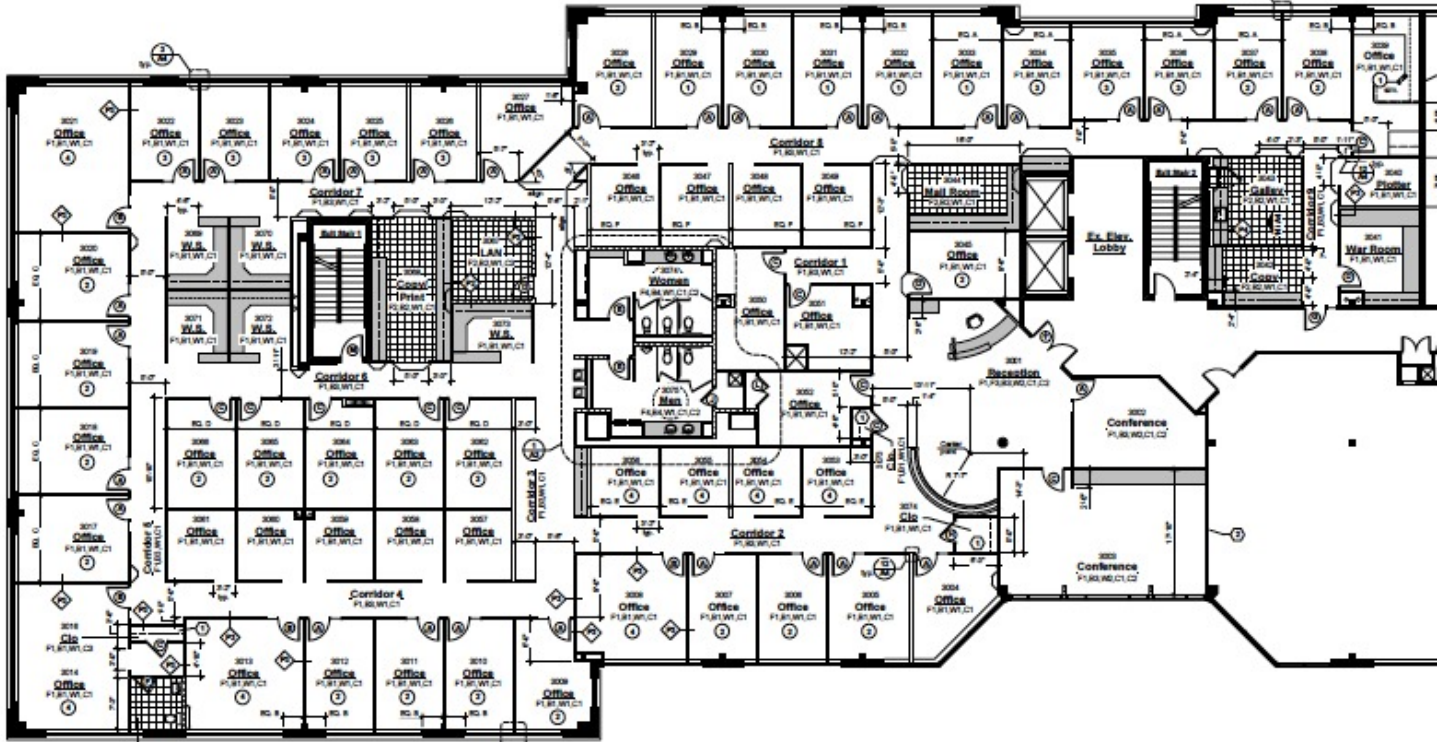
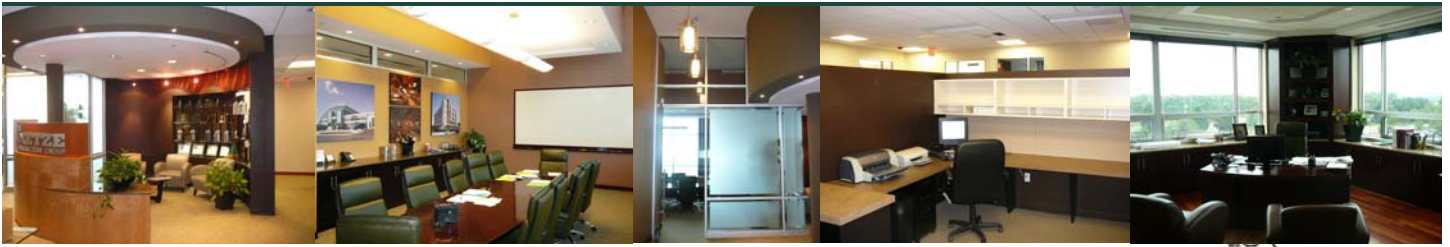
- Plug & Play office space
- Beautifully appointed suite (See attached pictures)
- Elevator lobby exposure
- Signage rights available on Route 7.
- Option to purchase available.

**For More Information Please Contact:** Philip E. Meany  
Sharon M. Oliver  
Martin P. Griffin  
703.448.9400

**MEANY & OLIVER**  
Real Estate Brokerage, Consulting & Investment

The information above has been obtained from sources believed reliable, Meany & Oliver Companies makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes to price or conditions prior to sale or lease, or withdrawal without notice.

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45155 Research Place, Ashburn, VA**



**Reception Area**



**Main Conference Room (Photo 1)**



**Main Conference Room (Photo 2)**



**Main Conference Room (Photo 3)**

**University Professional Center  
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**Executive Office # 1**



**Executive Office # 2**



**Executive Office # 1 - Private Bathroom**



**Executive Office # 2**

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**Typical Exterior Office**



**Typical Interior Office**



**Built-in Workstation**



**Built-in Workstation Cabinets**

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**Extensive use of glass throughout the entire space**

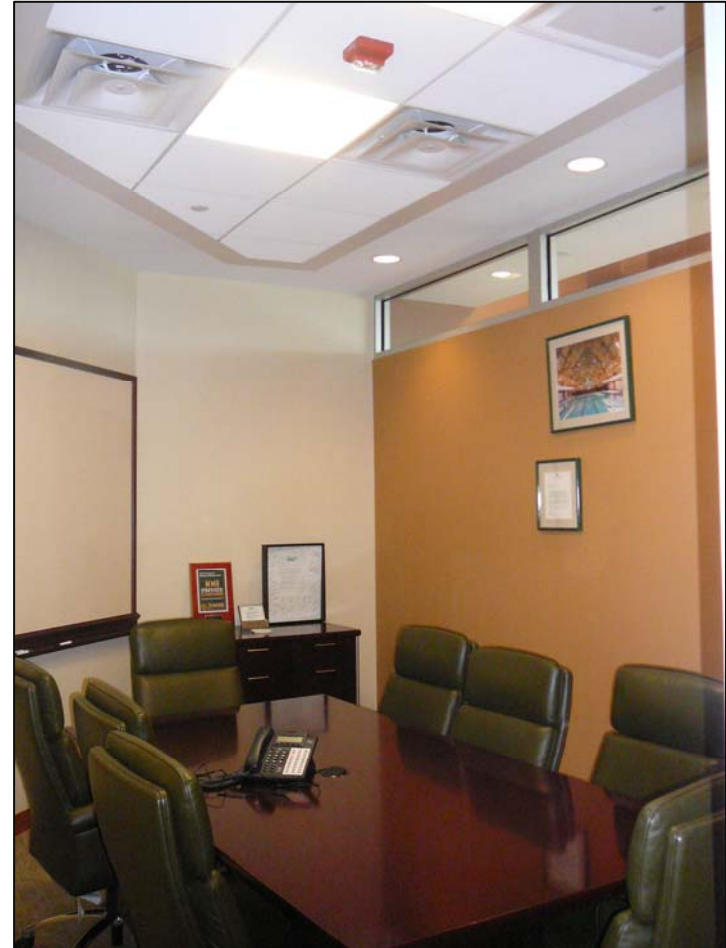


**Tenant work areas**

**University Professional Center  
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**Kitchen**



**Conference Room # 2**