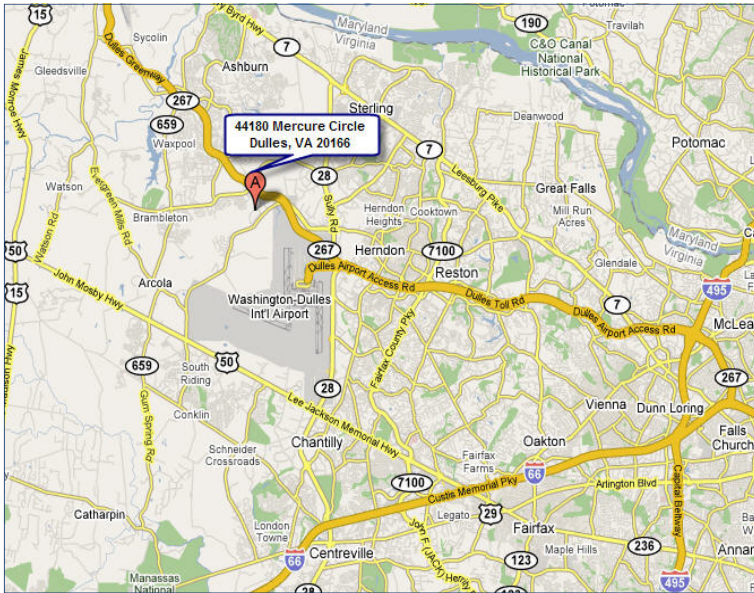


**Mercure Business Center
44180 Mercure Circle**

Dulles, VA 20166



New Tilt-Up Construction

Building Specifications

- 51,200 sf w/ 8,700 SF Build Out
- 24' - 0" Clear Interior Height
- (4) 15 x 55 Loading Bays
- Parking: 91 Spaces
- Zoning: PD-GI Industrial/Flex

For more information please contact:

Cris Abramson
cda@prestonpartners.com
Direct dial: (443) 535-4050

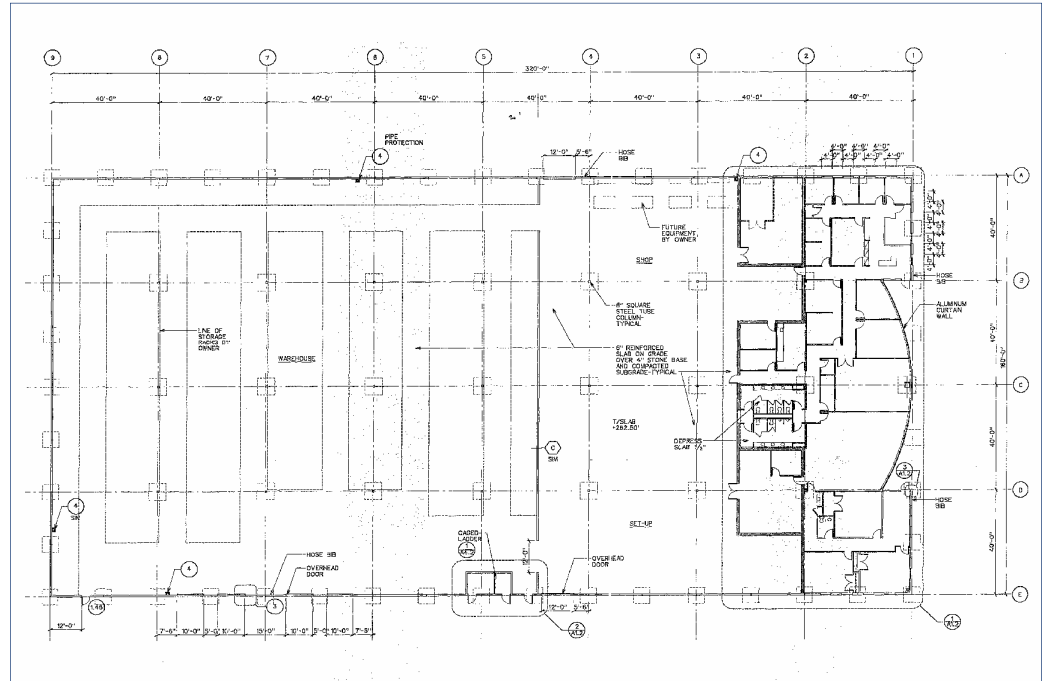
Athan T. Sunderland, SIOR
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Danielle K. Schline
dks@prestonpartners.com
Direct dial: (443) 535-4031

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44180 Mercure Circle**

Dulles, VA 20166

- Great User Opportunity
- Built in 2005
- Modern Office Finish
- Sought After Dulles Location



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