



# 45745 NOKES BLVD

STERLING, VA 20166

AT DULLES TOWN CENTER

  
STREAM

# FLEX SPACE FOR LEASE

UPSCALE SPACE & FLEXIBLE DESIGN



**UNBEATABLE  
LOCATION**



**FLEXIBLE SPACE FOR  
VARIETY OF TENANTS**



**OUTSTANDING  
VISIBILITY**

## BUILDING FEATURES

<b>Building size:</b>	95,000 RSF
<b>Year Built:</b>	2001
<b>Zoning:</b>	PDIP
<b>Construction Type:</b>	CMU & Brick Veneer
<b>Ceiling Height:</b>	16' clear
<b>Column Spacing:</b>	40' x 40'
<b>Parking:</b>	150 surface spaces Ratio of 4/1,000 SF



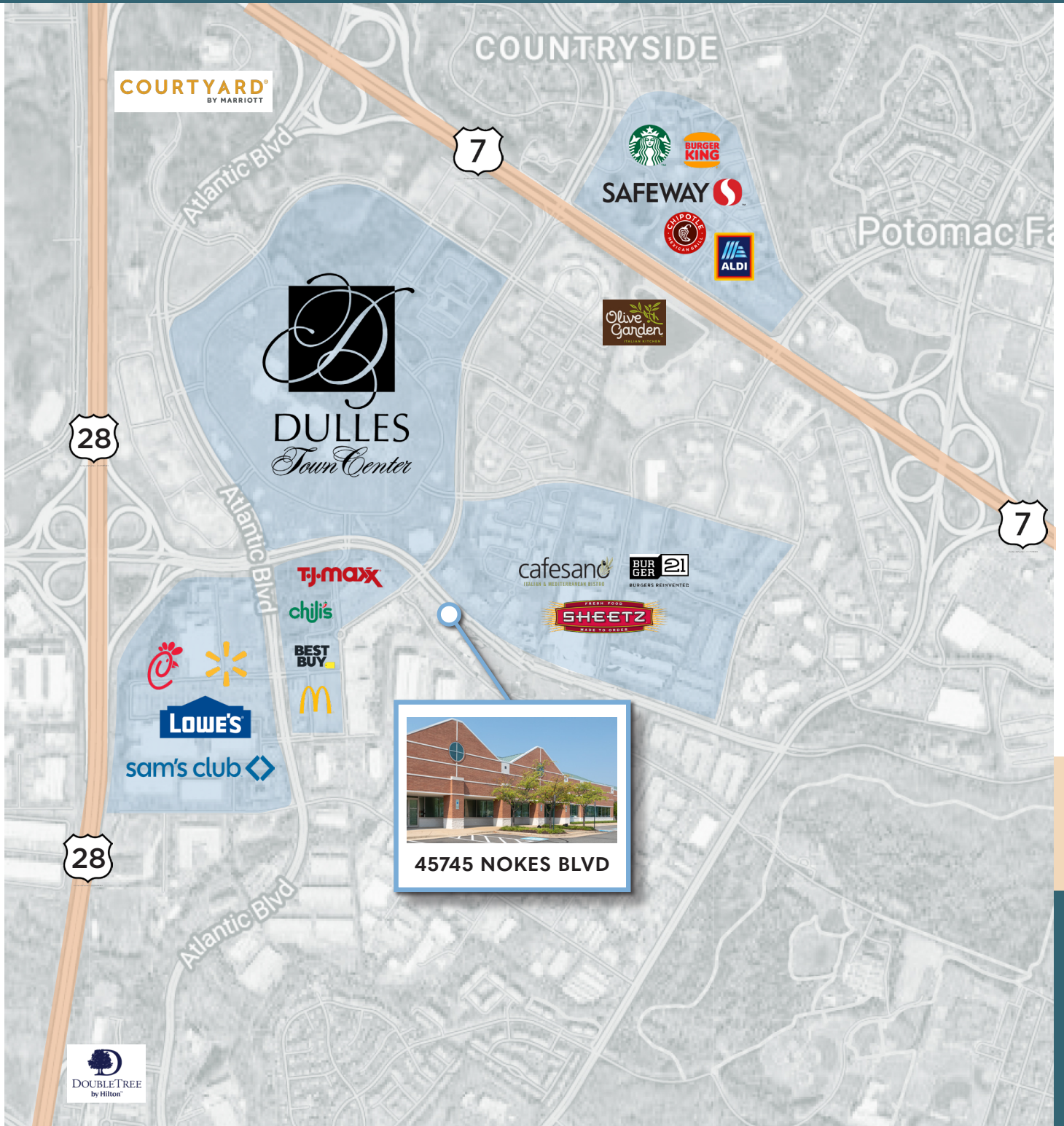
# PRIME LOCATION

AT DULLES TOWN CENTER



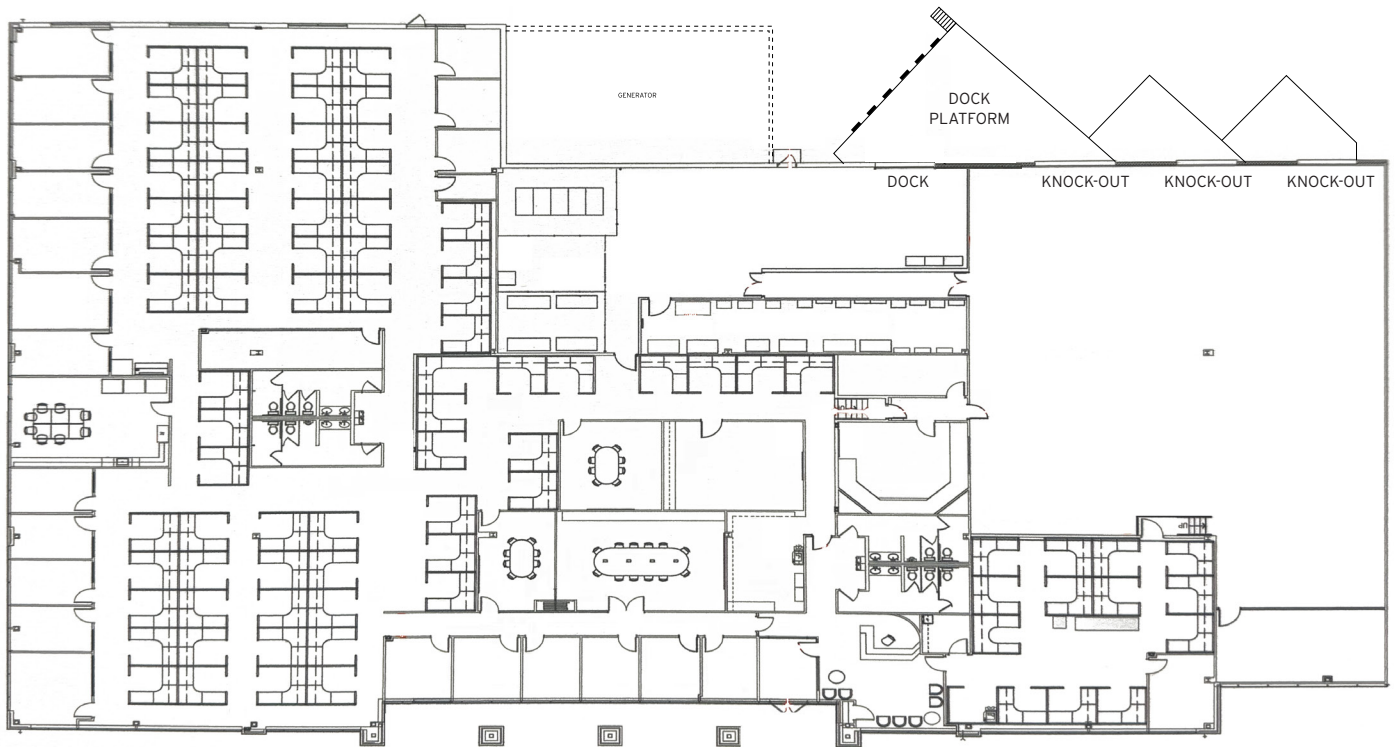
# AMENITIES

AT DULLES TOWN CENTER



# AVAILABILITIES

SUITE 001 | 30,220 SF



## TAKE A TOUR

**CAULLEY DERINGER**

703.705.2907

[caulley.deringer@streamrealty.com](mailto:caulley.deringer@streamrealty.com)

**STEVE CLOUD**

703.705.2918

[steve.cloud@streamrealty.com](mailto:steve.cloud@streamrealty.com)

**ANDREW HASSETT**

703.705.2921

[andrew.hassett@streamrealty.com](mailto:andrew.hassett@streamrealty.com)

45745 NOKES BLVD



# Get in Contact

## CAULLEY DERINGER

703.705.2907

[caulley.deringer@streamrealty.com](mailto:caulley.deringer@streamrealty.com)

## STEVE CLOUD

703.705.2918

[steve.cloud@streamrealty.com](mailto:steve.cloud@streamrealty.com)

## ANDREW HASSETT

703.705.2921

[andrew.hassett@streamrealty.com](mailto:andrew.hassett@streamrealty.com)



Copyright © 2024 Stream Realty Partners, All rights reserved.

The information contained herein was obtained from sources believed reliable; however, Stream Realty Partners, L.P. make no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change of price, or conditions, prior sale or lease, or withdrawal without notice.