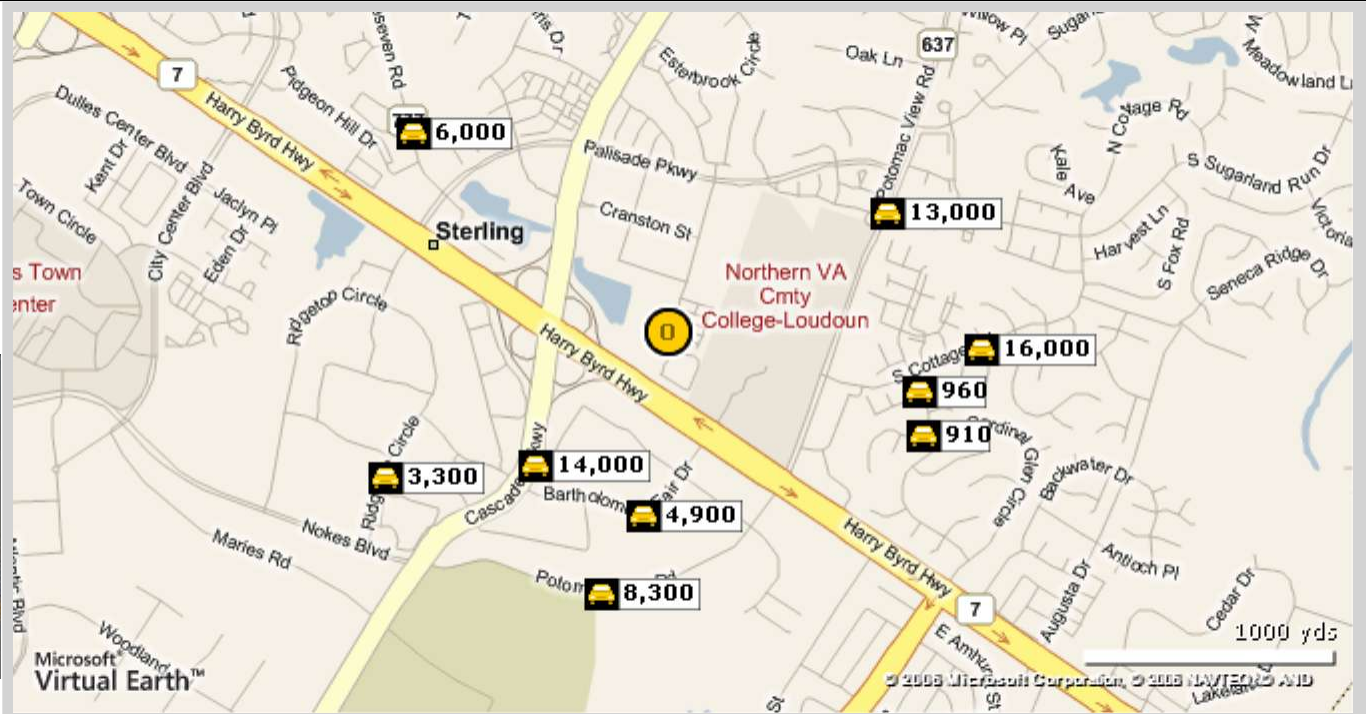


# Traffic Count Report

## Cascades Office Center

21165 Whitfield Pl, Sterling, VA 20164

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **18,973 SF**  
 Typical Floor: **9,486 SF**  
 Total Available: **3,028 SF**  
 % Leased: **84.04%**  
 Rent/SF/Yr: **\$18.37**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bartholomew Fair Dr	Potomac Run Plz	0.13 NE	2005	4,900	AADT	.43
2 Bartholomew Fair Dr	Woodshire Dr	0.14 W	2005	4,900	AADT	.43
3 Cascades Pkwy	Woodshire Dr	0.05 SW	2007	14,000	AADT	.44
4 Potomac View Rd	River Meadows Te	0.04 SW	2007	13,000	AADT	.57
5 Mirror Ridge Pl	S Cottage Rd	0.03 NW	2005	960	AADT	.60
6 Potomac View Rd	Cascades Pkwy	0.41 W	2007	8,300	AADT	.63
7 Mirror Ridge Pl	Baskin Ct	0.05 N	2005	910	AADT	.63
8 S Cottage Rd	Aaron Ct	0.01 NE	2005	16,000	AADT	.72
9 Ridgetop Cir	Horseshoe Dr	0.04 NE	2005	3,300	AADT	.73
10 Tripleseven Rd	Regal Plz	0.02 N	2005	6,000	AADT	.74