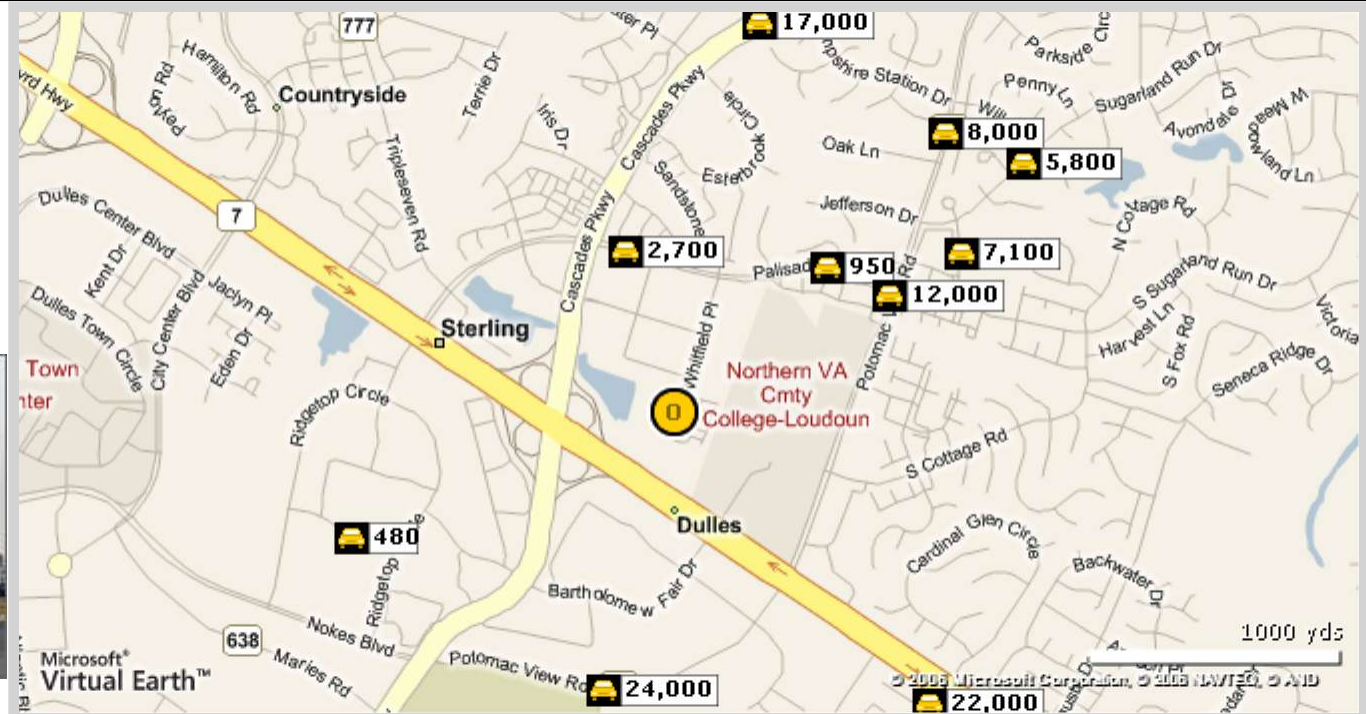


Traffic Count Report

Cascades Office Center

21165 Whitfield Pl, Sterling, VA 20164

Building Type: **Class C Office**
 Class: **C**
 RBA: **17,395 SF**
 Typical Floor: **9,465 SF**
 Total Available: **3,165 SF**
 % Leased: **81.81%**
 Rent/SF/Yr: **\$16.06**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Palisade Pky	Sonoma Way	0.07 E	2000	2,700	AADT	.39
2	Palisade Pky	Nerine Ct	0.13 W	2000	950	AADT	.49
3	Riverwood Ter	Stanmoor Ter	0.11 W	2002	12,000	AADT	.57
4	Potomac View Rd	Nokes Blvd	0.41 W	2002	24,000	AADT	.66
5	Sugarland Run Dr	Abbey Cir	0.07 N	2002	7,100	AADT	.76
6	Horseshoe Dr		0.00	2002	480	AADT	.80
7	Winchester Dr	N Amelia St	0.17 NW	2000	22,000	AADT	.90
8	Potomac View Rd	Hampshire Station Dr	0.07 N	2002	8,000	AADT	.90
9	Cascades Pky	Hampshire Station Dr	0.13 NE	2002	17,000	AADT	.92
10	Sugarland Run Dr	Richland Cir	0.04 SW	2002	5,800	AADT	.99