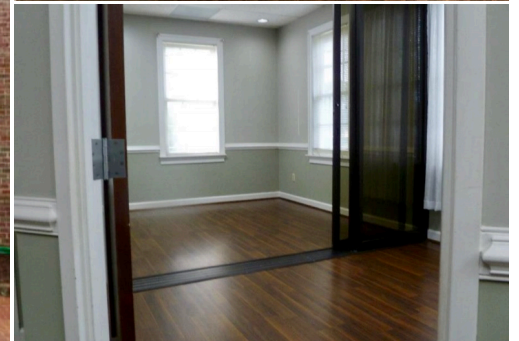


# 12531 Clipper Drive

## Woodbridge, Va 22192



## *OAKS I OFFICE BUILDING*

A prominent office building located at the signalized intersection of Clipper Drive and Old Bridge Road in Woodbridge, VA. Conveniently located approximately 1.5 miles from Exit 160 on Interstate 95 and at the entrance to the Lake Ridge Community.

### **Building Features:**

- Ready to move in
- Great corner lot visibility
- No CAM (Common Area Maintenance) Charges
- Monument signage for the 1st and 2nd floor suites
- Slightly over a mile to I-95
- Free onsite parking

Jyoti Gupta  
Cell: 424-603-1985  
Email: [jyotiagent@gmail.com](mailto:jyotiagent@gmail.com)

239 Warrenton Rd,  
Fredericksburg, VA 22405



A full-service office space that has been completely remodeled with brand new carpeting, paint and hardwood flooring. 53,000 vehicles per day average annual daily traffic according to a Virginia Department of Transportation 2019 traffic study.

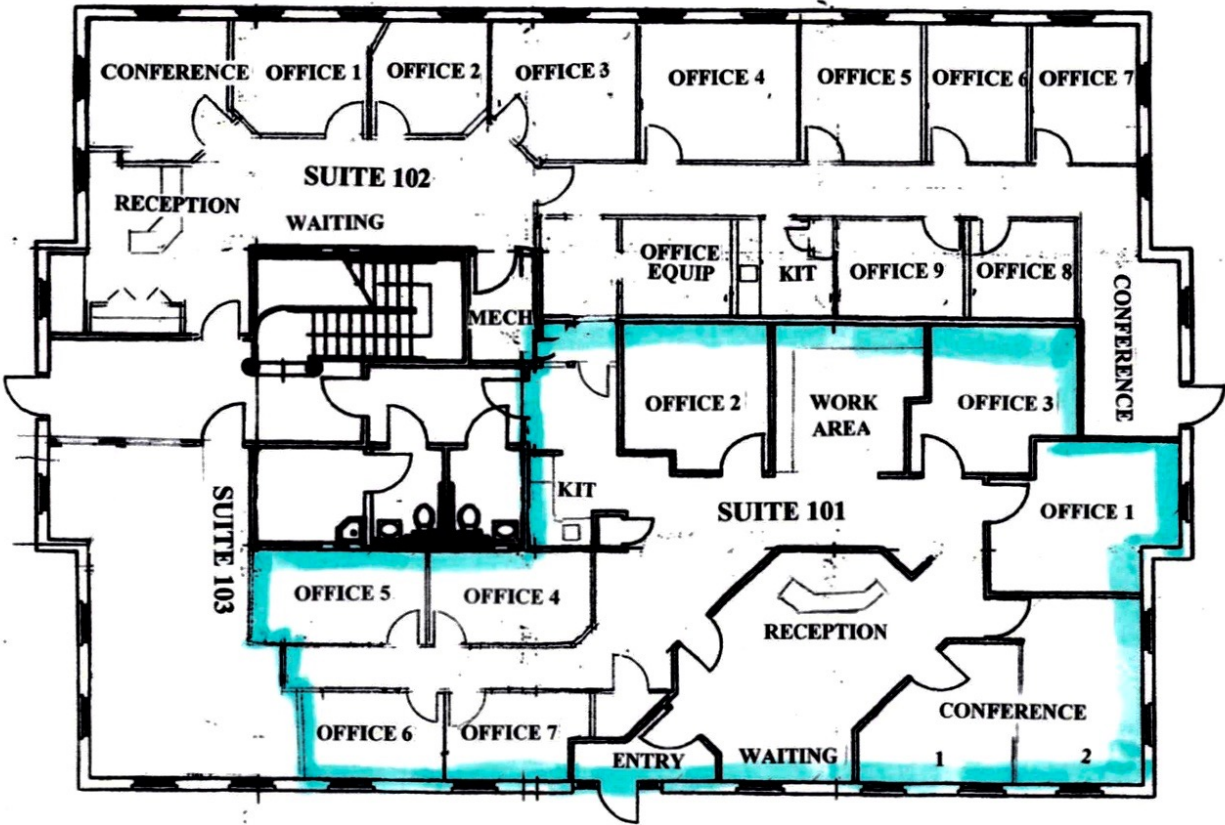
## **OAKS I OFFICE BUILDING**

Jyoti Gupta  
Cell: 424-603-1985  
Email: [jyotiagent@gmail.com](mailto:jyotiagent@gmail.com)

239 Warrenton Rd,  
Fredericksburg, VA 22405

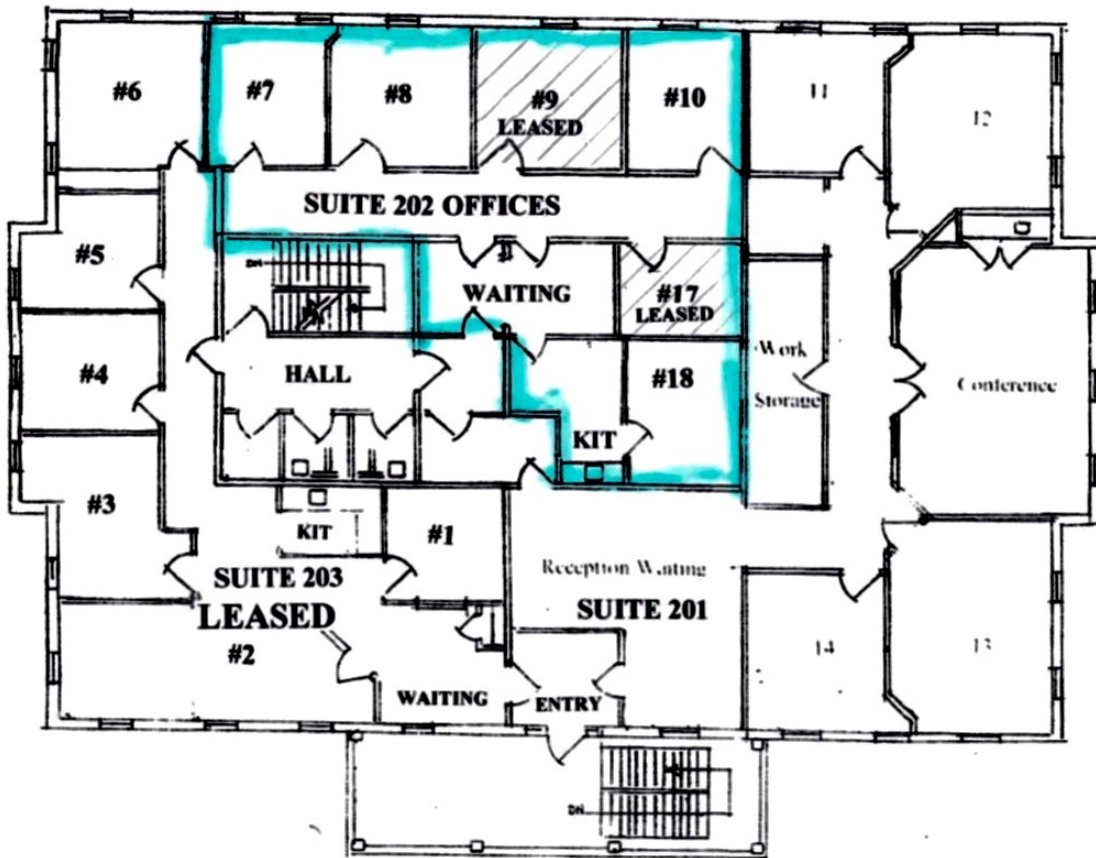
### **Lease Terms:**

- Suite 101 is offered at \$4,550.00 / month full-service (\$22.42 / RSF)
- Suite 202 is offered at \$1,985.00 / month full-service (\$20.00 / RSF)
- Individual offices are available at \$750.00 / month with a minimum of a one-year lease term
- Lease rates include PWC Real Estate Taxes, utilities, grounds and common area maintenance. Tenant is responsible for communications, cleaning and minor interior maintenance of the suite.
- 3% annual increases
- Lease term of 3 to 5 years except for individual offices



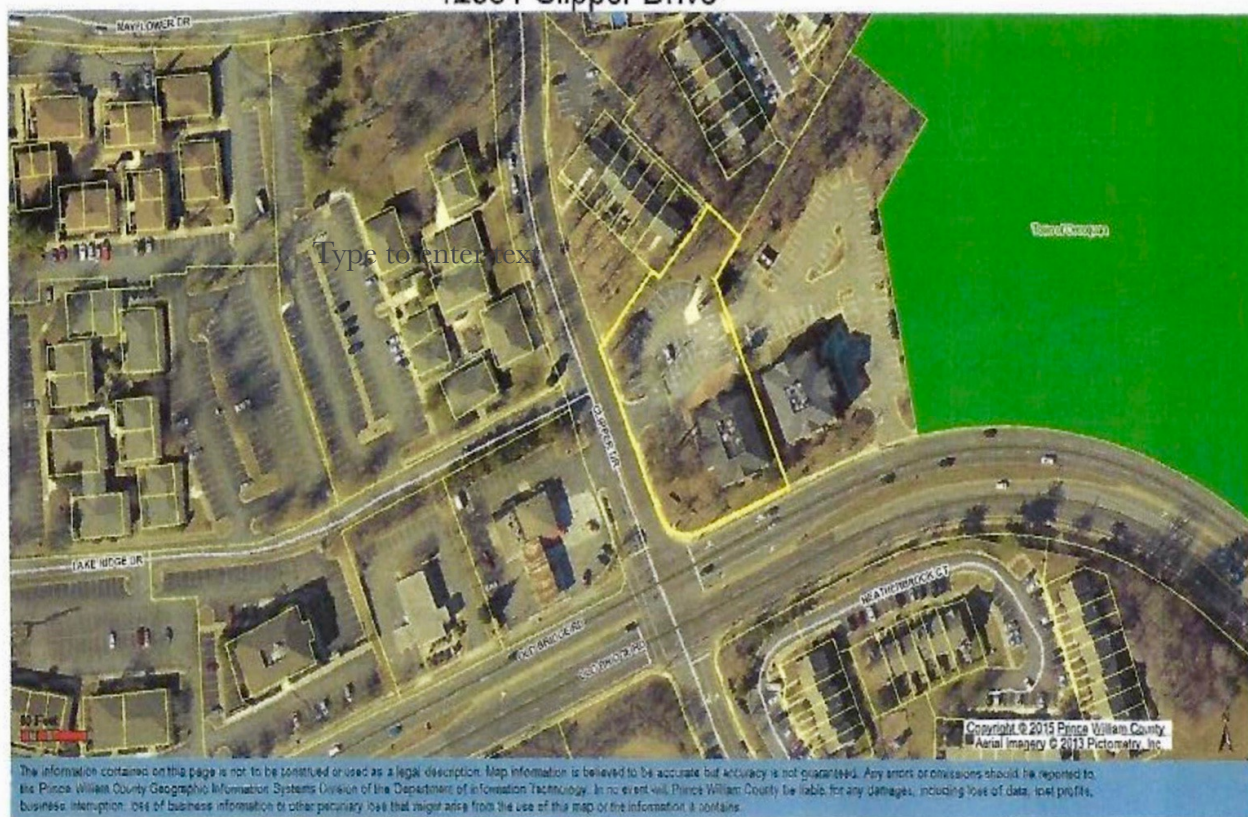
**12531 CLIPPER DRIVE**  
**FIRST FLOOR**

**12531 CLIPPER DRIVE**



**2<sup>nd</sup> FLOOR**

## 12531 Clipper Drive



*\*Offering is subject to errors, omissions, prior sale, change in price or withdrawal without notice*