

FOR LEASE
3,000 SF OFFICE SUITE

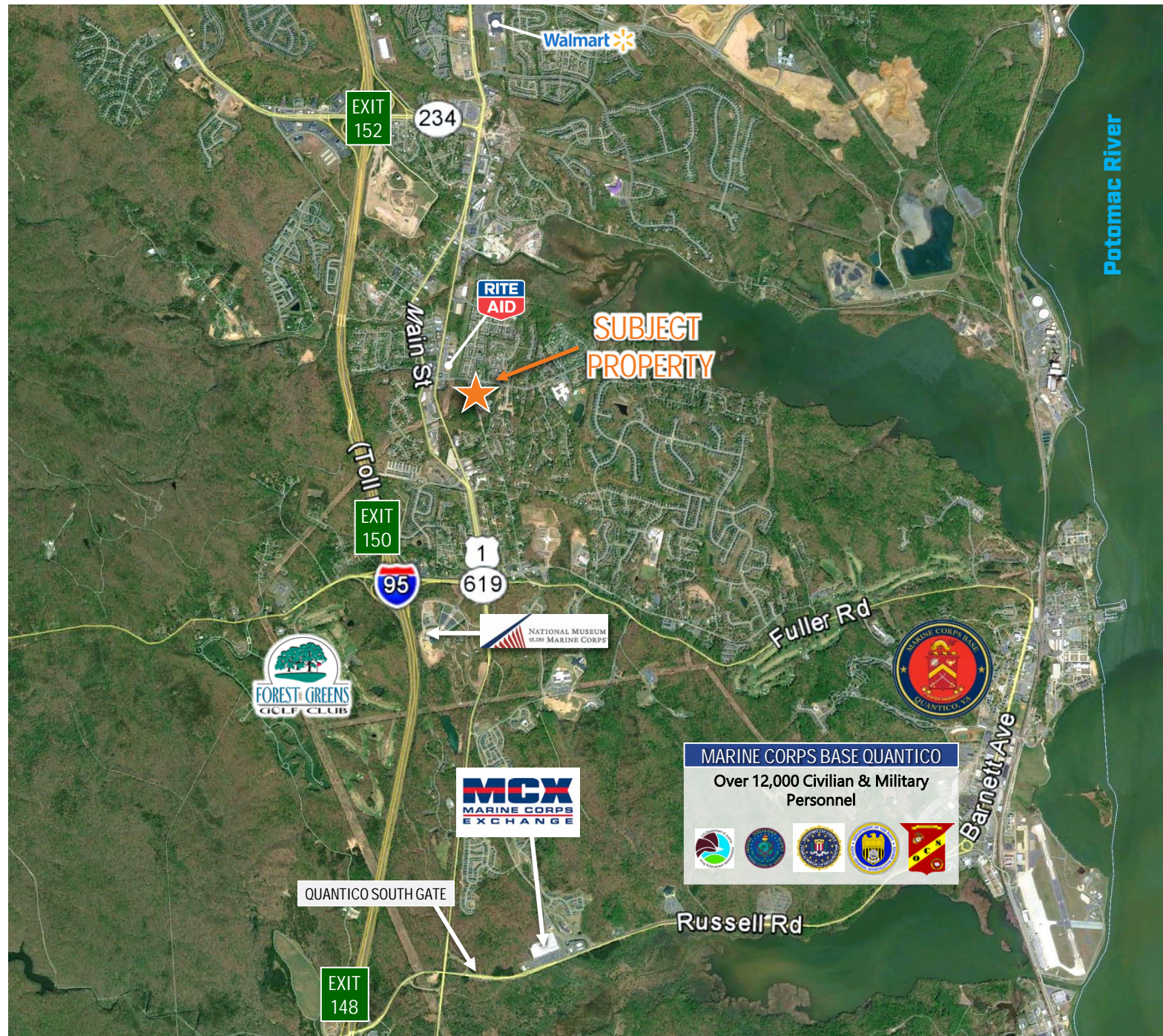


ELITE

FOR LEASE
3,000 SF OFFICE SUITE



ELITE



17877 Old Triangle Road, Triangle, VA 22172

Property Information

Available

3,000 sq. ft. office suite available for lease

Rental Rate: \$17.50/SF/Year

Features

- The space features six (6) private office, two (2) conference, multiple bathrooms, kitchenette and storage room
- Second floor suite with efficient layout, great for small defense contractor

Area

- Located just off of Route 1, approximately 1.5 miles from I-95 (via exit 150)
- Within minutes of Marine Corps Base Quantico with a daytime population over 27,000 and an annual economic impact of \$5.8 Billion

Demographics

	1 MILE	3 MILES	5 MILES
Population	11,563* 12,990**	52,396* 58,695**	99,798* 109,189**
Households	4,260* 4,981**	19,563* 22,169**	36,718* 40,447**
Average HH Income	\$75,878* \$85,132**	\$80,064* \$87,897**	\$88,213* \$96,619**

*2015 Estimate
**2020 Projection

Paul Janney
540.809.5808
pjanney@coldwellbankerelite.com

Paul Janney
540.809.5808
pjanney@coldwellbankerelite.com

CBCELITE.COM / CBCWORLDWIDE.COM

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
ELITE
1201 Central Park Blvd.,
Fredericksburg, VA 22401
540-786-1402

CBCELITE.COM / CBCWORLDWIDE.COM

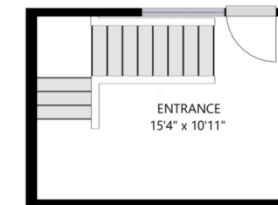
©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.

Coldwell Banker Commercial
ELITE
1201 Central Park Blvd.,
Fredericksburg, VA 22401
540-786-1402

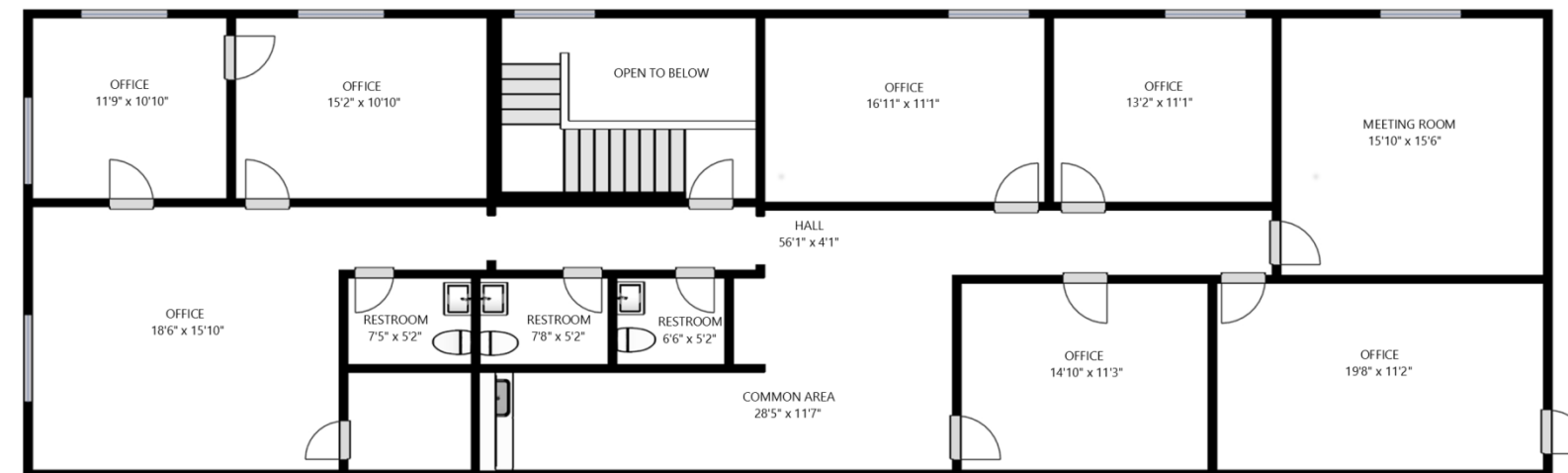
FOR LEASE

3,000 SF OFFICE SUITE

17877 Old Triangle Road, Triangle, VA 22172

ELITE

FLOOR 1



FLOOR 2