

FOR SALE OR LEASE



**OFFERING SUMMARY**

Sale Price:	\$210,000
Available SF:	1,000 SF
Lease Rate:	\$22.00 SF/yr (MG)
Price / SF:	\$210.00

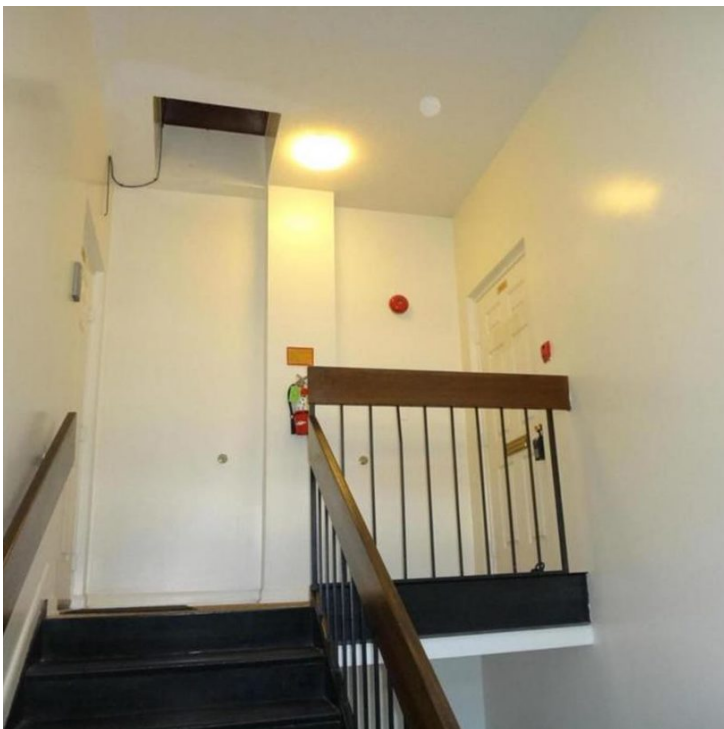
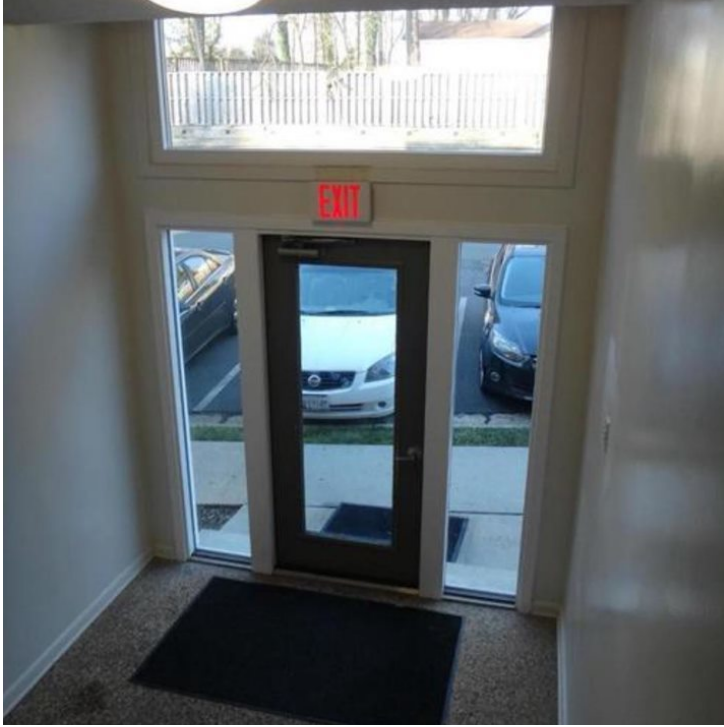
**PROPERTY OVERVIEW**

3rd floor condo perfect for Owner occupant, Attorney's, Counseling, IT offices, Satellite offices, Title/Real estate companies, Accountants and more

**PROPERTY HIGHLIGHTS**

- Move in Ready!
- New ceilings with new LED lights
- New flooring and painting
- In-suite newly renovated bathroom
- New kitchenette
- 1 Huge conference room with 3 offices- all 4 rooms have windows
- 3rd floor, no elevator
- Plenty of free parking
- Great start-up office
- Minutes from Fairfax County Courthouse

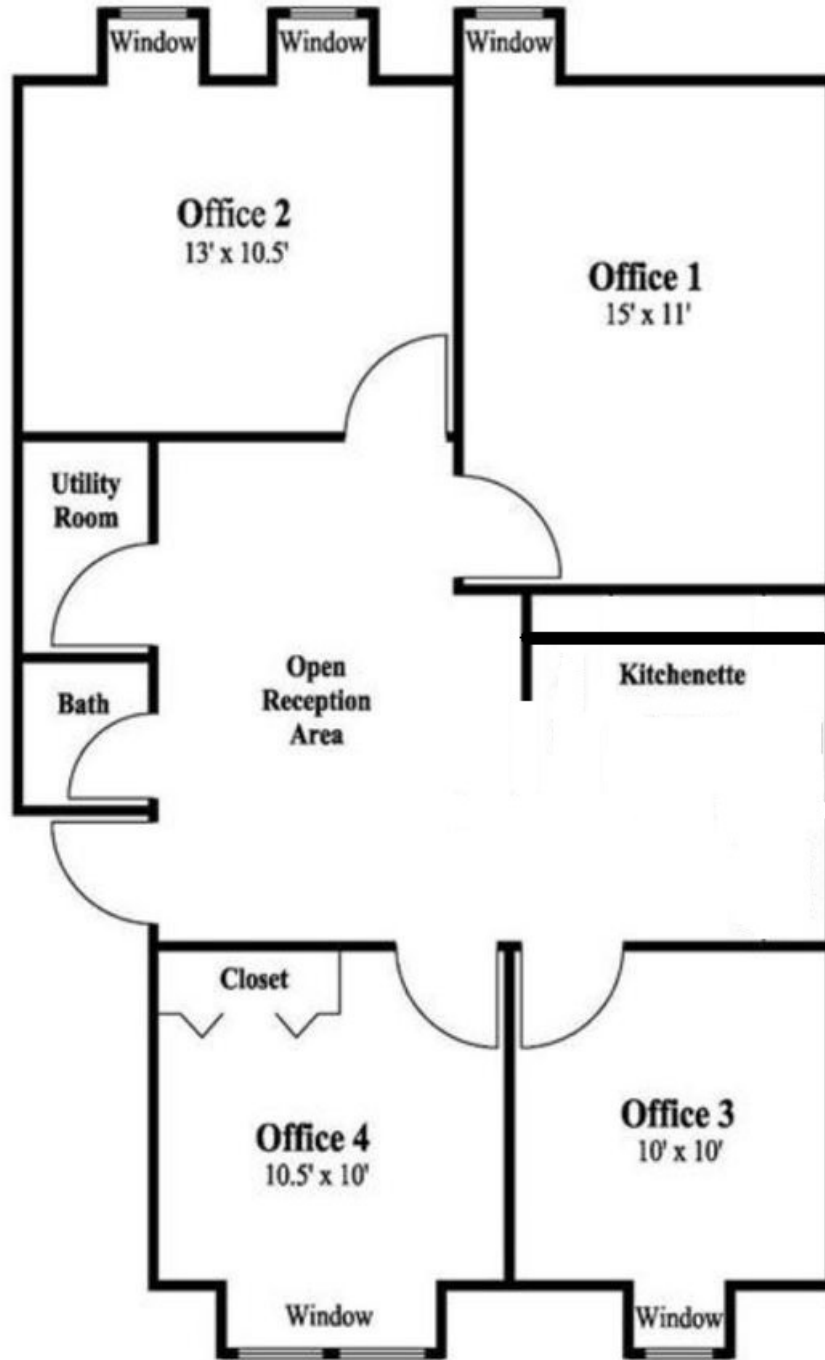
Additional Photos



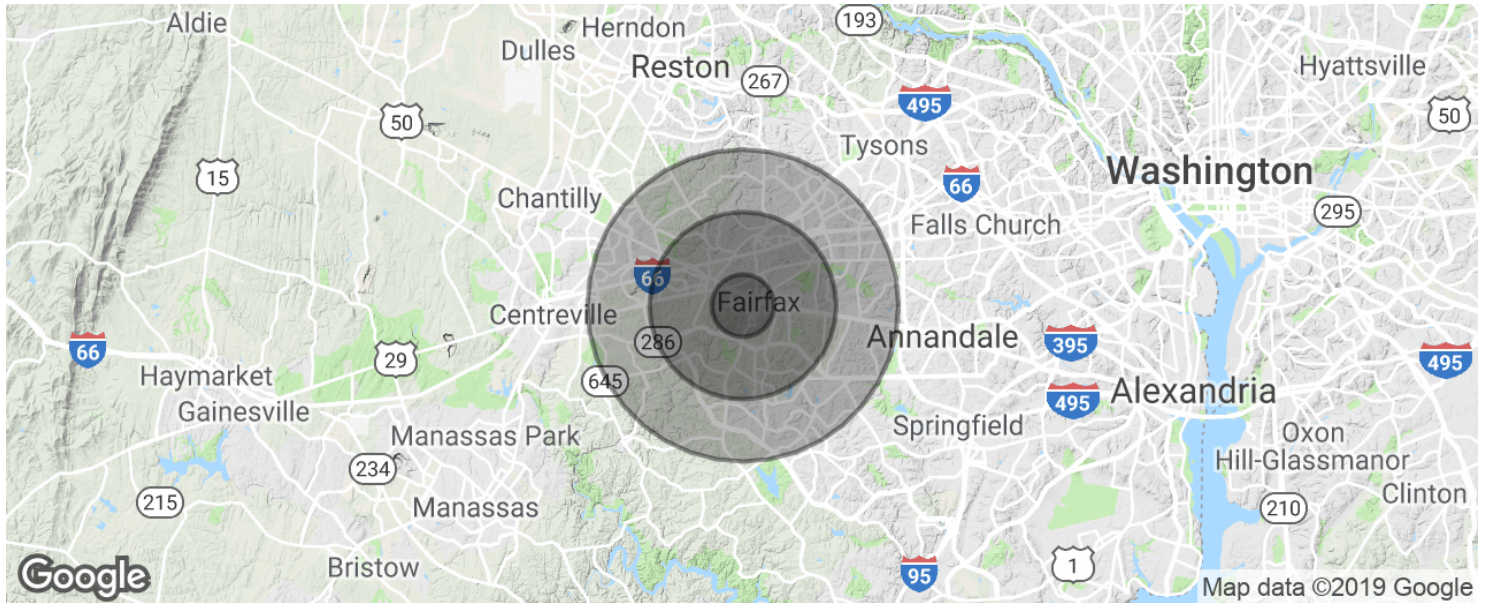
Additional Photos



Floor Plans



Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	10,636	87,670	236,626
Median age	36.9	37.9	38.6
Median age (Male)	34.2	37.3	37.7
Median age (Female)	40.8	38.8	39.5

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,699	32,655	86,798
# of persons per HH	2.9	2.7	2.7
Average HH income	\$103,582	\$124,242	\$135,186
Average house value	\$474,353	\$532,620	\$584,358

\* Demographic data derived from 2010 US Census