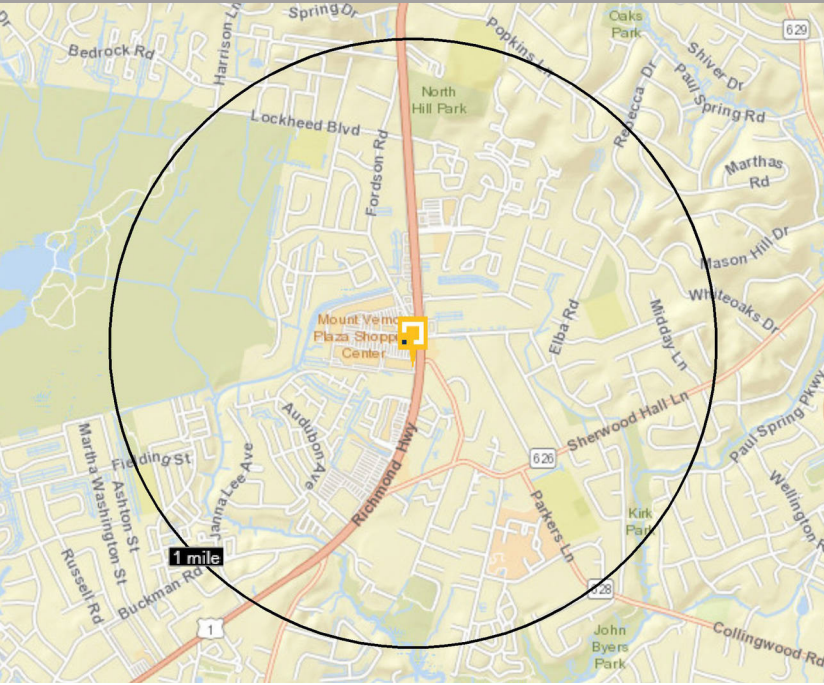


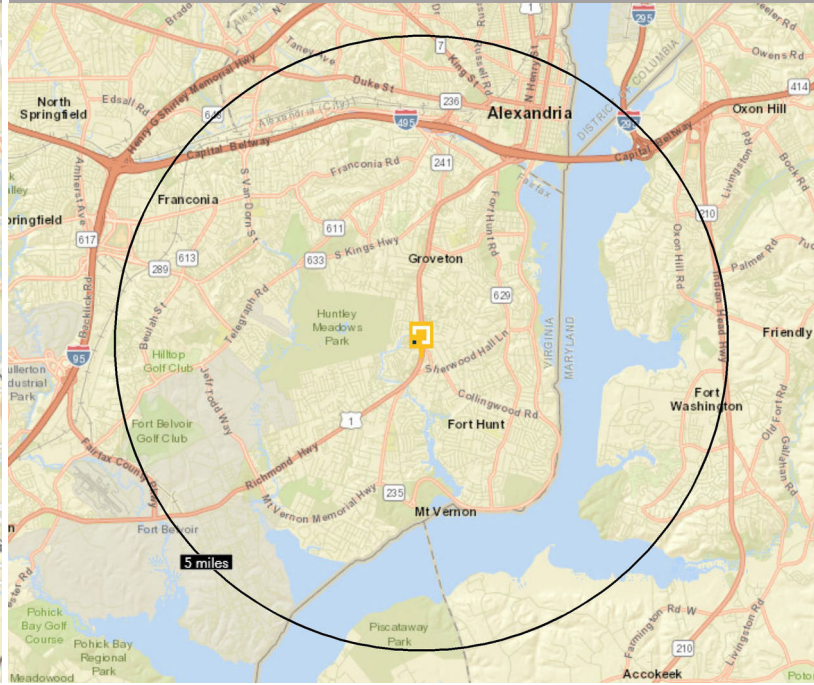
THE OFFICE AT MOUNT VERNON

ALEXANDRIA, VA

1 MILE RADIUS



5 MILE RADIUS



Located on Richmond Highway in Alexandria, VA, The Office at Mount Vernon, is within a designated HUBZone. The HUBZone Program's mission is to promote job growth, capital investment, and economic development to historically underutilized business zones, referred to as HUBZones, by providing contracting assistance to small businesses located in these communities. The new spec office spaces available for lease, range in size between 350 SF to 2,800 SF. The Office at Mount Vernon is home to the Mount Vernon Chamber of Commerce and is surrounded by free, convenient parking as well as all the great retail and service amenities located at Mount Vernon Plaza including Staples, United States Post Office, Vision Works, McAllister's Deli, Home Depot, DSW Shoe Warehouse, Sports Clips, Mount Vernon Dry Cleaners, Buffalo Wild Wings, TJ Maxx and Phenix Salon Suites.



THE OFFICE AT MOUNT VERNON

7686 Richmond Highway
Alexandria, VA 22306



AMENITIES



BANK



DINING



COFFEE



DENTIST



DRY CLEANERS



SHOPPING



HAIR SALON BARBER SHOP



HOME REPAIR



OFFICE SUPPLIES



POST OFFICE

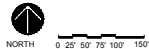
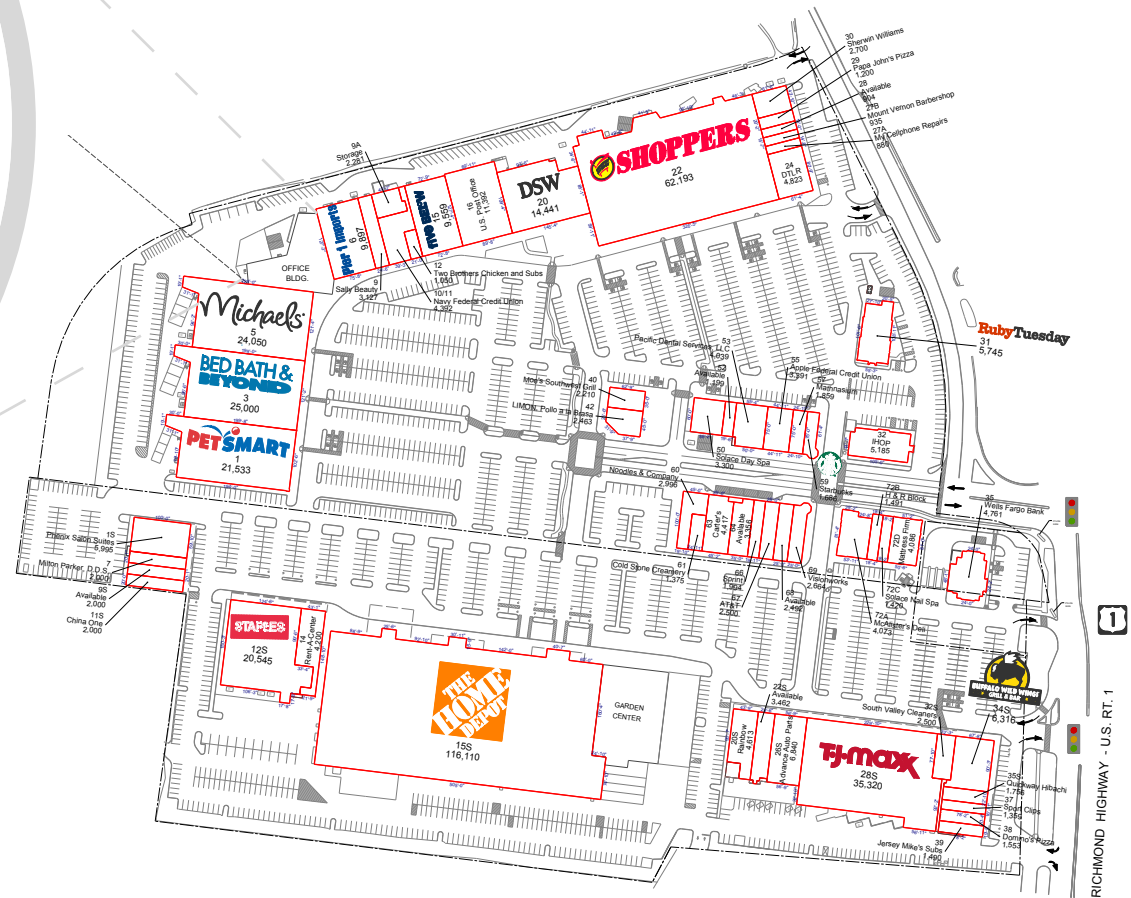
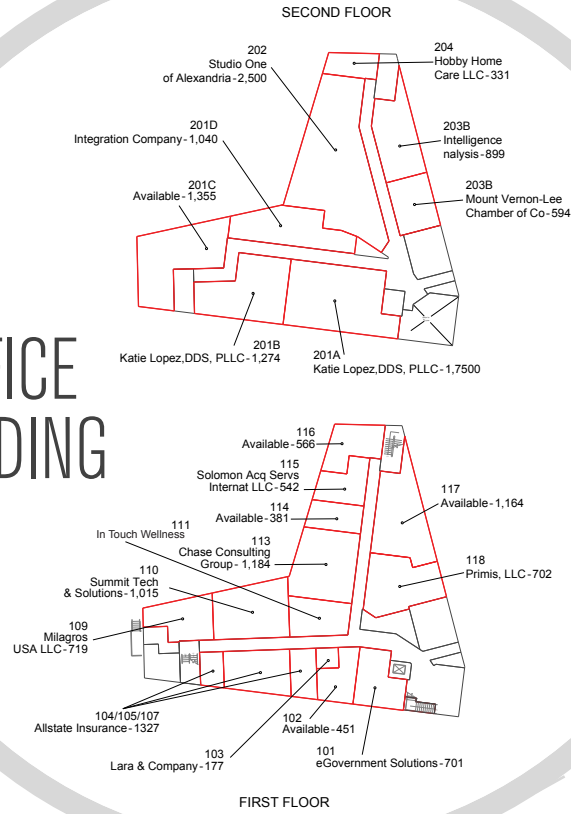
LEASING CONTACT:

TIM GARBER

tgarber@federalrealty.com

301.998.8285

OFFICE BUILDING



LEASING CONTACT:
TIM GARBER

✉ tgarber@federalrealty.com
☎ 301.998.8285

WWW.FEDERALREALTY.COM/MTVERNON

The parties acknowledge that this Plan is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions shown exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.