





Long & Foster Commercial Division 8227 Old Courthouse Road Suite 200 Vienna. Virginia 22182

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## 2nd FLOOR COMMERCIAL SPACE FOR LEASE

SIZE	1,802 SF
RENT	\$23 PSF NNN
ZONING	NC - 15
RENOVATED	2018
ENTRANCE	Private Entrance + keypad included
EXTRAS	Security System

## **COMMERCIAL OPPORTUNITY**

- Fully Built Out
- Wood Floors
- Two Bathrooms
- Kitchenette
- Balcony
- Prominent Signage Opportunity







This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



## H STREET CORRIDOR AERIAL

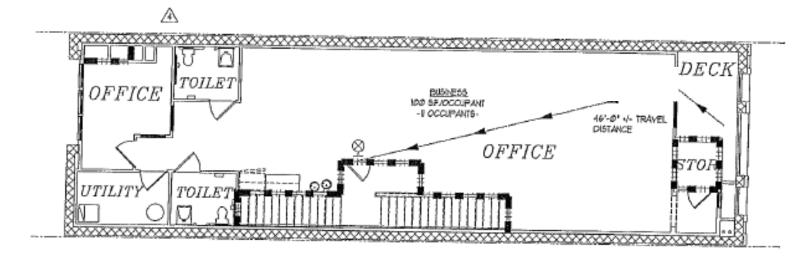




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## **FLOOR PLANS**



DESIGN LIVE I - REFER TO S FOR ADDITION ANALYSIS INFO	Heet 5-øøi Hal Load
OFFICE:	50 PSF
STORAGE:	16 PSF
DECK:	50 PSF

LIFE SAFETY PLAN
SCALE: 1/16" - 1/8" = 1'-0"

1,802 SQUARE FEET

B BUSINESS



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