

## FOR LEASE

2750 Killarney Drive, Woodbridge, VA



### AVAILABLE SPACE:

**Suite 205-B:** 1,901 SF

\$21.50 PSF, Full Service  
Available Immediately

For more information, please contact:

**COLE SPALDING**  
703.918.0230  
[cspalding@ngkf.com](mailto:cspalding@ngkf.com)

**LARRY FITZGERALD**  
703.918.0221  
[lfitzgerald@ngkf.com](mailto:lfitzgerald@ngkf.com)

### BUILDING FEATURES:

- 9 foot finished ceiling heights
- Wooded site surrounding a natural pond
- Building showers
- HVAC with individually controlled thermostats
- 24-hour electronic security system
- 1 mile from Lake Ridge community and less than 1 mile from Potomac Mills Shopping Center
- 30 minutes to Ronald Reagan National Airport
- Great access to I-95 and Prince William Parkway
- 4/1,000 parking ratio
- Well-maintained, owner-occupied building
- Various food trucks on site weekly



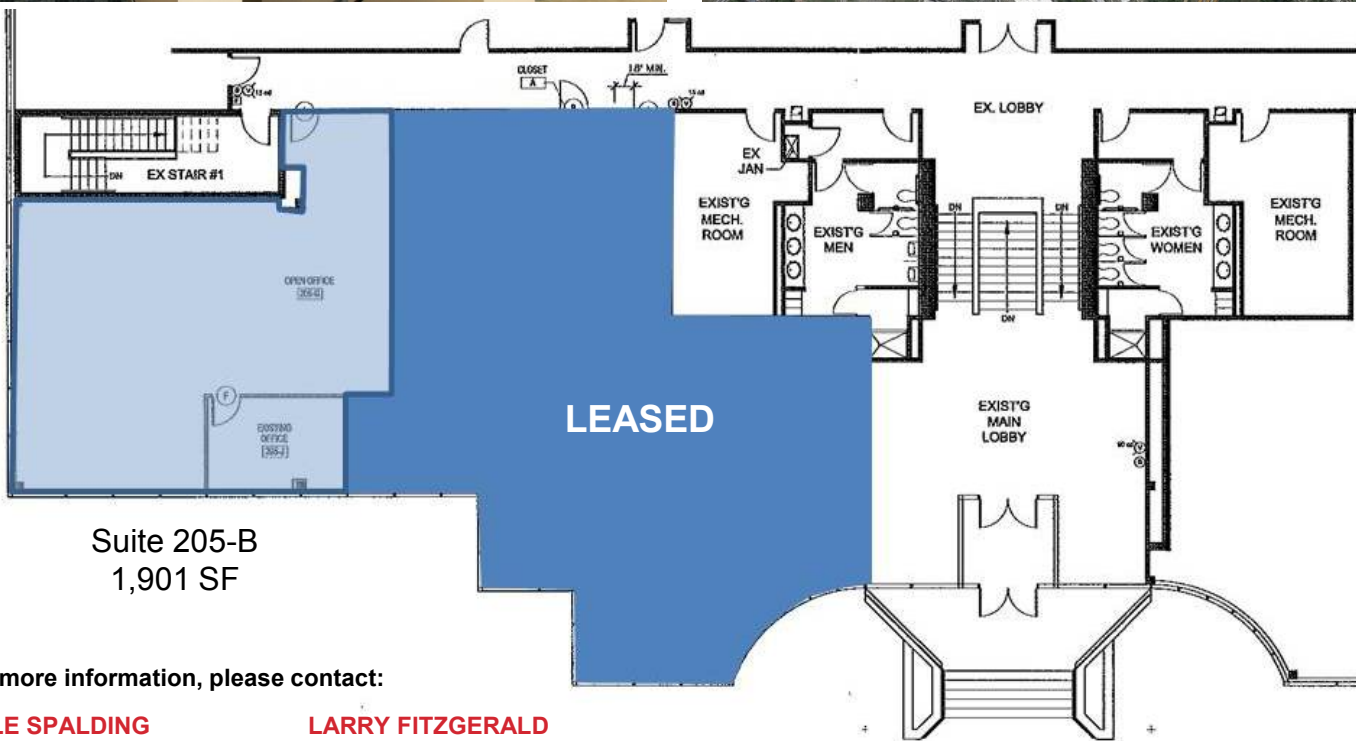
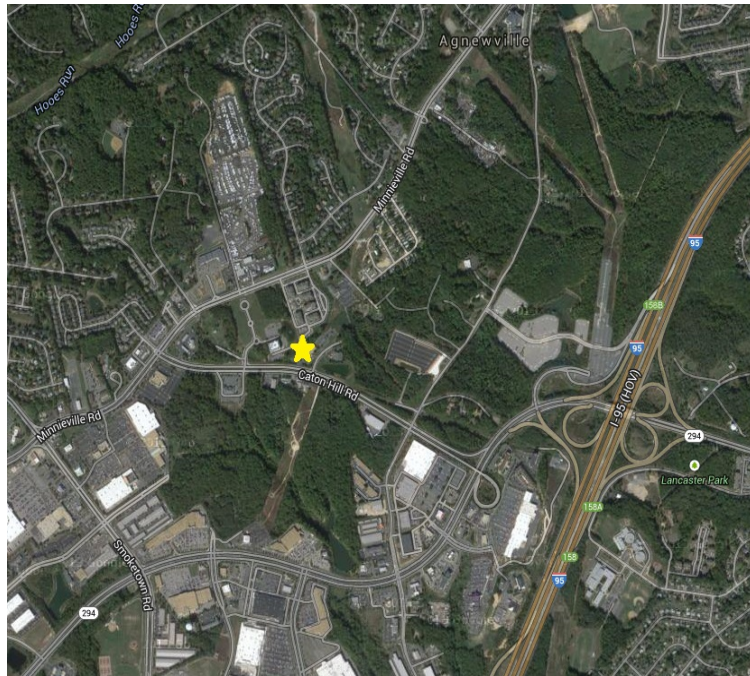
[ngkf.com](http://ngkf.com)

1410 Spring Hill Road, Suite 600, McLean, VA 22102

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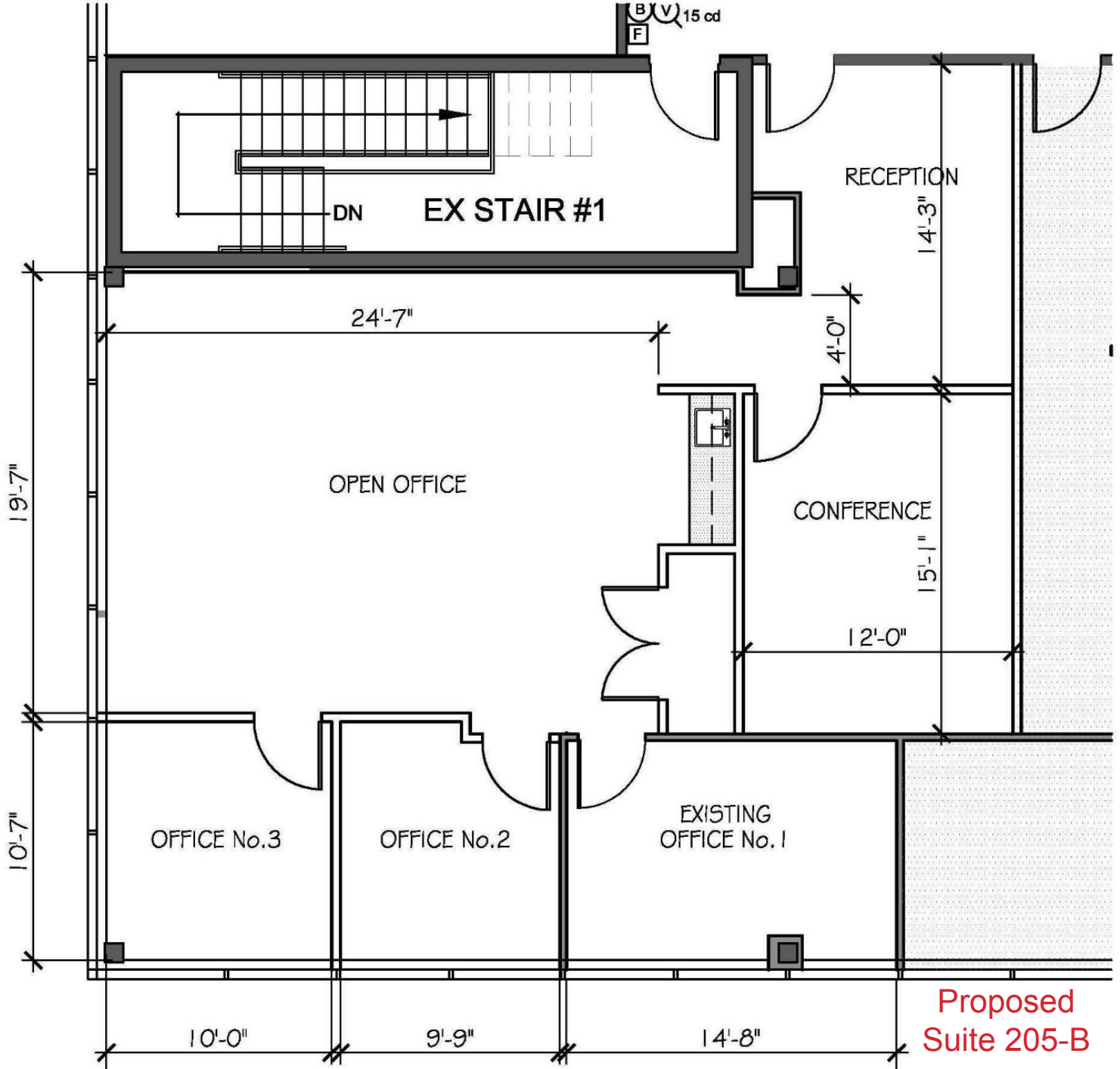
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