

OFFICE & RETAIL SPACES FOR LEASE IN BANK OF AMERICA BUILDING

3401 Columbia Pike, Arlington, VA 22204



LONG & FOSTER
REAL ESTATE
COMMERCIAL DIVISION

Erik Ulsaker
Director
703.861.0373
eu@lnf.com

Jaclyn Purzycki
Marketing Manager
703.873.5706
jaclyn@lnf.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

Long & Foster | 703.506.2850 | 8227 Old Courthouse Road Suite 200 | Vienna, Virginia 22182



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Property Highlights: Office Spaces

- 4,079 SF available on 3rd Floor
- 1,900 SF available on 4th Floor
- Excellent existing build out conditions
- Situated across from Metro Bus
- 75 free surface spaces available | Ratio of 3.03 / 1,000 SF
- \$25 / SF asking price (below market value)
- Zoning: C- O
- Lease Term: 3-7 Years

Demographics:

	1 Mile	3 Mile	5 Mile
Total Households	13,990	66,972	128,731
Total Population:	33,027	137,671	267,165
Average Household Income:	\$90,343	\$100,360	\$106,598



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Retail Space Available For Lease - 1st Floor

- 1,219 SF Available
- Possible Outdoor Seating
- Built - out for Medical use
- Ideal for dentist, personal services or coffee shop
- \$25 PSF NNN Asking Price
- Zoning: C-O
- Free Parking Lot Available
- Landmark Visibility on Glebe Road

GREAT LOCATION EASILY ACCESSIBLE TO ROUTE 50 & I-395

ARLINGTON

3401 Columbia Pike

120

S Glebe Road



CVS/pharmacy

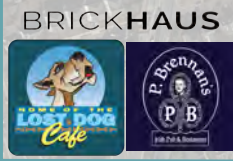


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Columbia Pike



WELLS FARGO



Domino's Pizza

S George Mason Drive

Columbia Pike

7-ELEVEN



S Glebe Road

120

S. Walter Reed Drive

1st Floor

1,219 SF Available

S. Glebe Rd. (31,000 VPD)



16' 8' 0' 16'



SCALE: 1/16" = 1' - 0"

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3rd Floor

4,079 SF Available



SCALE: 1/16" = 1' - 0"

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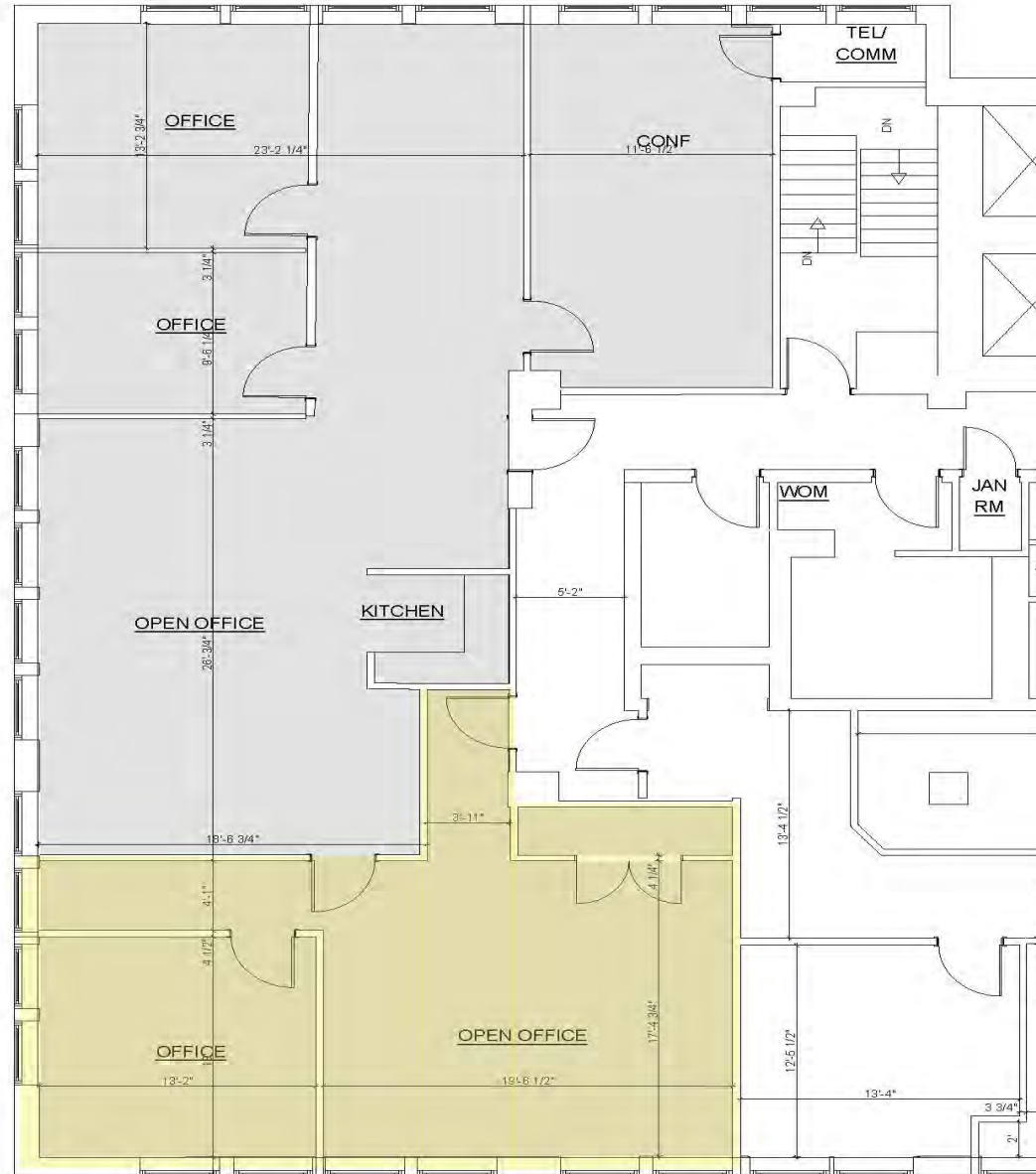
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4th Floor

1,900 SF Available (Grey)
800 SF LEASED (Yellow)



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