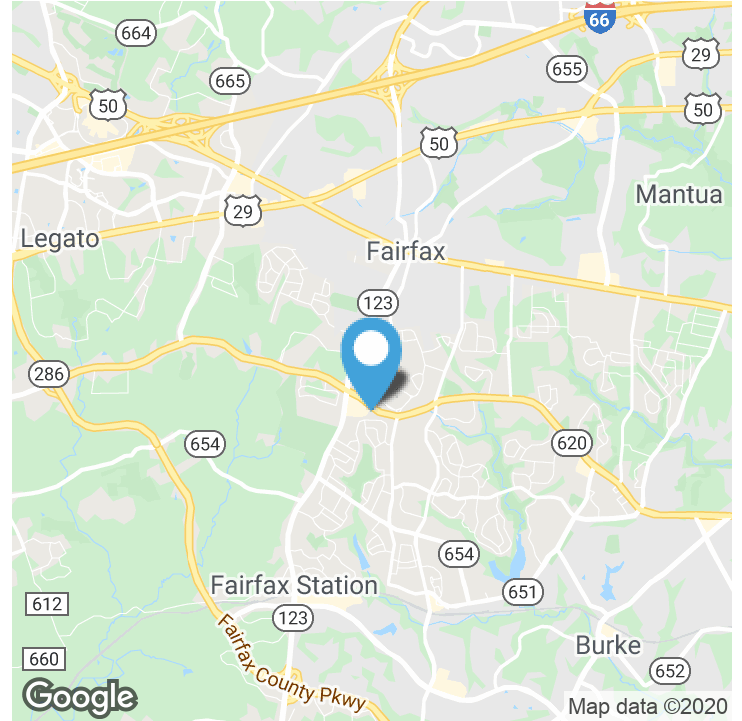


Sunny Corner Office Overlooking GMU For Lease



OFFERING SUMMARY

Lease Rate: \$22.50 SF/yr (MG)
Available SF: 1,286 SF
Zoning: C-2

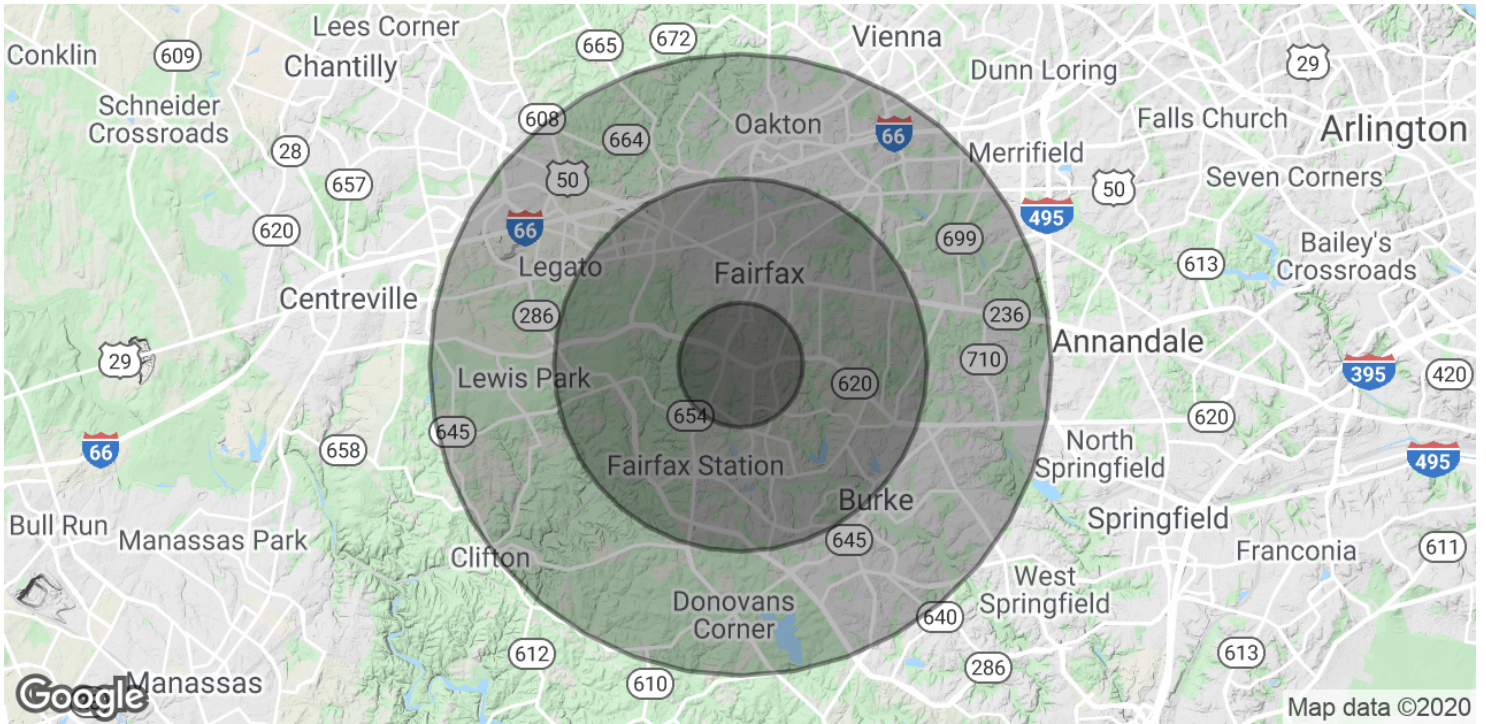
PROPERTY HIGHLIGHTS

- Office condo for lease with five offices and a conference room
- Interior private bath + kitchen
- Second floor suite with great street side signage
- Ample free parking
- Easy access to shopping, GMU, Fairfax City & Burke

Additional Photos



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,852	107,529	282,424
Average age	42.2	40.3	39.0
Average age (Male)	42.2	38.9	38.1
Average age (Female)	41.9	41.4	39.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,383	37,255	100,231
# of persons per HH	3.2	2.9	2.8
Average HH income	\$137,479	\$131,228	\$128,721
Average house value	\$540,335	\$544,687	\$544,671

* Demographic data derived from 2010 US Census