8700 **MORRISSETTE DRIVE FITNESS STUDIO** SPRINGFIELD, VIRGINIA SPACE AVAILABLE



THE PROPERTY

8700 Morrissette Drive is an 114,418 square feet flex building very well located in Springfield, VA just a few minutes off several main highway arteries. The available suite is currently built-out as a fitness studio. The space features showers, locker rooms, fitness class rooms, a small office area and an open space with matted flooring for cardio equipment and free-weights.

Building Size: 114,418 SF

▶ Available Space: 10,160 SF *Available date negotiable

Operating Expenses: \$3.11 PSF

Zoning: I-4 (Fairfax County)

▶ Clear Height: 24′

▶ Column Spacing: 32′ × 40′

▶ Loading Docks: 16

▶ Sprinklers: Wet

Year Built: 1986

Tony Russo

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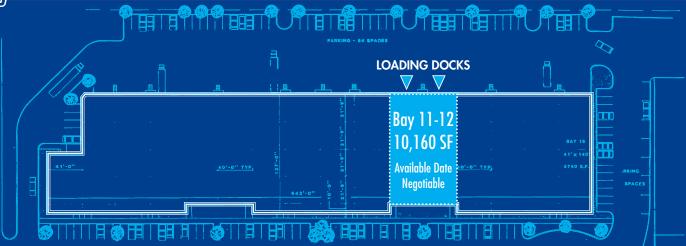
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MICRO AERIAL



FLOOR PLAN



10,160 SF AVAILABLE (Available Date Negotiable)

- Bay 11-12: 10,160 SF
- Available: Negotiable
- **▶ Full Glass Frontage**
- Existing Showers & Locker Rooms
- 24' Ceiling Height
- Zoned I-4 (Fairfax)
- **▶** Loading Available
- ▶ Ample Parking

FALLERY











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