

8700

MORRISSETTE DRIVE

SPRINGFIELD, VIRGINIA

**FITNESS STUDIO
SPACE AVAILABLE**



THE PROPERTY

8700 Morrisette Drive is an 114,418 square foot 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' x 40'
- ▶ **Loading Docks:** 16
- ▶ **Sprinklers:** Wet
- ▶ **Year Built:** 1986

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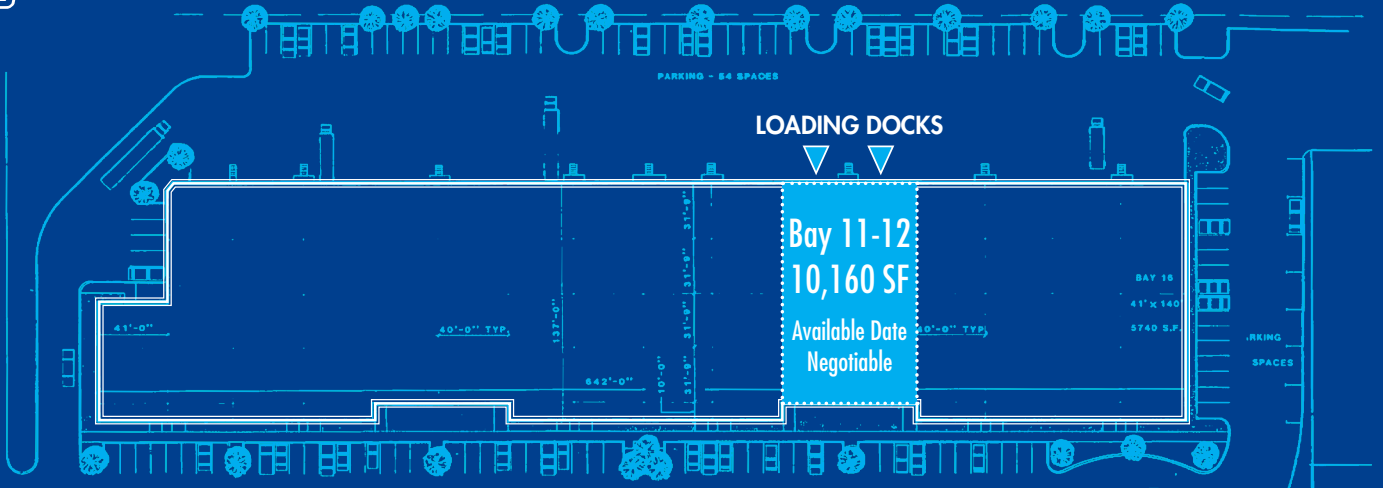
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CBRE

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

 GALLERY

