



OFFERING SUMMARY

Available SF: 920 - 1,840 SF

Lease Rate: \$32.00 - 39.00 SF/yr (Full Service)

Building Size: 40,000 SF

PROPERTY OVERVIEW

Prime Downtown McLean Multiple Offices for Lease

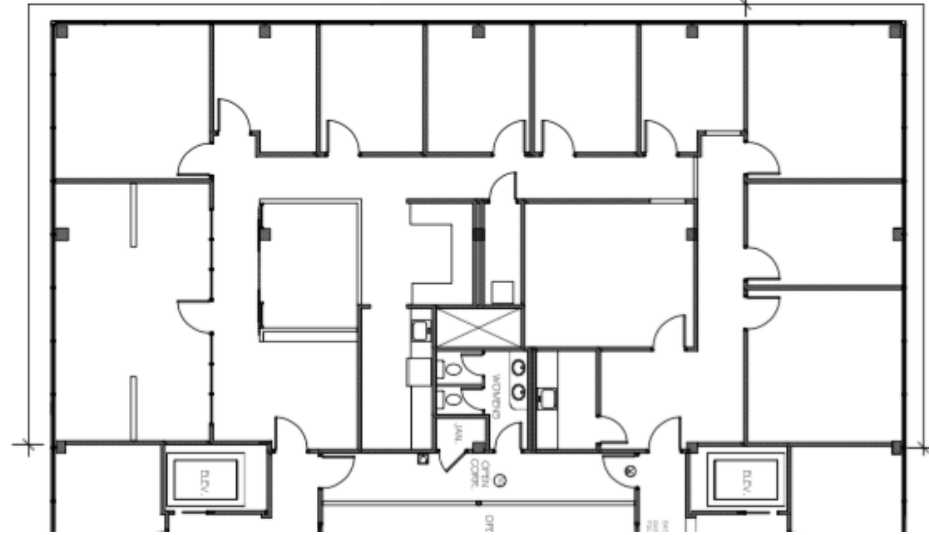
PROPERTY HIGHLIGHTS

- Prime downtown McLean location
- Ideal for counselor, attorney or solo practitioner
- Ample Free Parking
- Handicap Access
- Close proximity to Giant, Balducci's and Starbucks
- Easy access to Old Dominion Drive, Tysons and Arlington



LEASE TYPE | Full Service
TOTAL SPACE | 920 - 1,840 SF
LEASE TERM | Negotiable
LEASE RATE | \$32.00 - \$39.00 SF/yr

3rd Floor

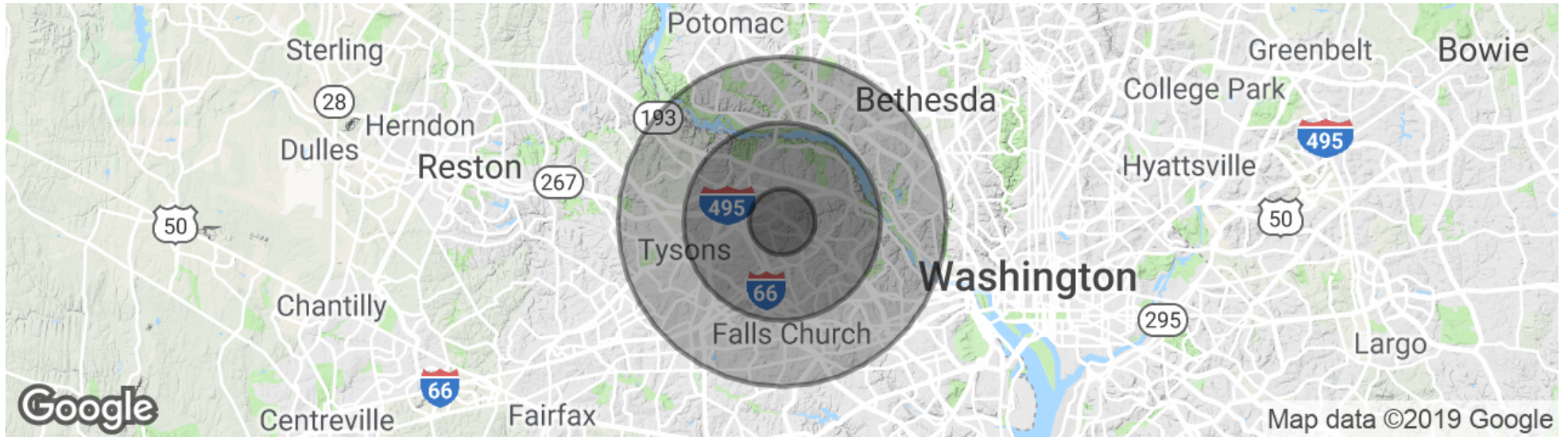


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 305	Available	1,840 SF	Full Service	\$32.00 - \$39.00 SF/yr
Suite 207	Available	920 SF	Full Service	\$32.00 - \$39.00 SF/yr









POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,656	80,879	254,026
Median age	44.4	41.9	40.4
Median age (Male)	44.9	40.9	39.9
Median age (Female)	43.9	42.9	40.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,586	31,586	97,083
# of persons per HH	2.7	2.6	2.6
Average HH income	\$192,846	\$183,480	\$176,444
Average house value	\$835,158	\$746,624	\$749,957

* Demographic data derived from 2010 US Census

