

Executive Summary



**OFFERING SUMMARY**

**Available SF:**

**First Floor:** From apx. 4,500 SF to  
7,000 SF

**Second Floor;** From apx. 2,100 to  
7,000 Sf

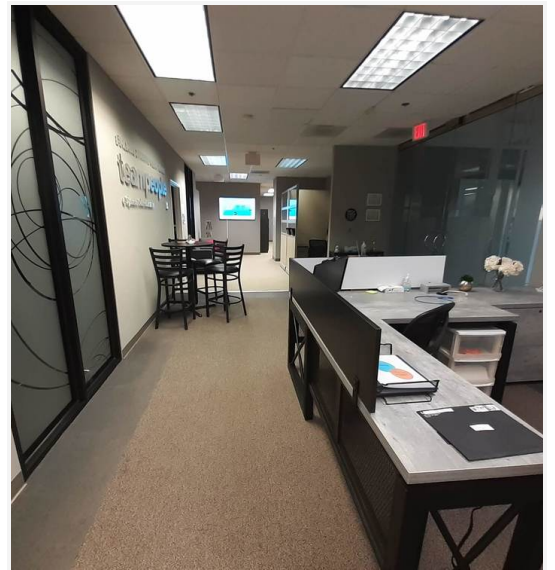
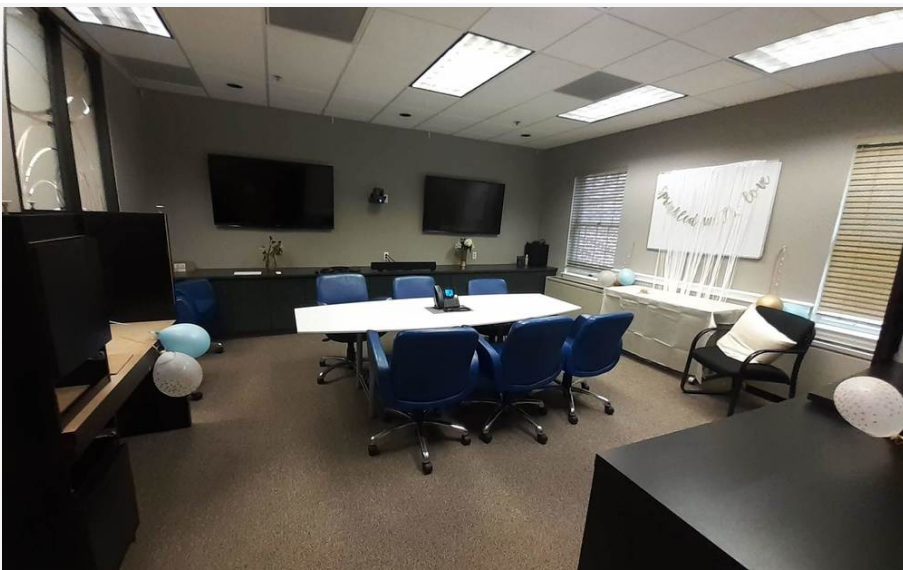
**Lease Rate:** \$23.00 - 25.00 SF/yr  
(Full Service; Gross)

**PROPERTY HIGHLIGHTS**

- Lee Hwy- first floor suite
- Signage Potential
- Great office space with high ceilings in the heart of the City
- Convenient to nearby amenities: restaurants, shops and parks.
- Enjoy fresh air ---- Operable windows!!!!
- Modern restrooms in this brick elevator bldg
- Plenty of parking.
- Storage space available
- Great Visibility-apx 25,000+ car a day pass by..... Close to new Silver Line / Orange Line Metro.
- Easy access onto I-66 and Dulles Toll Road.

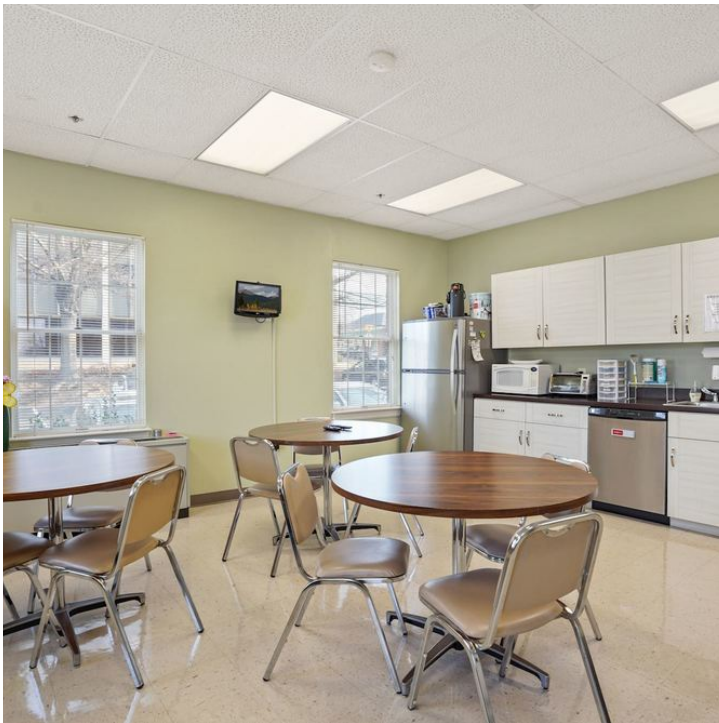


Additional Photos





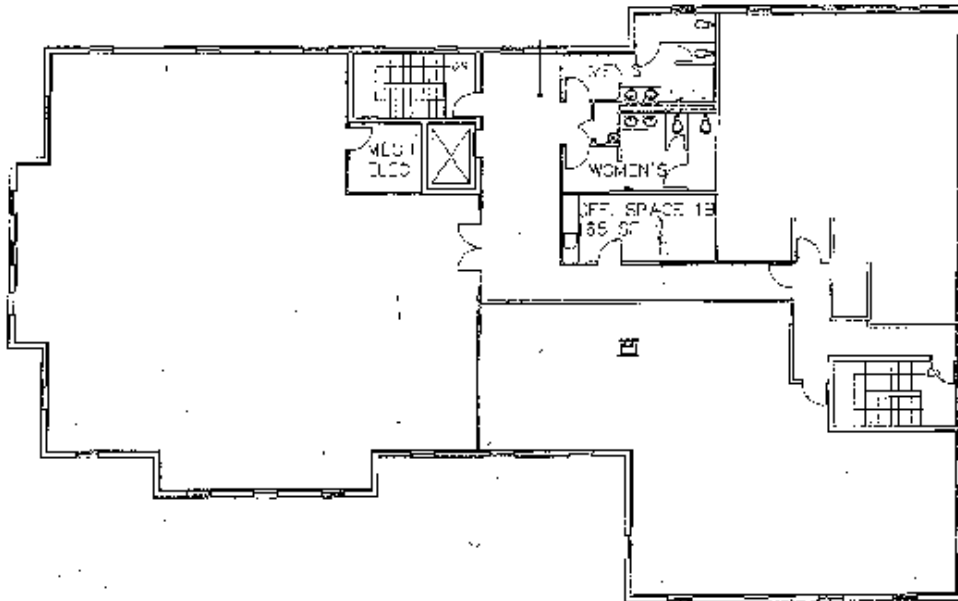
Additional Photos



Floor Plans

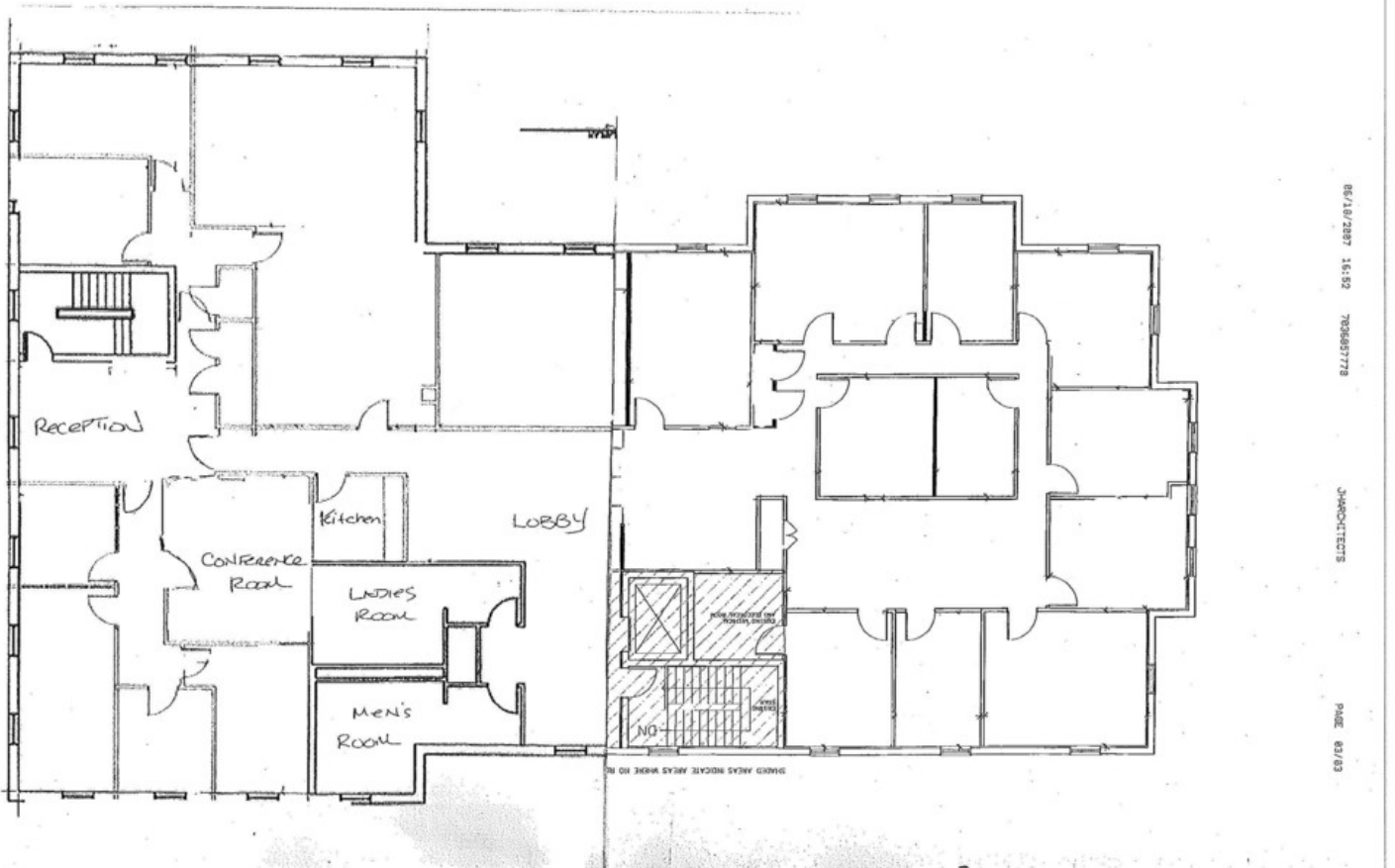
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APPROVAL 11.11.15



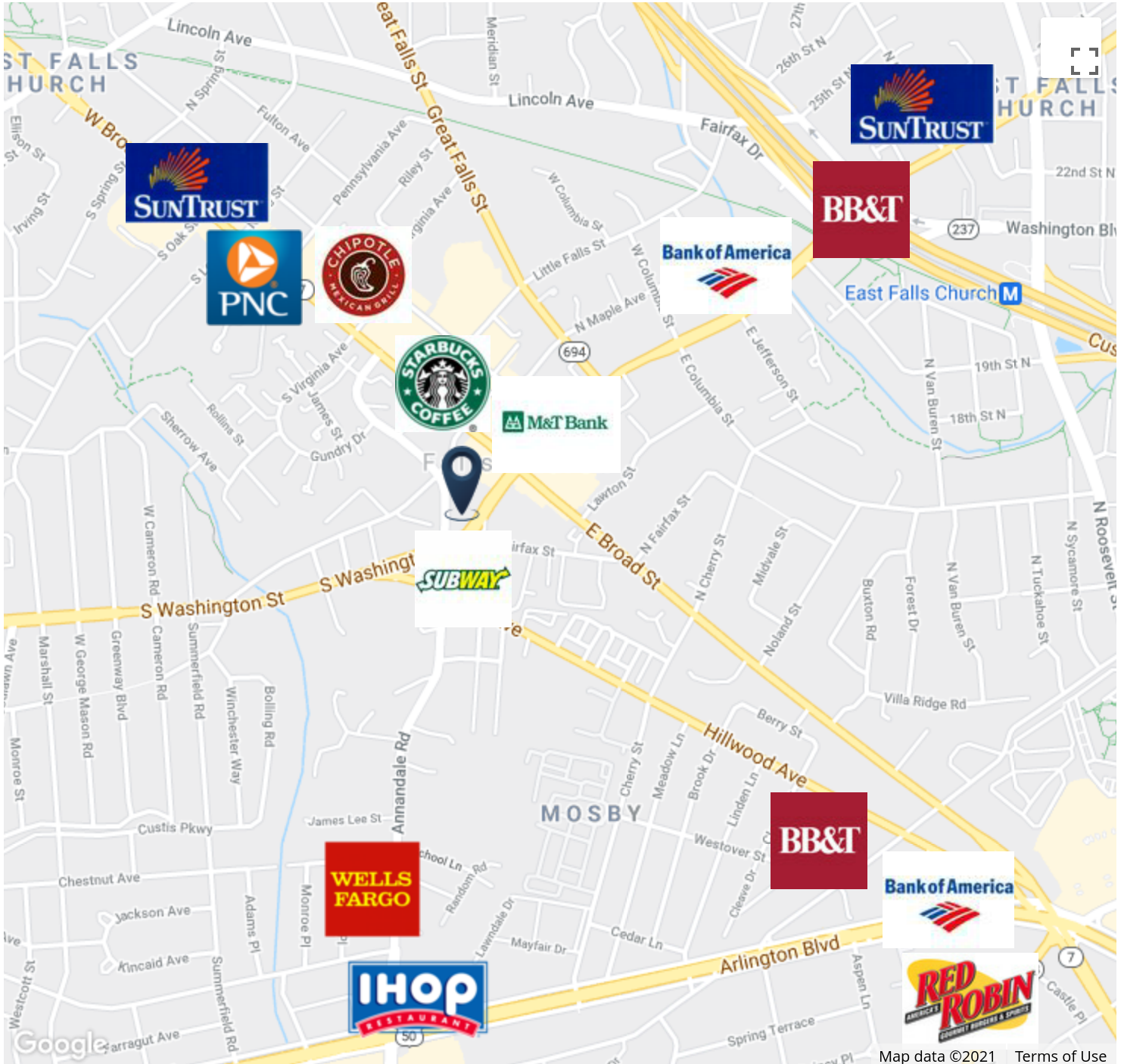
JON HEYSLEY ARCHITECTS, PLLC 927 SOUTH WALTER BEARD DRIVE ARLINGTON, VA 22204	SECOND FLOOR PLAN 180 SOUTH WASHINGTON ST. FALLS CHURCH, VA	D.W.O. NO. SCHEME 6 SCALE: 1/16" = 1'-0" DATE: 02/14/07
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Floor Plans

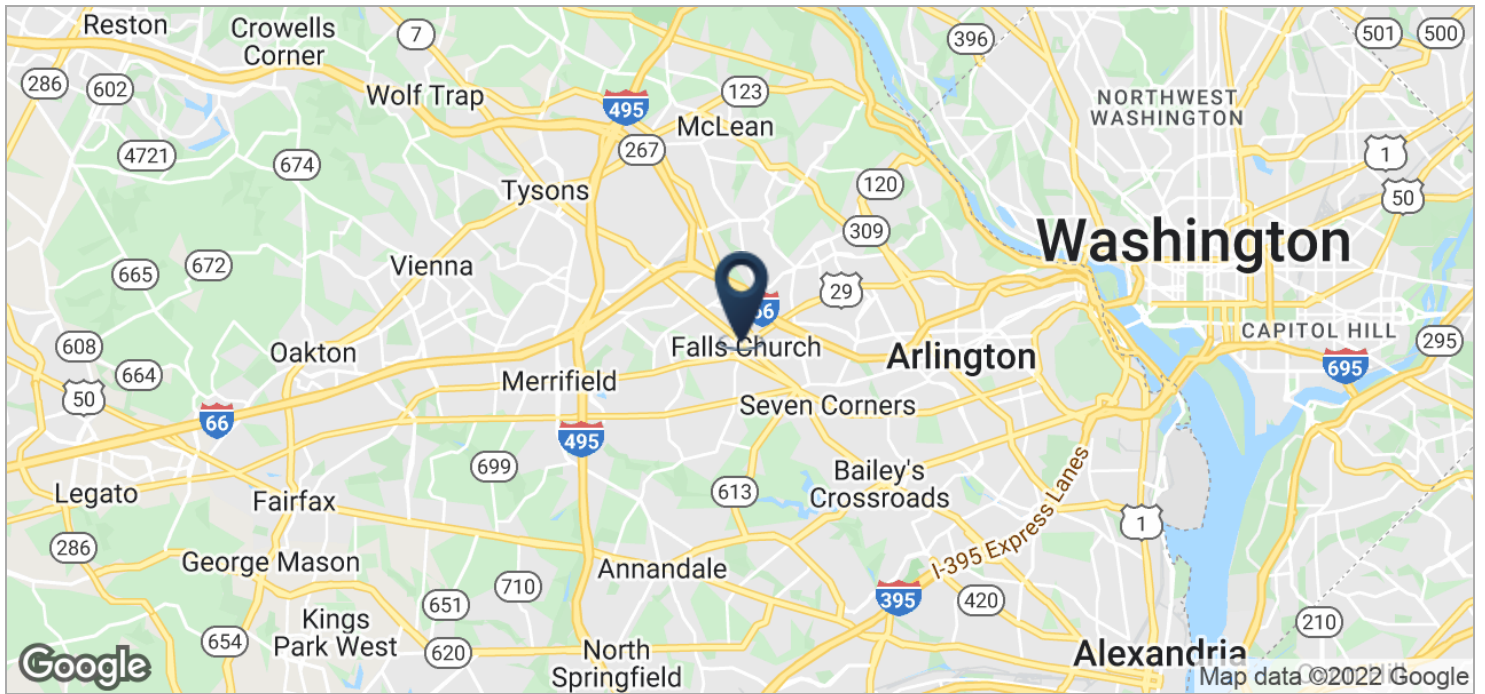




Retailer Map

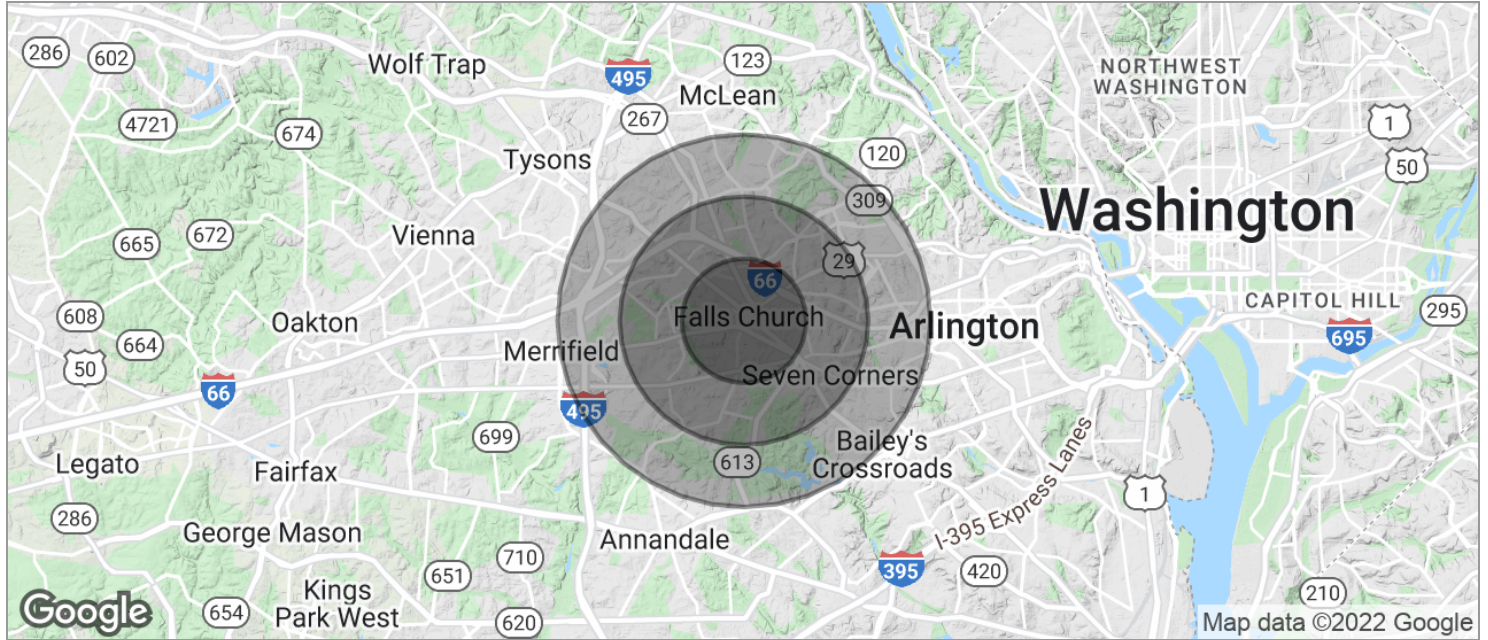


Location Maps





Demographics Map



	1 MILE	2 MILES	3 MILES
<b>POPULATION</b>			
TOTAL POPULATION	18,540	67,443	143,925
MEDIAN AGE	39.7	38.6	38.8
MEDIAN AGE (MALE)	37.9	37.2	37.9
MEDIAN AGE (FEMALE)	41.5	39.8	39.5
<b>HOUSEHOLDS &amp; INCOME</b>			
TOTAL HOUSEHOLDS	7,054	25,742	55,085
# OF PERSONS PER HH	2.6	2.6	2.6
AVERAGE HH INCOME	\$128,437	\$132,852	\$133,174
AVERAGE HOUSE VALUE	\$602,490	\$599,618	\$605,601

\* Demographic data derived from 2010 US Census



Demographics Report

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<b>Total households</b>	7,054	25,742	55,085
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<b>Average hh income</b>	\$128,437	\$132,852	\$133,174
<b>Average house value</b>	\$602,490	\$599,618	\$605,601

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<b>Median age</b>	39.7	38.6	38.8
<b>Median age (male)</b>	37.9	37.2	37.9
<b>Median age (female)</b>	41.5	39.8	39.5

\* Demographic data derived from 2010 US Census