



PROPERTY HIGHLIGHTS:

- Class A Finish
- Furnished and Ready To-Go
- Kitchenette
- Walk to Metro and Shopping Centers
- Plenty of Parking with 210 spaces (3.6 per thousand SF)
- Next to United Bank, Kumon Math and Reading Center, Aislinn Nails & Spa, McDonald's, BBQ Chicken
- Across the Street from Falls Plaza
- Easily accessible on Leesburg Pike, right off I-66

SPACE DETAILS:

For Lease: \$22 net of Electric & Cleaning

For Sale: \$415 PSF, \$571,870.00

Space Features: Kitchenette, Individual HVAC, Plumbing easily accessible for medical use, Openable windows, Reception area, conference room, bull pen, work area, two window offices.

1,378 SF Office Condo For Sale or Lease

STATISTICAL SNAPSHOT:

(Within 3mile radius)



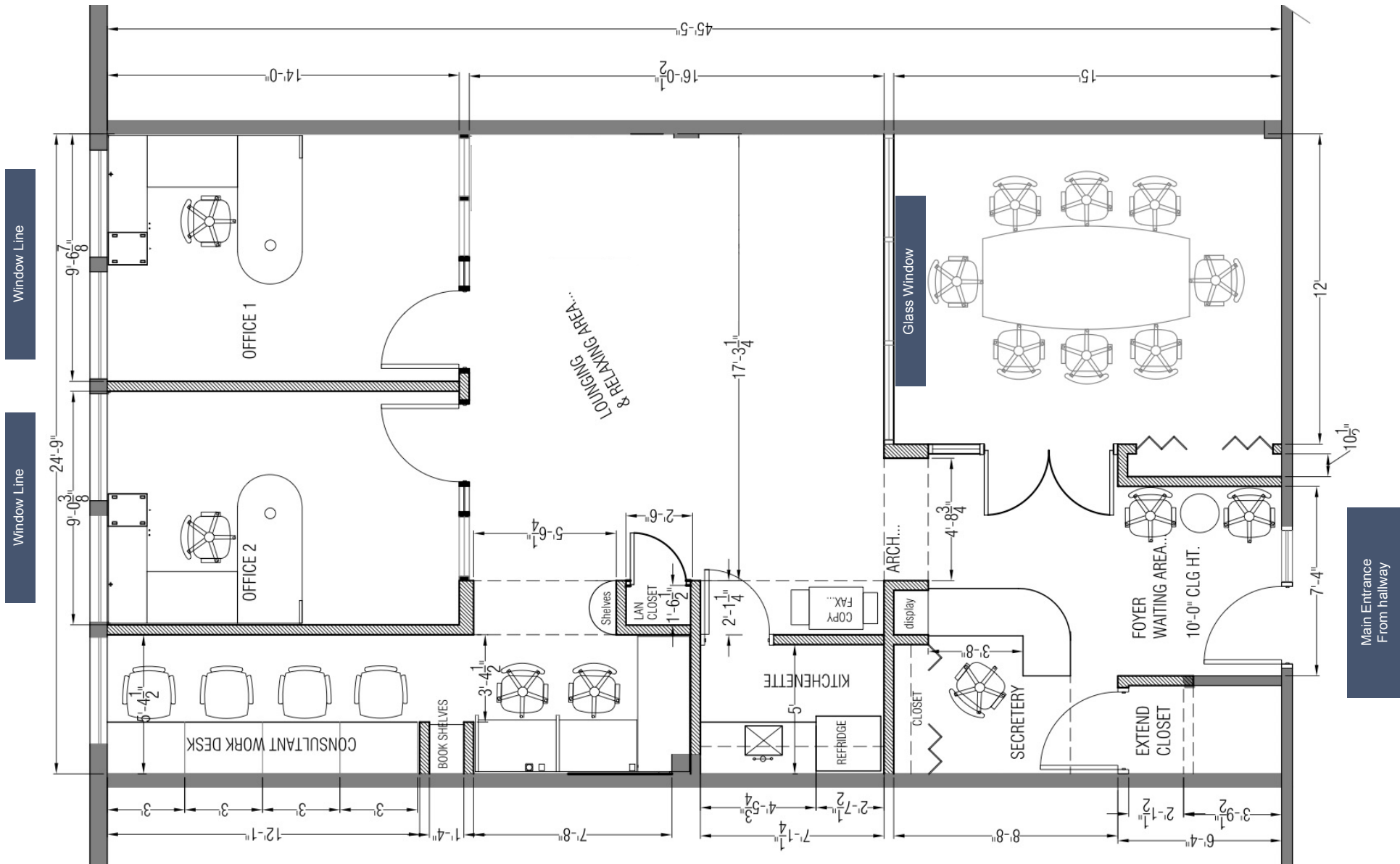
EMPLOYEE
POPULATION
143,000



AVERAGE
HOUSEHOLD INCOME
\$145,367



TOTAL
POPULATION
153,500



SITEPLAN



AERIAL VIEW

LONG & FOSTER[®] | COMMERCIAL
REAL ESTATE | DIVISION

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