

Executive Summary: Two commercial condos within a few blocks of Mosaic District and Dunn Loring Metro.



OFFERING SUMMARY

Sale Price :

Suite 101 (approx 3,000 SF):	\$360,000
Suite 200 (approx 2,400 SF):	\$575,000
Entire Complex Size:	40,329 SF
Zoning:	C-3 (Office)

PROPERTY OVERVIEW

Two commercial condos within a few blocks of Mosaic District and Dunn Loring Metro.

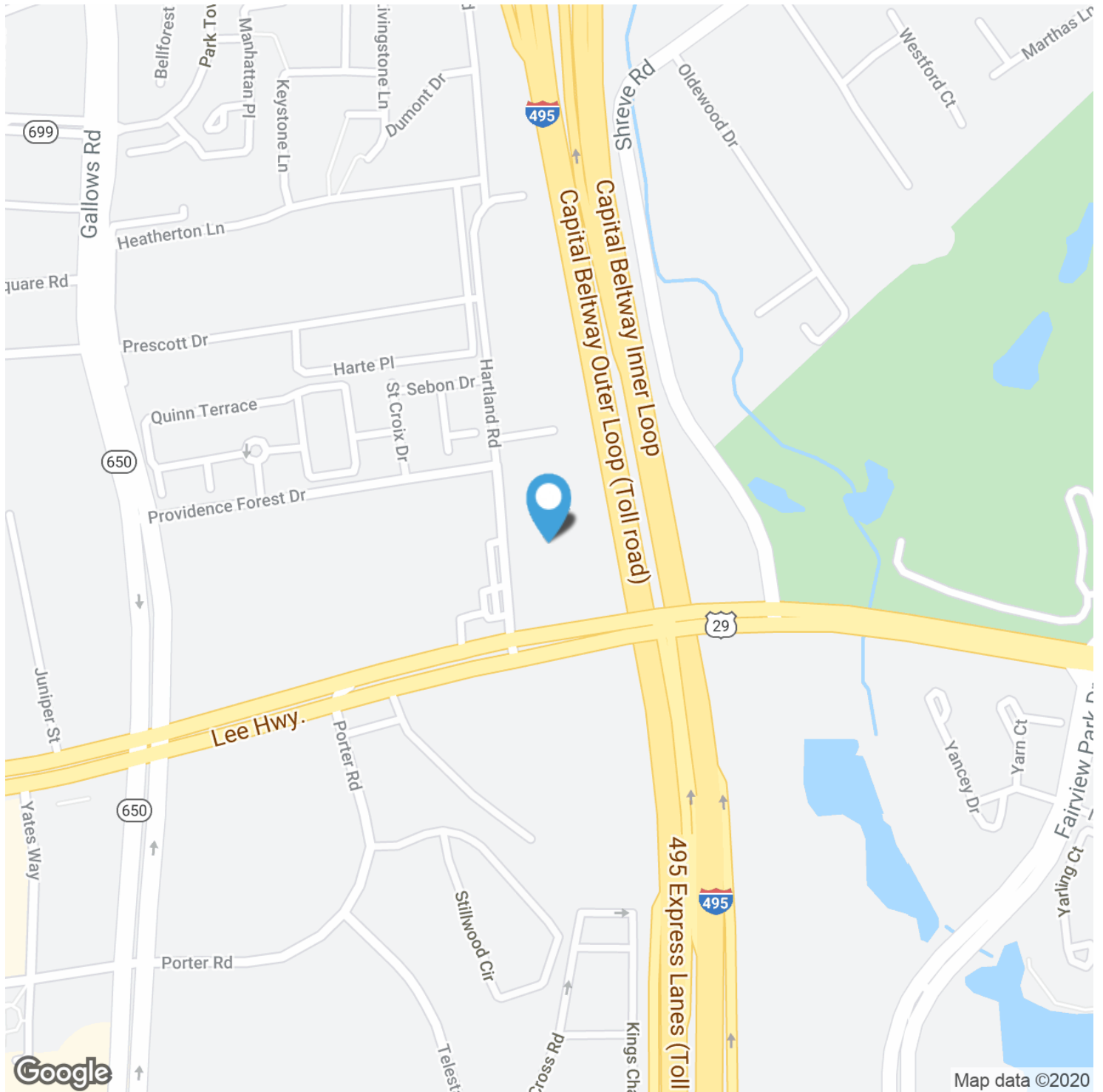
PROPERTY HIGHLIGHTS

- Office suite: Desirable approx. 2,400 SF office suite overlooking I-495 with six offices, conference room, and kitchenette.
- Storage suite: approx. 3,000 SF has approx. 20' high ceilings; double door loading access; plus additional steel mezzanine approx. 600 SF of storage area (in addition to the approx. 3,000 SF for a floor area total of approx. 3,600 SF).
- Well-maintained Modern Building with Light-filled Four-story Atrium, Elevators, Sprinklers, and secure Garage Parking.
- Approximately 3 blocks to the shops and restaurants in Mosaic District including Target, Ted's Bulletin, and Angelika Film Center. (Check out retailer map on page 4 of brochure)
- Less than a mile to Dunn Loring Metro - and its many restaurants and shops including Harris Teeter. Easy access to I-495, I-66, Rt. 29/Lee Hwy, Route 50 and approx. 1.8 miles to Inova Hospital.
- Monthly condo fees for suite 101 are \$1,405.29 and for suite 200 are \$1,129.49.

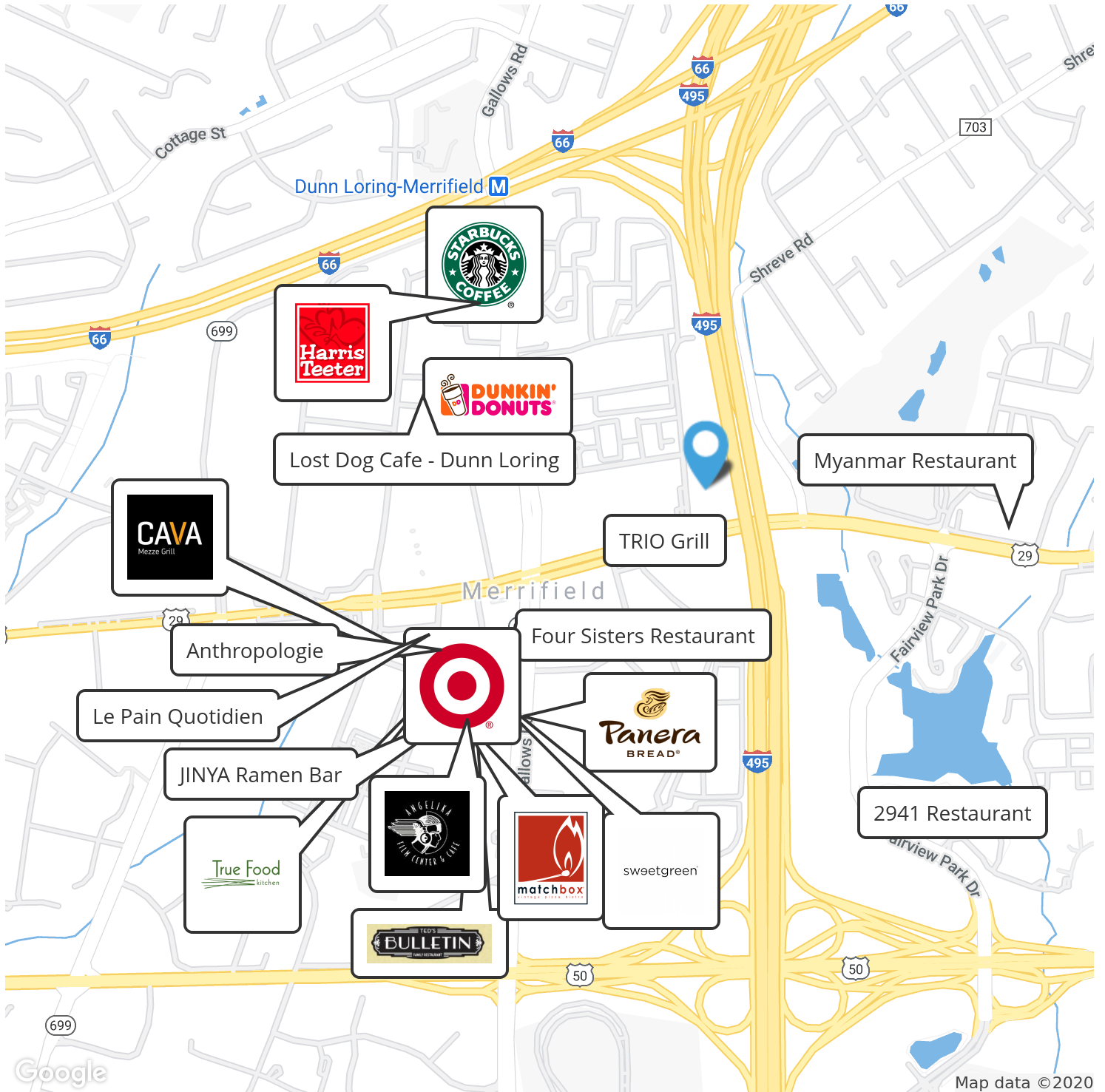
Additional Photos



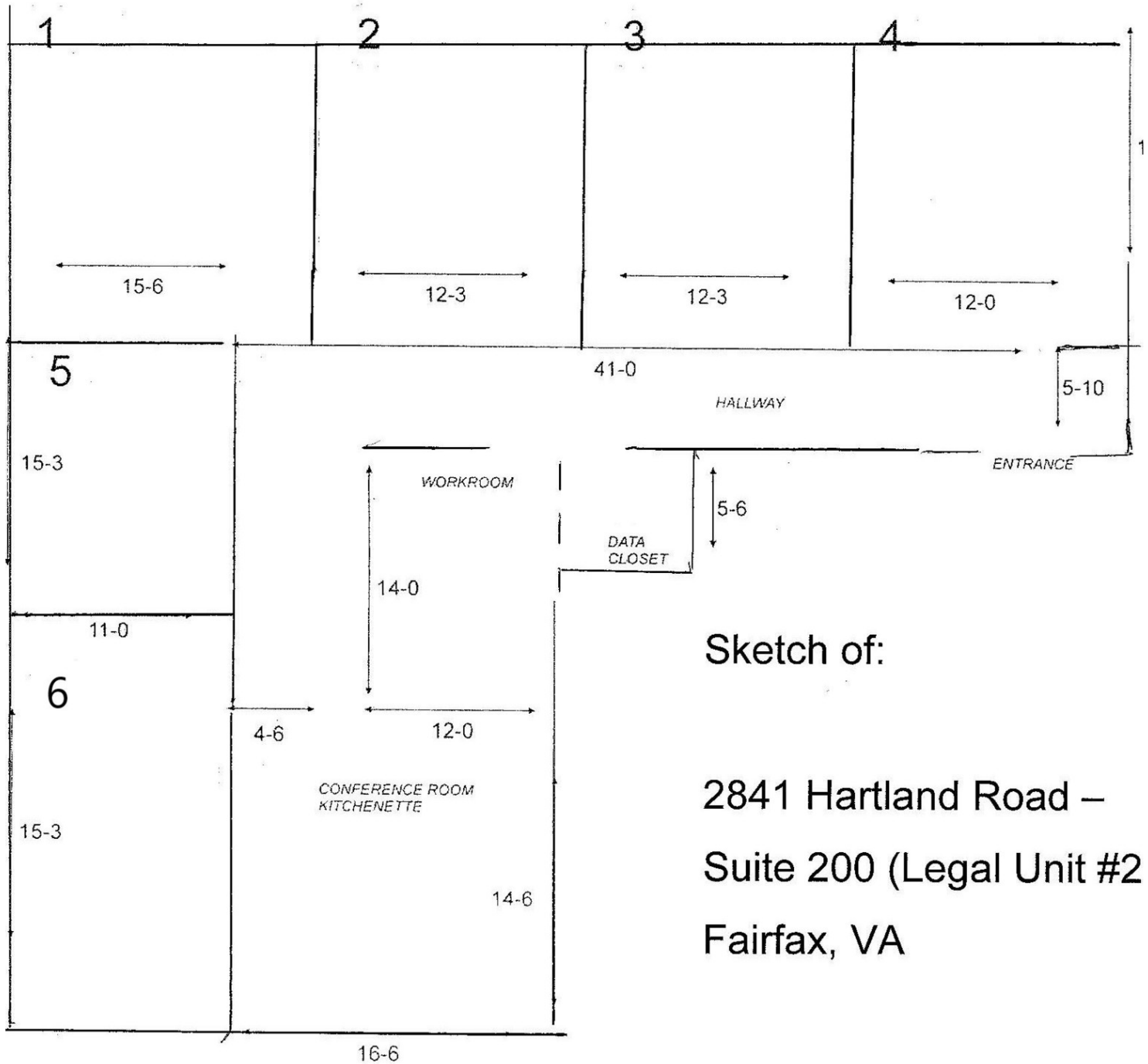
Location Maps



Retailer Map



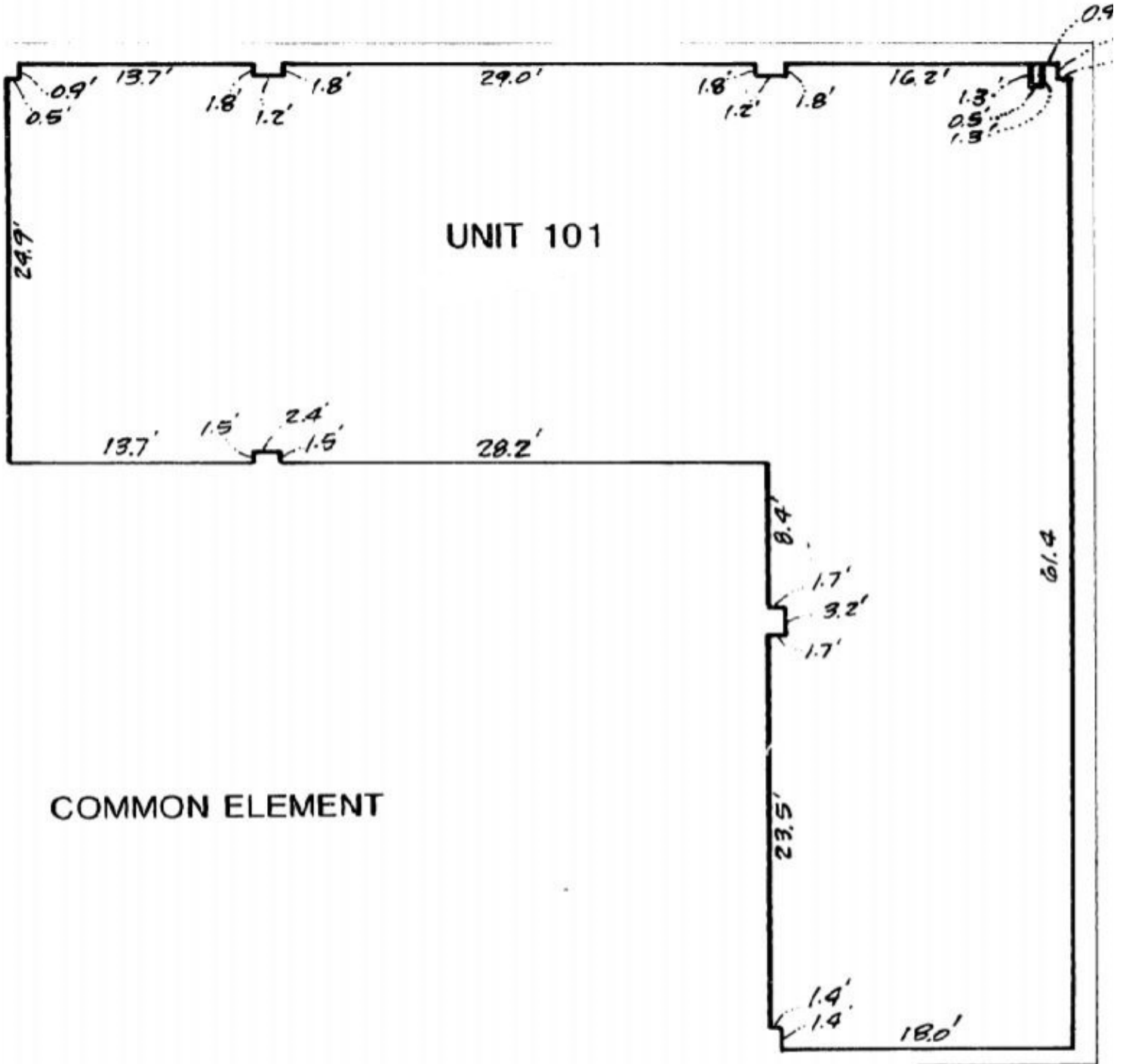
Floor Plans



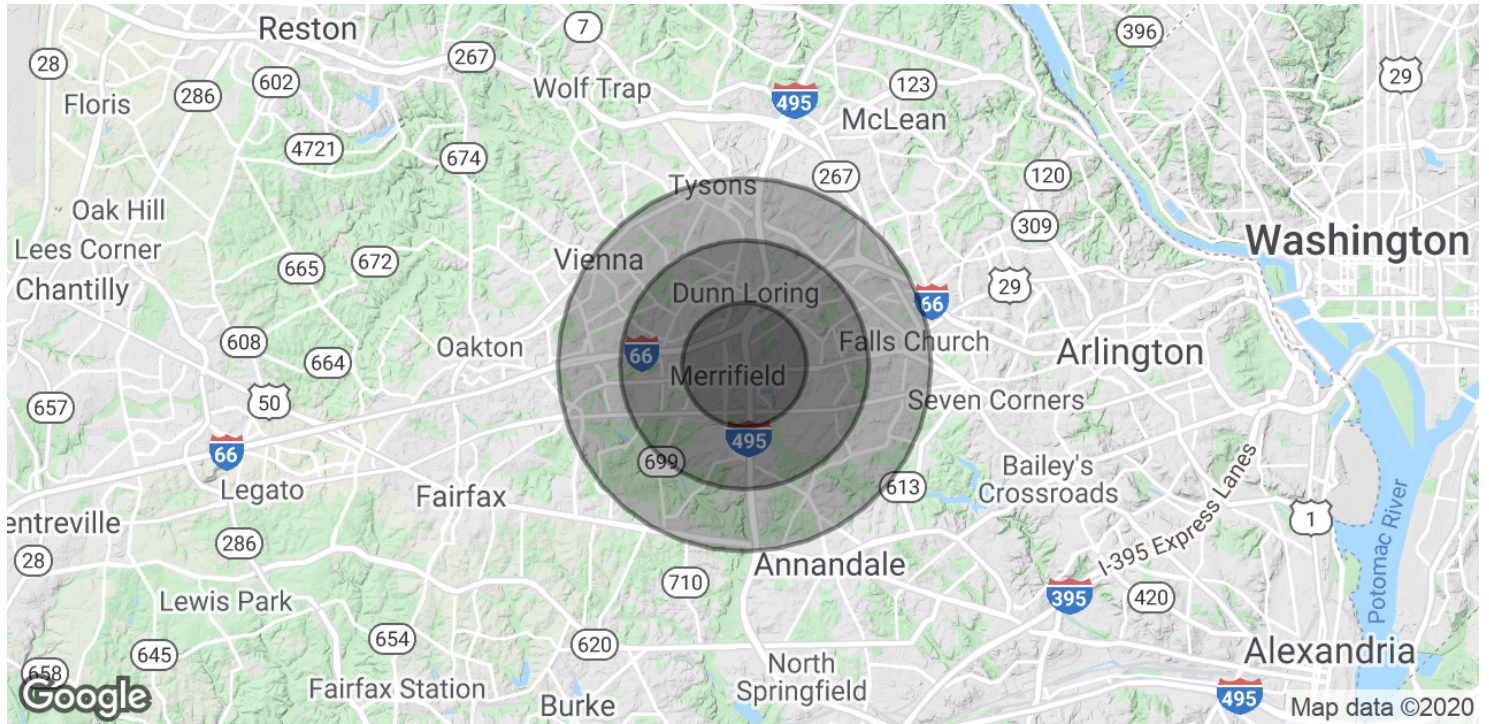
Sketch of:

2841 Hartland Road –
Suite 200 (Legal Unit #2
Fairfax, VA

Floor Plans



Demographics Map & Report



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	13,833	59,183	130,700
Average age	35.1	36.5	37.0
Average age (Male)	34.7	36.2	36.3
Average age (Female)	35.4	37.0	37.8

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	5,880	23,042	49,405
# of persons per HH	2.4	2.6	2.6
Average HH income	\$115,258	\$121,668	\$123,577
Average house value	\$465,847	\$541,104	\$567,705

* Demographic data derived from 2010 US Census