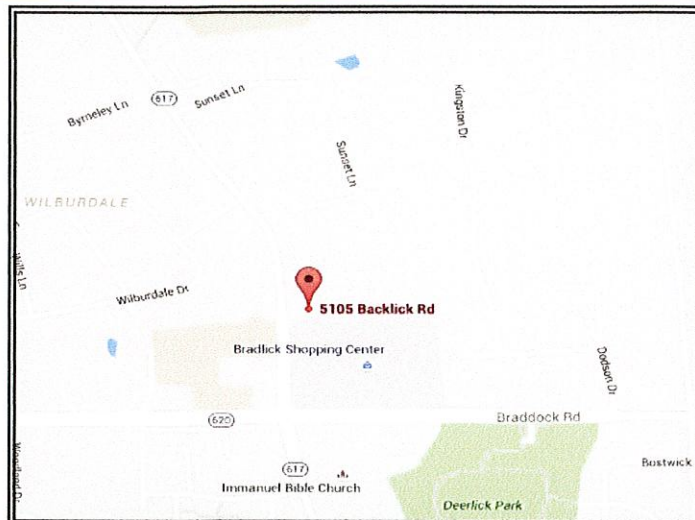


FOR LEASE OR SALE



5105-G Backlick Road Springdale Office Condominium Annandale, VA 22003

LOCATION: Springdale Professional Center Office Condominium on Backlick Road near the intersection of Braddock Road, close to I-495, I-395, and Little River Turnpike (Route 236). Located next door to grocery, restaurants, and shops at Bradlick Shopping Center. Plenty of free, unassigned surface parking.

DESCRIPTION: 2-story townhouse office condo with nice layout has 6 windowed private offices, large conference room, reception/admin area, 2 restrooms, eat-in kitchen w/cooktop and dishwasher, supply/copy room and storage closets. Exterior uniform signage allowed. Existing furniture conveys with the unit at purchaser's/tenant's option.

SIZE: 2,200 SF

RENTAL RATE: \$3,300 per month (\$18.00 psf)
ESCALATION: 3% per year
LEASE TERM: 2 - 5 years
AVAILABLE: Immediately

SALE PRICE: \$558,900 (\$254.04 psf)
CONDO FEE: \$543.13/mo (2017)
R.E. TAXES: \$5,885 (2017)

For more information or to schedule a showing, please call:

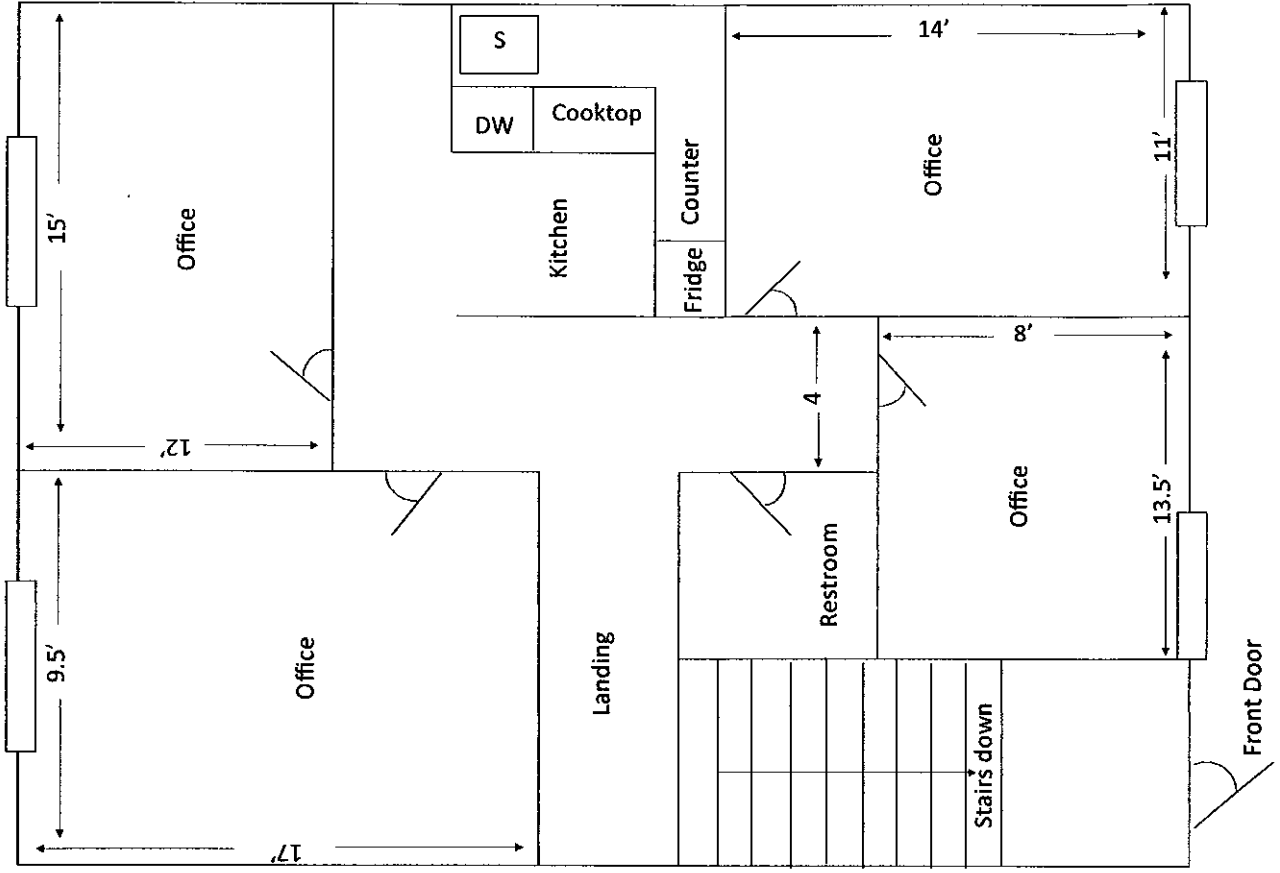
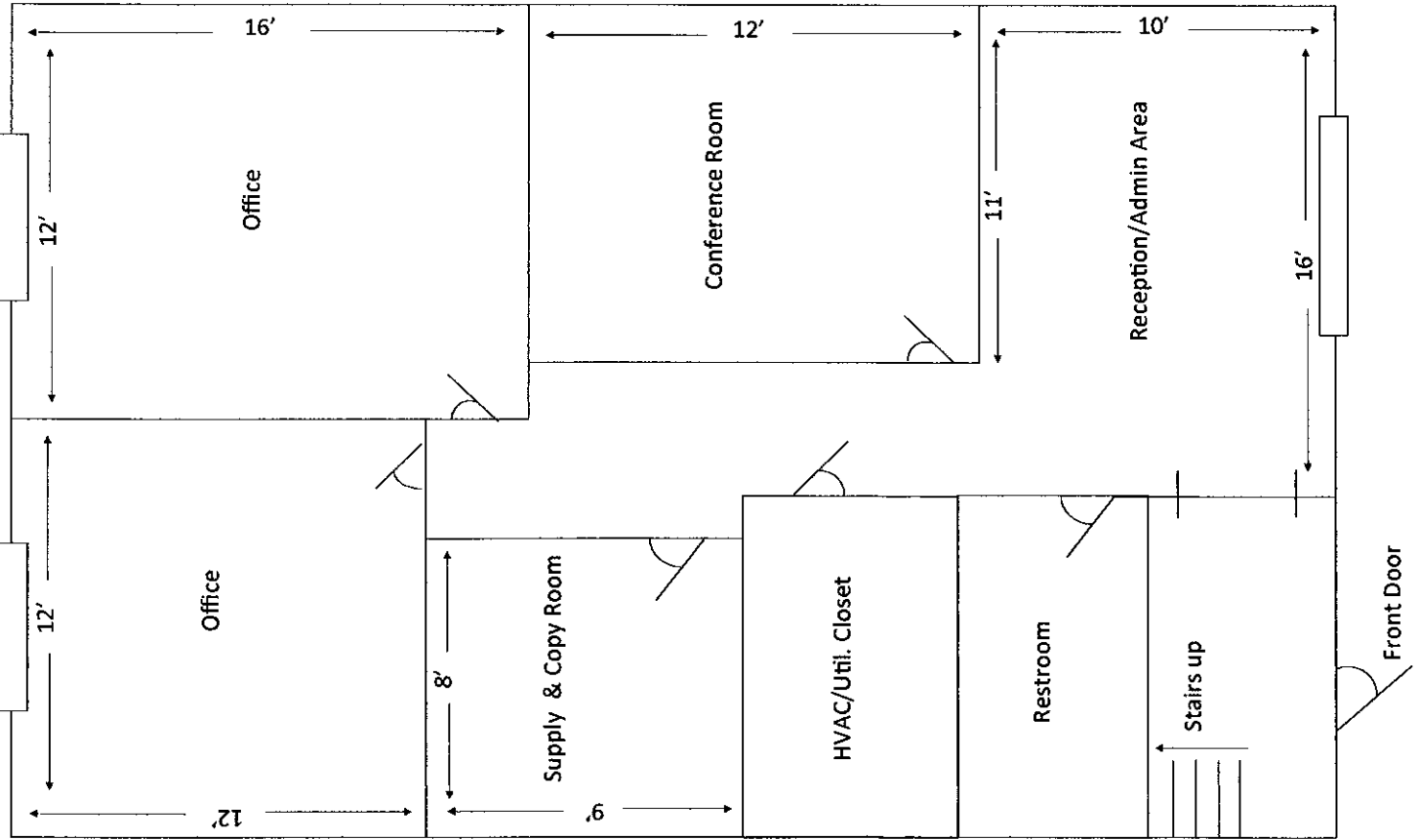
Jennifer Neel

Questor Realty, Inc.

(703) 750-9200

5105-G Backlick Road
Springfield Office Condominium
Annandale, VA 22003

2,200 gross SF - not to scale - dimensions approx.



**5105 Backlick Rd
Springdale Professional Center**

