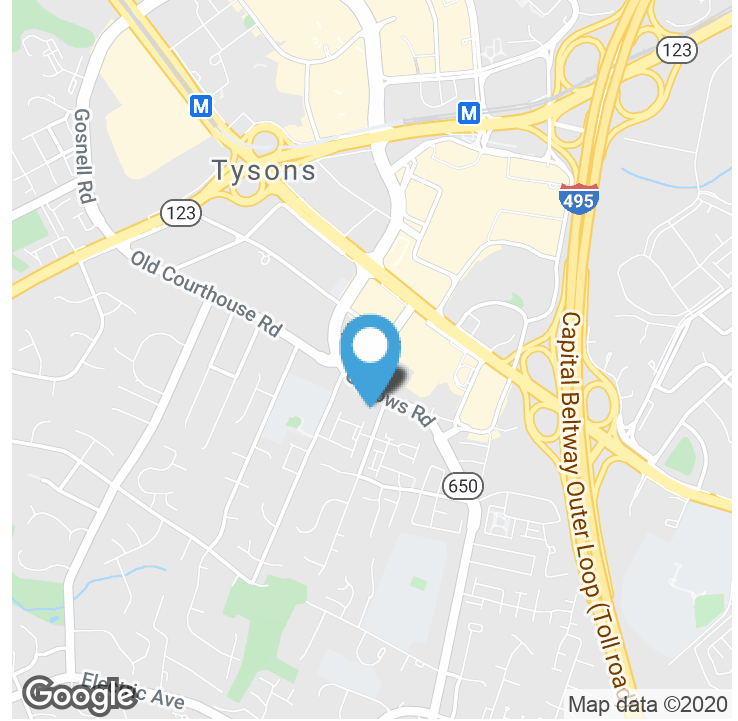


Tysons Corner Condos For Sale and For Lease



OFFERING SUMMARY

Sale Price:	\$2,976,675
Lease Rate:	\$25/SF (Full Service)
Building Size:	20,466 SF
Available SF:	1,292 - 5,146 SF
Price / SF:	\$325
Year Built:	1984
Renovated:	2002
Zoning:	C-2
Submarket:	Tysons Corner

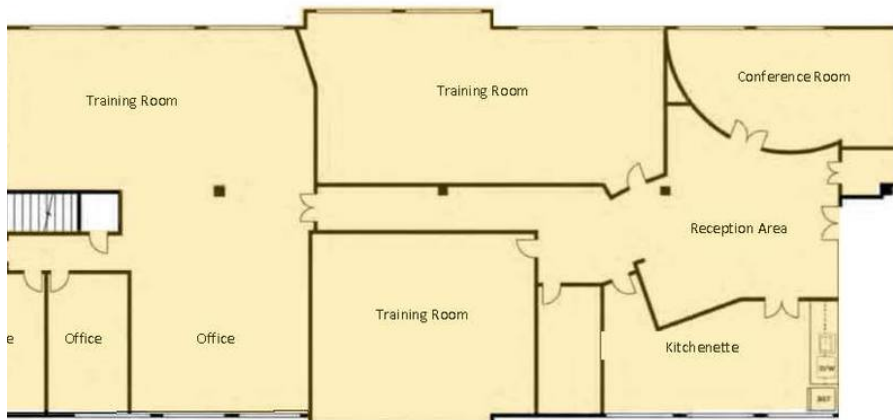
PROPERTY OVERVIEW

Three office condos for sale or for lease. Don't miss this opportunity to own a Tysons Corner office condo. Open floor plans featuring window lined offices, training rooms, conference rooms, and kitchenettes. Plenty of natural light. Glass entry doors to each condo. Perfect for office or medical use. Ample covered and uncovered parking, plus additional street parking. Ideal location in the heart of Tysons Corner. Easy access to Rt. 7, 495, 66, Tysons Corner and Dunn Loring-Merrifield Metro Stations.

AVAILABLE SPACES

- Suite 210 - 5146 SF with large reception area, conference room, three large training rooms, three offices and a large kitchenette/break room
- Suite 280 - 2721 SF with reception area, large kitchenette/break area, two large training rooms and one office
- Suite 300 - 1,292 SF with large reception and workroom area with kitchenette, three offices and a conference room

Suite 210 For Sale or For Lease



210 Floor Plan, Second Floor

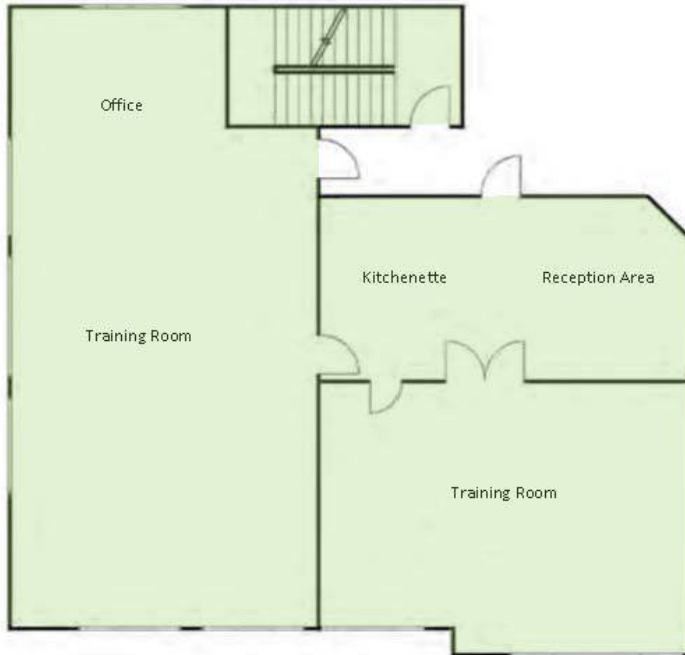
SUITE 210

Available SF	5146 SF
Sales Price	\$1,672,450
Sales Price/SF	\$325/SF
Lease Rate/SF	\$25/SF Full Service

DESCRIPTION:

- Glass Suite Entry
- Large Reception Area
- Conference Room
- Three Training Rooms
- Three Offices
- Large Kitchenette/Break Room with counter seating
- Windows throughout

Suite 280 For Sale or For Lease



280 Floor Plan, Second Floor



Reception Area/Kitchenette



Training Room

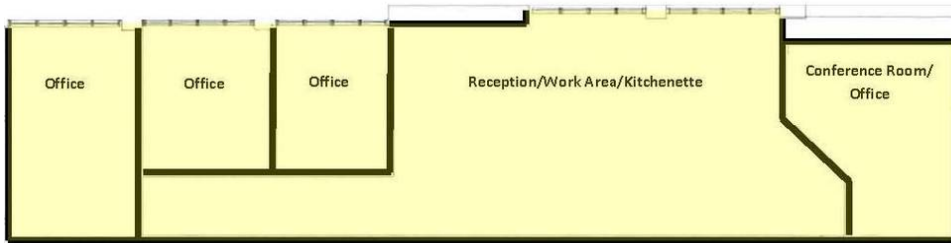
SUITE 280

Available SF	2721 SF
Sales Price	\$884,325
Sales Price/SF	\$325/SF
Lease Rate/SF	\$25/SF Full Service

DESCRIPTION:

- Glass Suite Entry
- Reception Area
- Large Kitchenette/Break Area
- Two Large Training Rooms
- One Office
- Windows throughout

Suite 300 For Sale or For Lease



300 Floor Plan, Third Floor



Glass Suite Entry



Office

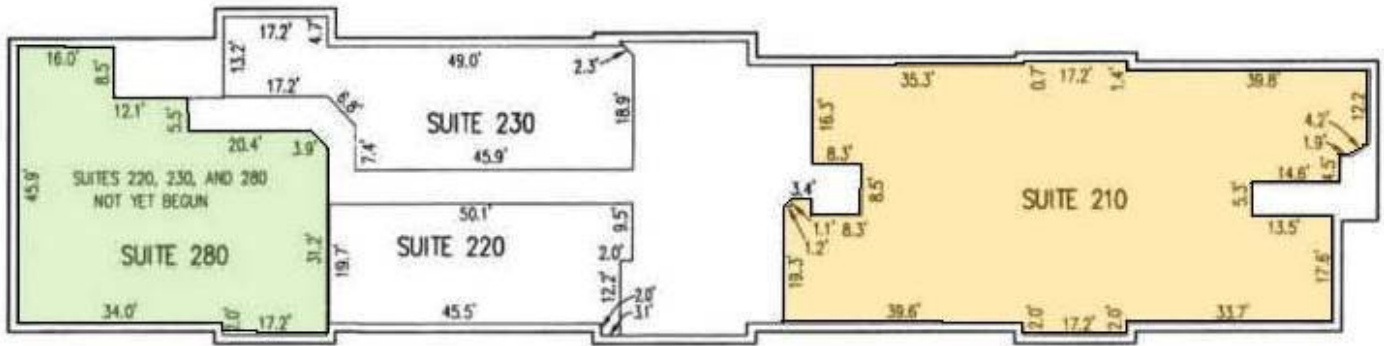
SUITE 300

Available SF	1292 SF
Sales Price	\$419,900
Sales Price/S	\$325/SF
Lease Rate/SF	\$25/SF Full Service

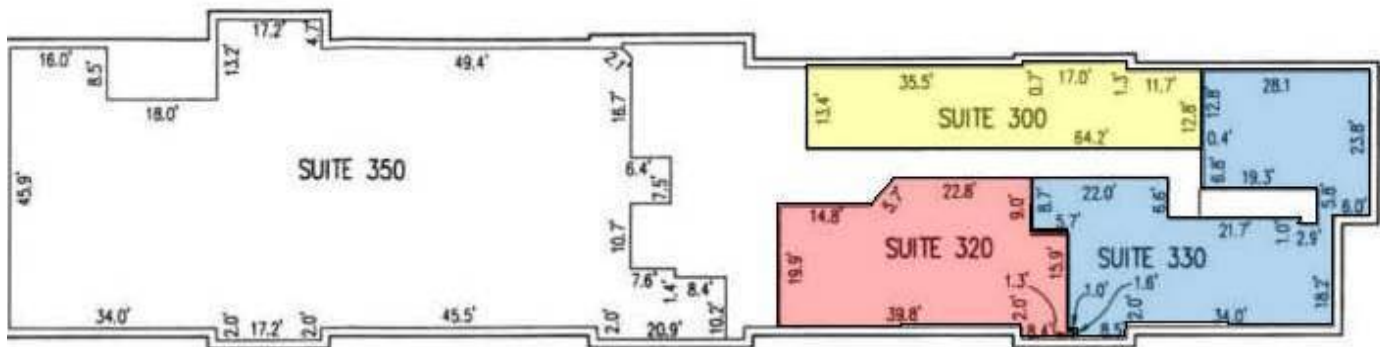
DESCRIPTION:

- Glass Suite Entry
- Reception Area
- Large Work Area
- Kitchenette
- Conference Room
- Three Offices
- Windows throughout

Second and Third Floors

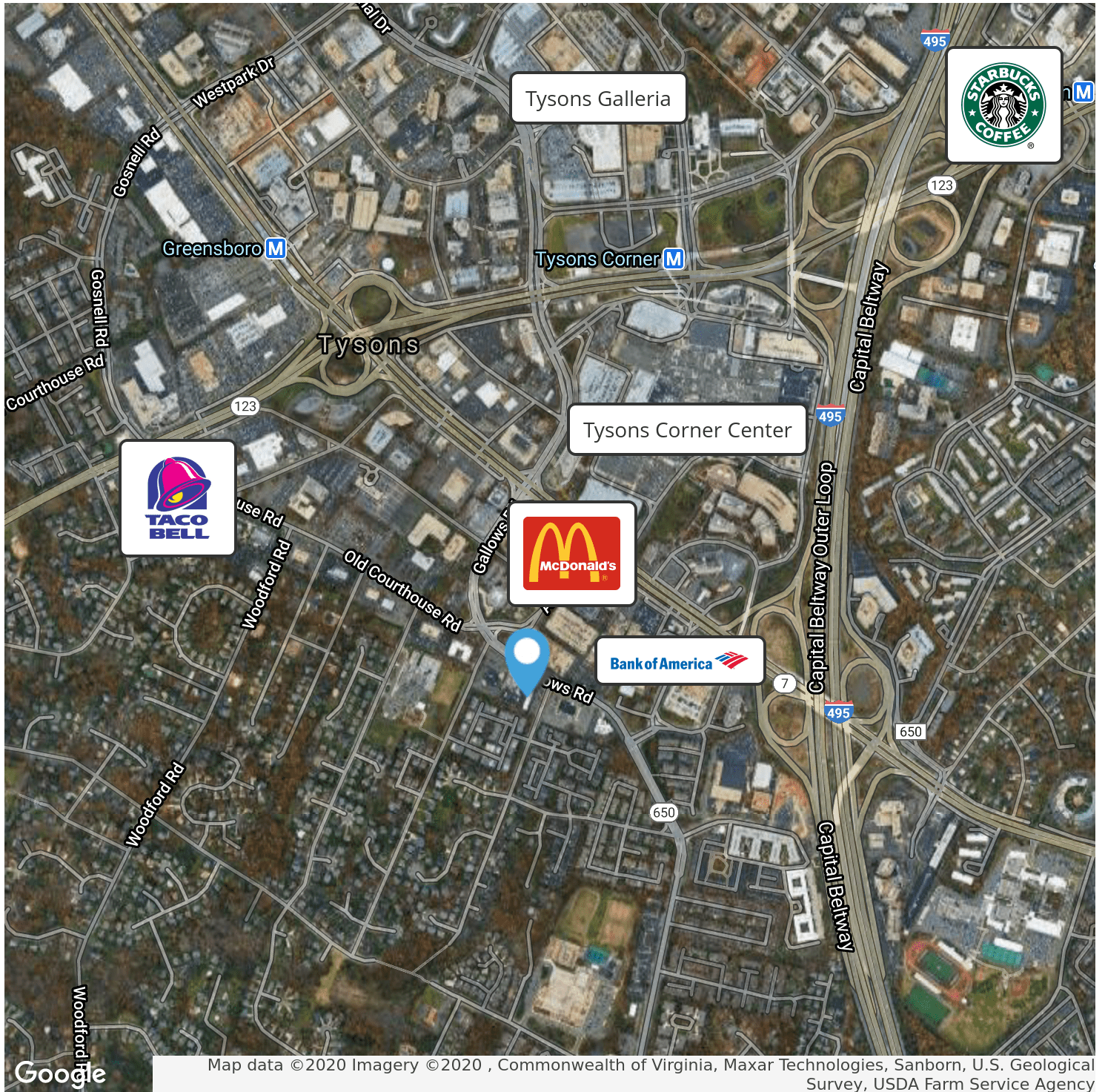


SECOND FLOOR

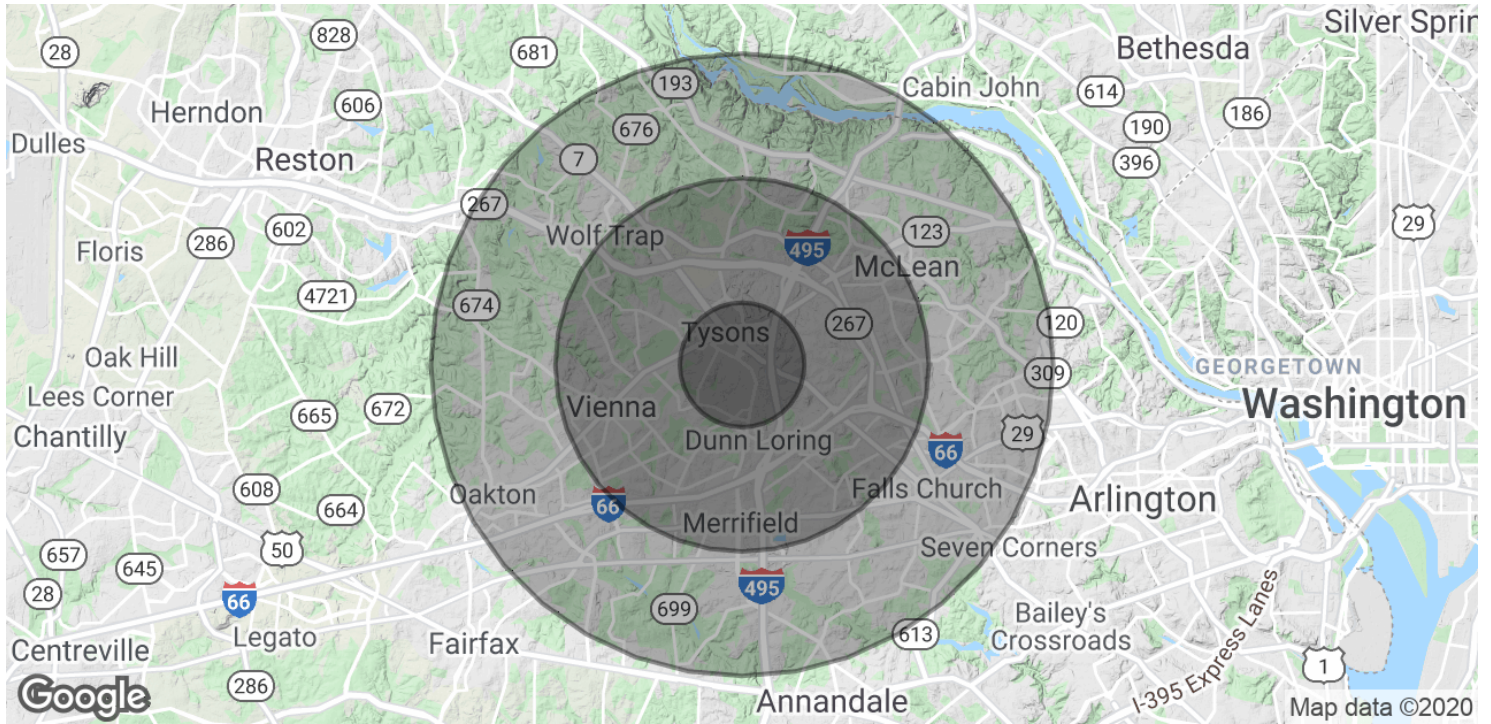


THIRD FLOOR

Retailer Map



Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,455	104,608	259,488
Average age	37.8	38.7	39.4
Average age (Male)	38.5	37.6	38.4
Average age (Female)	37.7	39.8	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,064	41,624	98,167
# of persons per HH	2.5	2.5	2.6
Average HH income	\$144,255	\$143,063	\$151,293
Average house value	\$667,752	\$628,367	\$662,340

* Demographic data derived from 2010 US Census