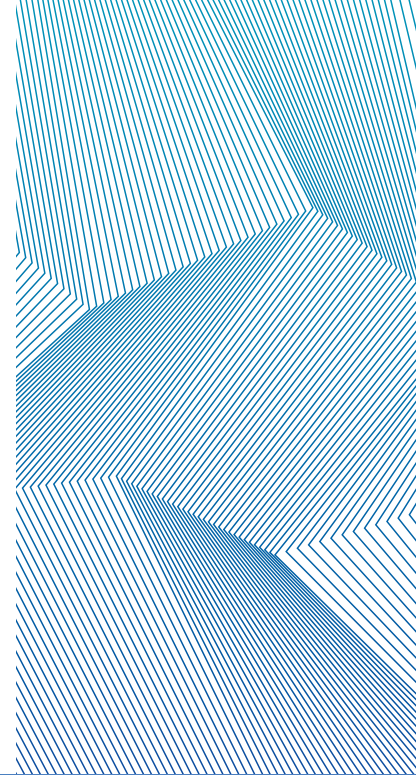


ANNANDALE

Professional
Building



ANNANDALE, VA

38,617 SF

OFFICE BUILDING
FOR SALE

CBRE

Affiliated Business Disclosure

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

Investment Highlights

-  Easy access to numerous nearby amenities, including multiple restaurants within walking distance
-  Excellent visibility with frontage on Little River Turnpike
-  Inside the Beltway with great vehicular access--within two miles of both I-495 & I-395
-  Abundant surface parking
-  Well-maintained property with recent upgrades to major building systems



Leasing

Current Occupancy: 70.3%

Asking rents: \$22.00 to \$25.00 full service

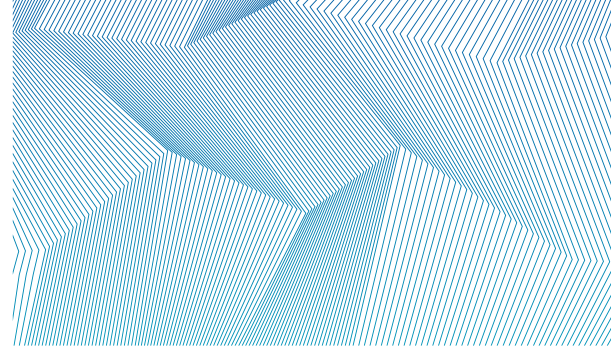
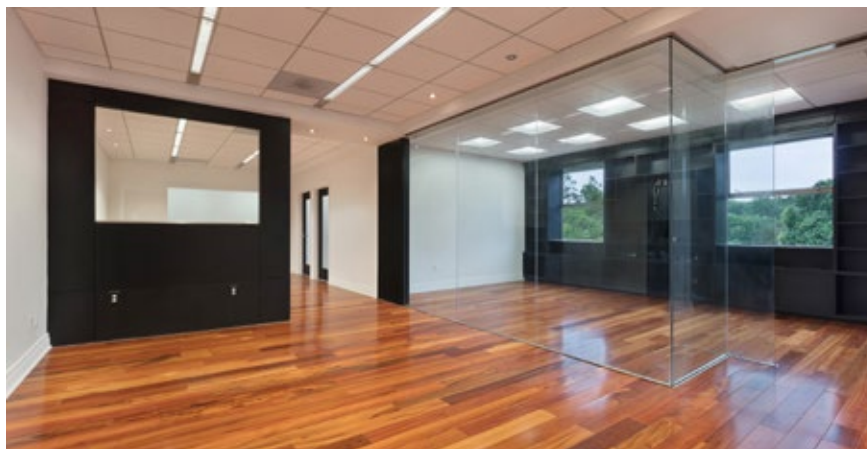
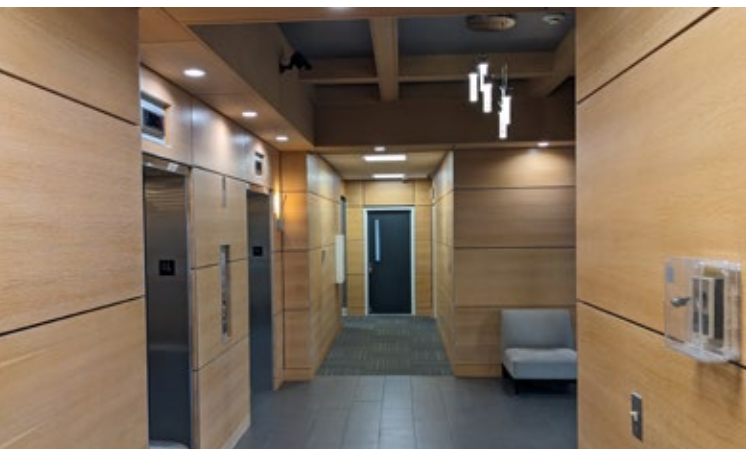
Vacant Space:

LL30	1,155 SF
100	2,614 SF
104	1,112 SF
202	1,013 SF
203	1,540 SF
300	3,075 SF
340	932 SF
	11,441 SF

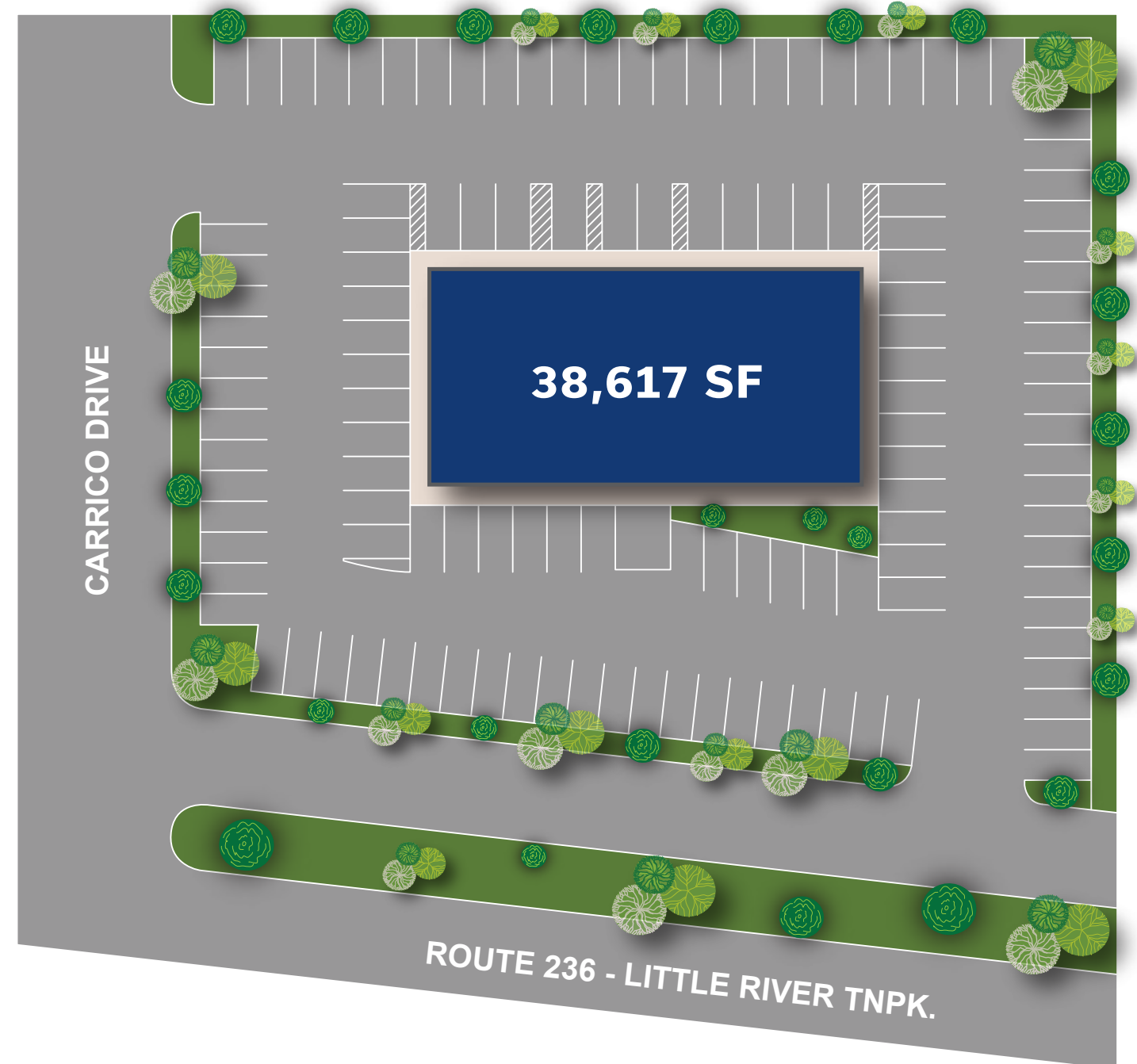
Property Information

- + **Property Address:** 7023 Little River Turnpike, Annandale, VA 22003
- + **Jurisdiction:** Fairfax County, VA
- + **Parcel ID:** 0711-05-0001
- + **Zoning:** C-3
- + **Building Size:** 38,617 rentable square feet
- + **Parcel Size:** 1.37 Acres
- + **Parking:** 128 surface spaces (3.4 spaces/1,000sf)
- + **Street frontage:** 260 feet on Little River Turnpike
- + **Ceiling Heights:** 2nd, 3rd, and 4th floors, floor to grid 8' and floor to deck 9'10", 1st floor elevator 10'9", floor to grid 9' and floor to deck 11'2", and LL floor halls and in spaces, floor to grid 8' and floor to deck 10'5"

- + **HVAC System:** 2 core units 25 ton each A/C only with electrical heat in the ceiling, 115-1 ton ptac units a/c with electrical heat
- + **Restrooms:** A total of 9 restrooms. One restroom on 2nd floor
- + **Elevators:** 2 hydraulic powered elevators go from LL to the 4th floor
- + **Electrical:** 120/208 3 phase 1600amps, every floor has a sub panel
- + **Fire Suppression:** Pull station, fire extinguisher and smoke detectors on each floor. Fireman hose connection at every floor in both stairwells and a 20hp 500g.p.m. fire pump for the stand pipe located in the stairwell



Site Plan

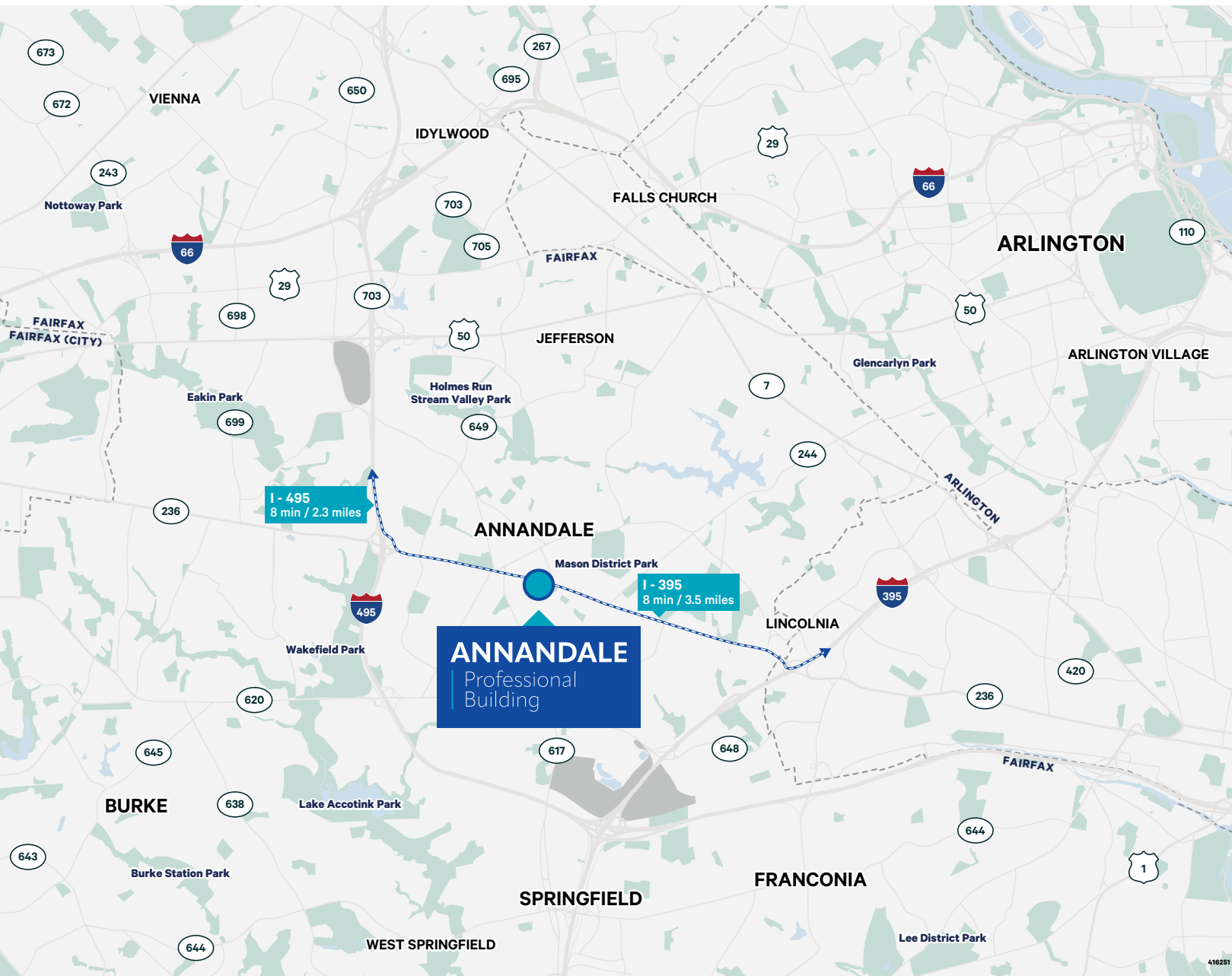


ANNANDALE

Professional Building

Easily Accessible from Major Interstates

All Within Reach



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ANNANDALE, VA

Contact Information

Joe McDonnell

First Vice President
joe.mcdonnell@cbre.com
+1 703 288 2547

John Ryan

Senior Vice President
john.r.ryan@cbre.com
+1 703 288 2541

CBRE