



Summary

Suite 200:

Available SF: 847 SF
 Lease Rate: \$1,900/mo.
 \$26.92/SF

Suite 104:

Available SF: 620 SF
 Lease Rate: \$1,100/mo.
 \$21.29/SF

Property Highlights

- All updated modern suites
- Ample Parking
- Elevator and Bathrooms
- Close to restaurants and shopping
- Close to the intersection of Route 236 and Prosperity Drive
- Convenient to the Capital Beltway and other major roadways

Demographics	2 Mile	5 Mile	10 Mile
Total Households:	16,017	124,624	469,128
Total Population:	45,048	355,033	1,208,328
Average HH Income	\$163,004	158,081	\$155,562

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Jennifer Burke

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Floor Plan



FIRST FLOOR S.F. PLAN

COMMON AREA = 1,419 SF
 SUITE 100 USF = 2,150 SF X 1.173282 = 3,221 RSF
 SUITE 104 USF = 541 SF X 1.173282 = 635 RSF
 SUITE 104 USF = 481 SF X 1.173282 = 571 RSF
 SUITE 114 USF = 3,891 SF X 1.173282 = 3,142 RSF

BLDG. CORE FACTOR

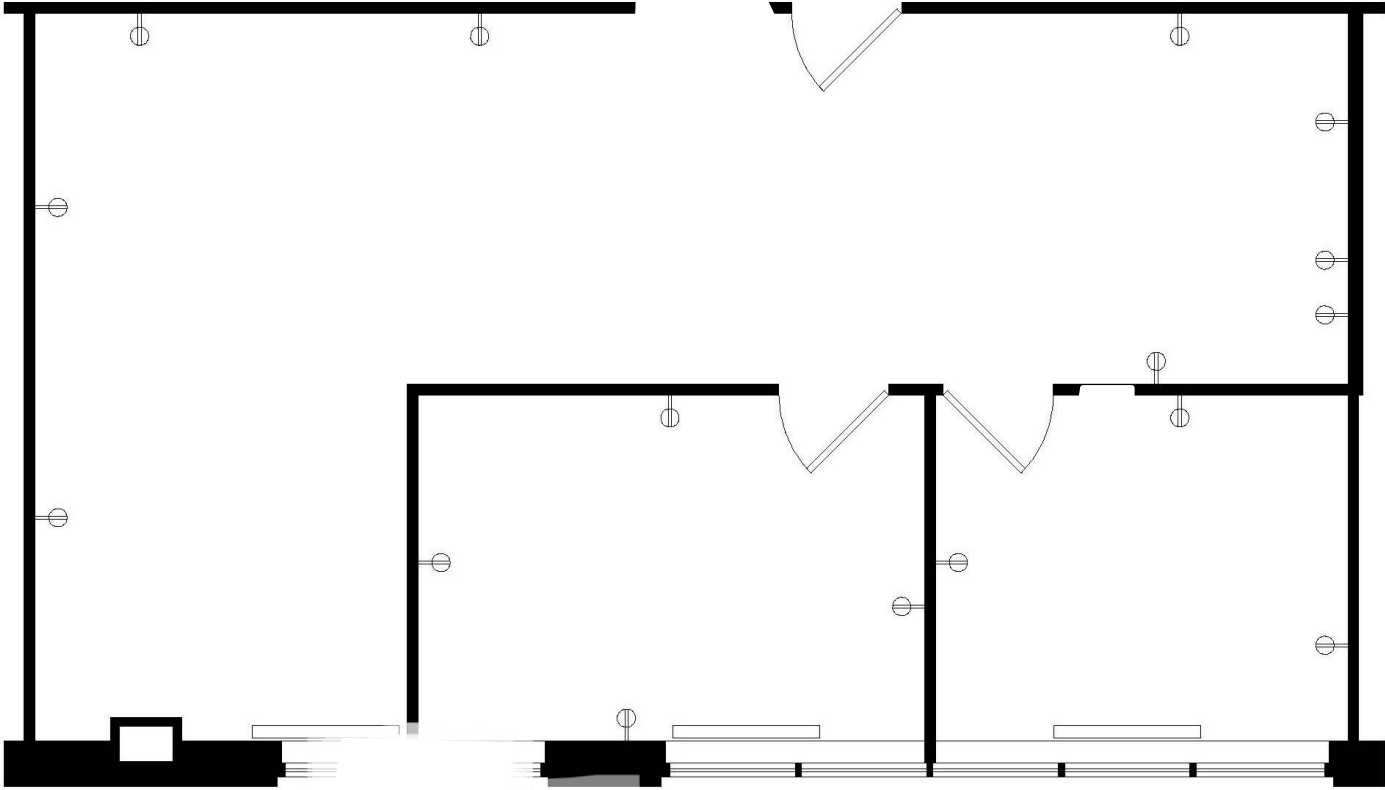
TOTAL RENTABLE AREA = 24,002 SF
 TOTAL TENANT AREA = 22,241 SF = 1.173282

Suite 104 | 620 SF

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Floor Plan



Suite 200 | 847 SF

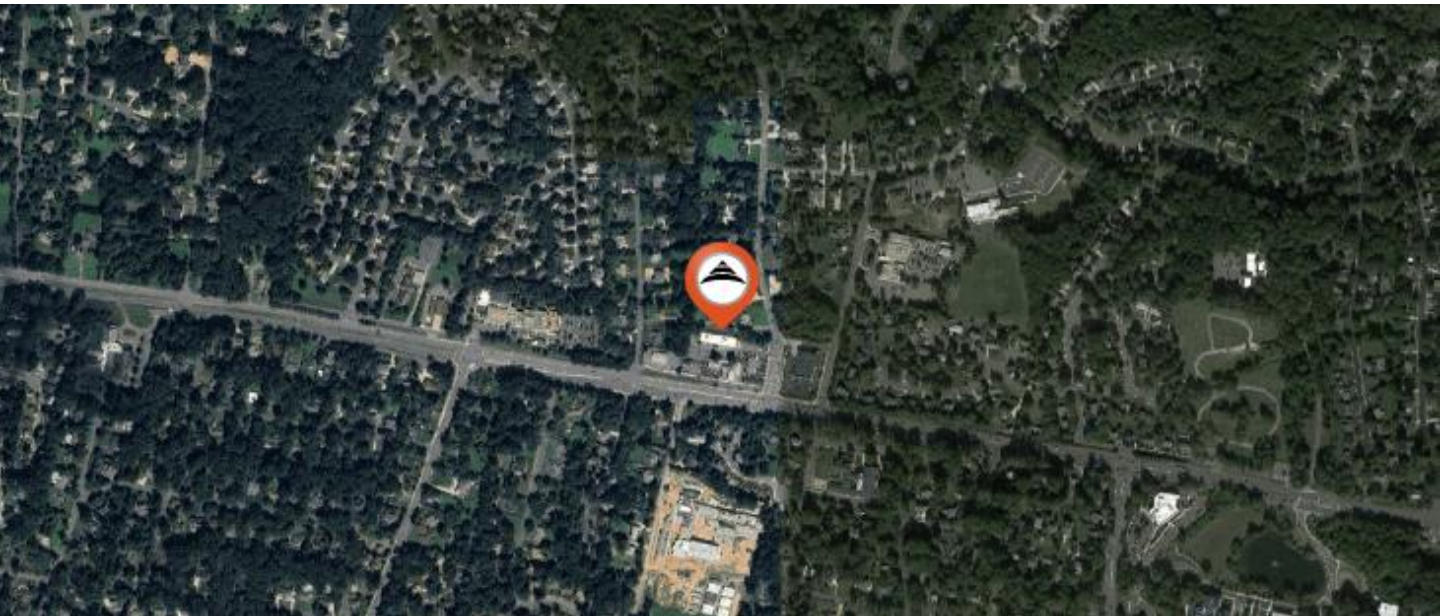
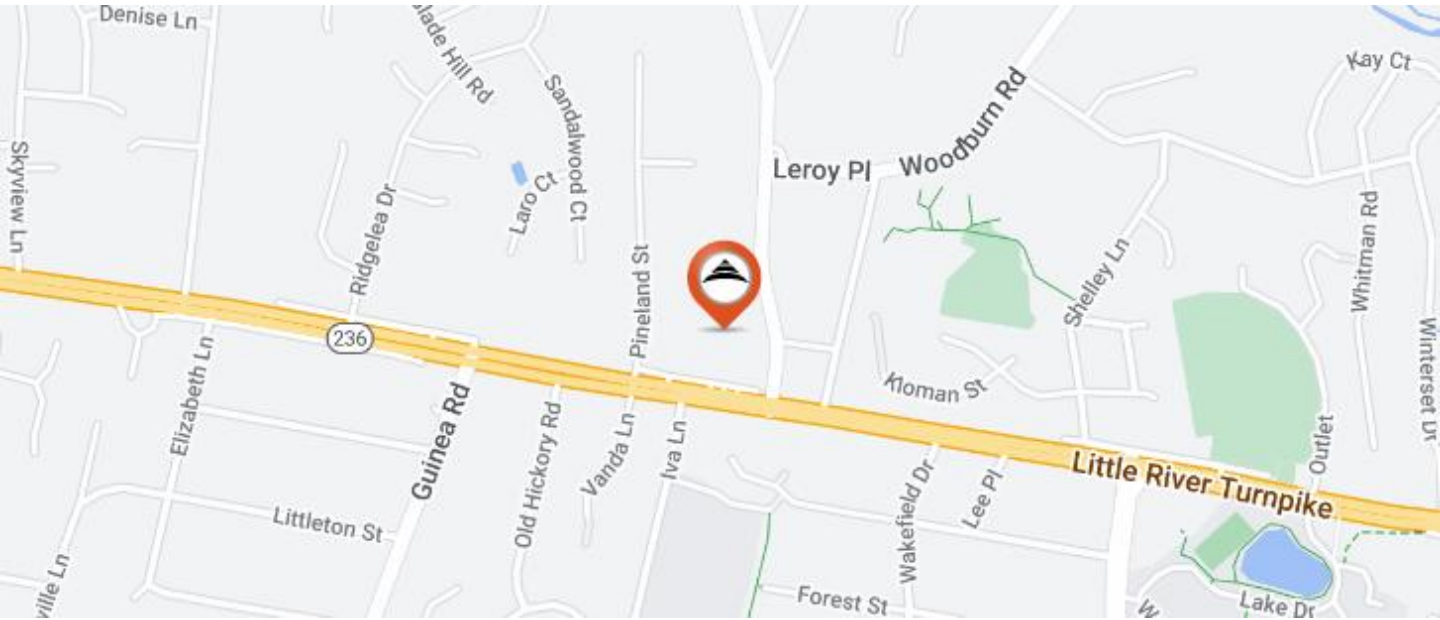
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For Lease | Office Condo
3918 Prosperity Ave, Suite 300

Maps



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