



Summary

FI – Suite	Size (SF)	Lease Rate
1st – 4A	1,250 SF	\$24.00/SF + Cleaning
3rd - 300	750 SF	\$23.20/SF - \$1,450/mo Exclusive of cleaning

Property Highlights

- 1st Floor - 3 offices, a large open work area, a kitchenette, and a private restroom
- 2nd Floor - 5 offices, a conference room, a kitchenette, and a private restroom
- \$5,250/Month full service for both 1st & 2nd floors
- Hardwood floors and recently painted
- Ideal layouts with lots of flexibility
- Ample Convenient Parking
- Large windows and views
- Walkable to restaurants / public transit
- 3 blocks from Wiehle-Reston East Metro
- 34,987 VPD

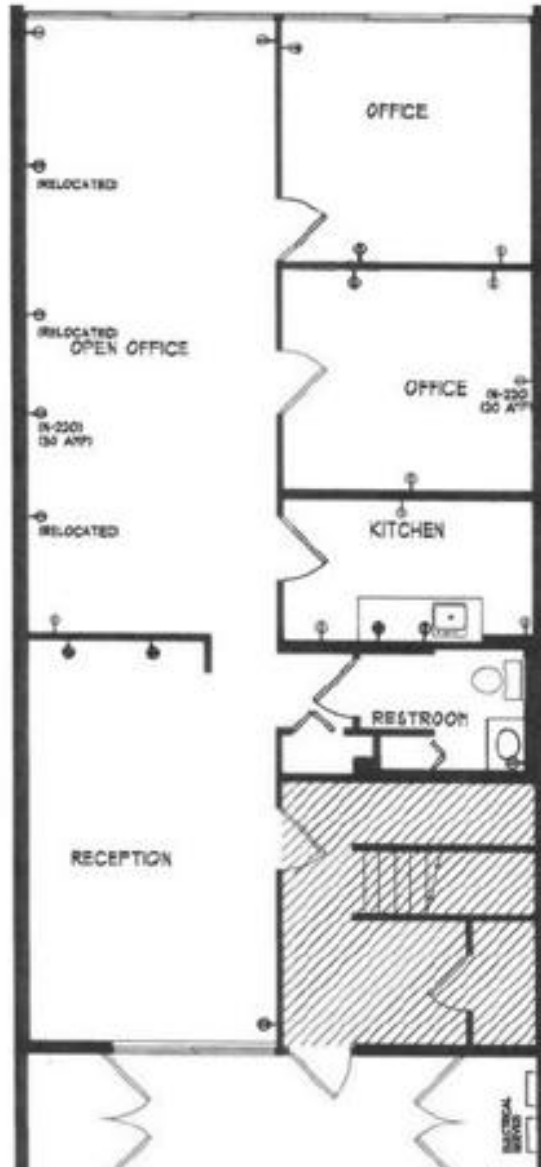
Lease Type: Full Service

Demographics	2 Mile	5 Mile	10 Mile
Total Households:	10,676	80,728	270,786
Total Population:	32,597	230,556	780,502
Average HH Income	\$162,375	165,603	\$162,575

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
703.435.4007 x 118
jburke@veritycommercial.com

Floor Plans

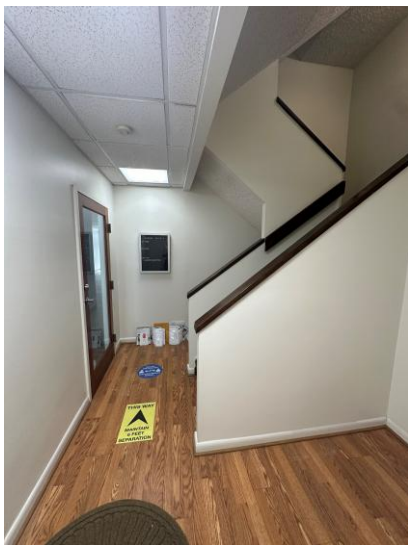


FIRST FLOOR

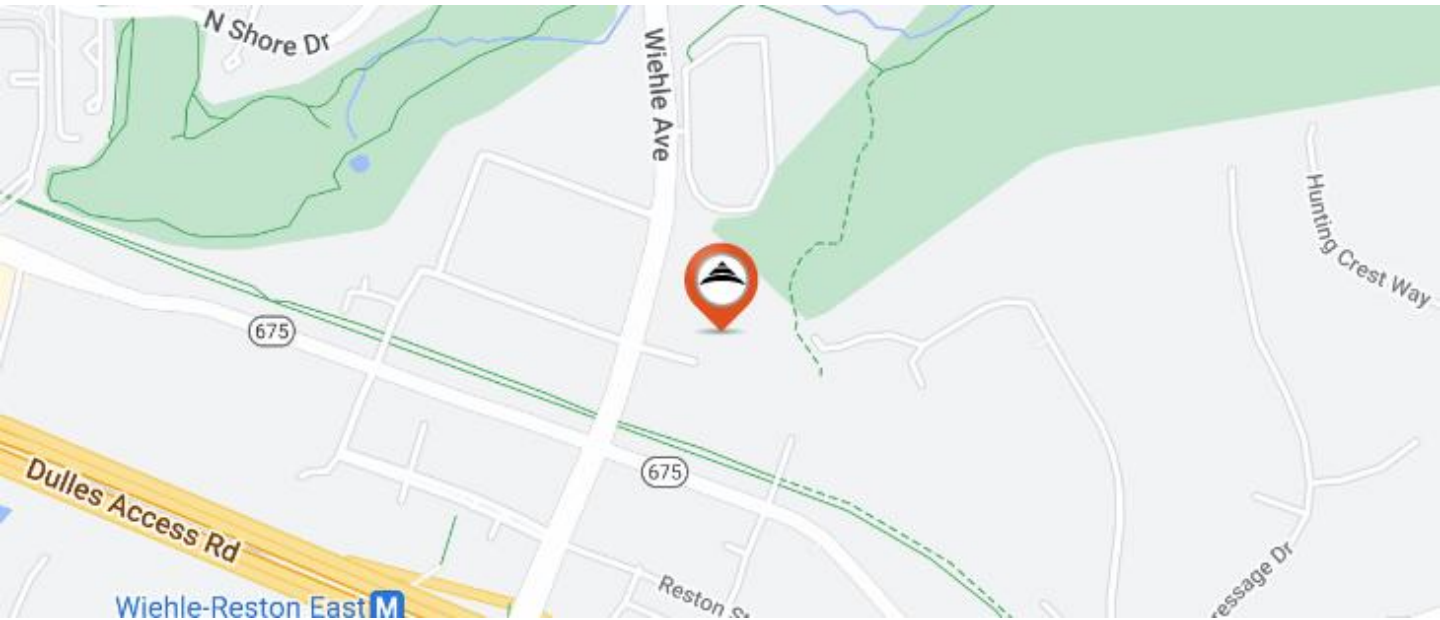
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1st Floor Photos



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