

OFFICE SPACE FOR LEASE!

PRIME DOWNTOWN MCLEAN LOCATION
1311-A Dolley Madison Blvd., McLean VA

OPPORTUNITY

- Suite 1B: 1,652 SF (Private exterior entrance)
- Suite 2D & 2E: 1,896 SF
- Suite 3B: 1,558 SF
- Suite 3D: 777 SF (Executive office suites)



HIGHLIGHTS

BUILDING HIGHLIGHTS

- Office and medical suites available for lease
- Zoned C-2 Fairfax County
- Building signage available
- Common area restrooms
- Weekend access on demand
- All utilities included in condo fee

LOCATION HIGHLIGHTS

- Highly desirable location at the corner of Old Chain Bridge Road and Fleetwood Road
- Right off of Dolley Madison Blvd signaled intersection

RENTAL RATE

- \$30.00 – \$39.00/SF Full Service

TERMS

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

OFFICE SPACE FOR LEASE

Prime Downtown McLean Location
1311-A Dolley Madison Blvd., McLean VA

AERIAL SHOWING LOCAL AMENITIES



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal
☎ | 703.677.0101
✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President
☎ | 847.562.6736
✉ | awallace@legatcre.com

OFFICE SPACE FOR LEASE

Prime Downtown McLean Location
1311-A Dolley Madison Blvd., McLean VA

Suite 1B: 1,652 SF - \$39.00/SF

FIRST FLOOR – FLOOR PLAN



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

OFFICE SPACE FOR LEASE

Prime Downtown McLean Location
1311-A Dolley Madison Blvd., McLean VA

SUITE 1B PHOTOS



JAMES LEGAT
Principal
☎ | 703.677.0101
✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President
☎ | 847.562.6736
✉ | awallace@legatcre.com

OFFICE SPACE FOR LEASE

Prime Downtown McLean Location
1311-A Dolley Madison Blvd., McLean VA

SUITE 1B PHOTOS



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

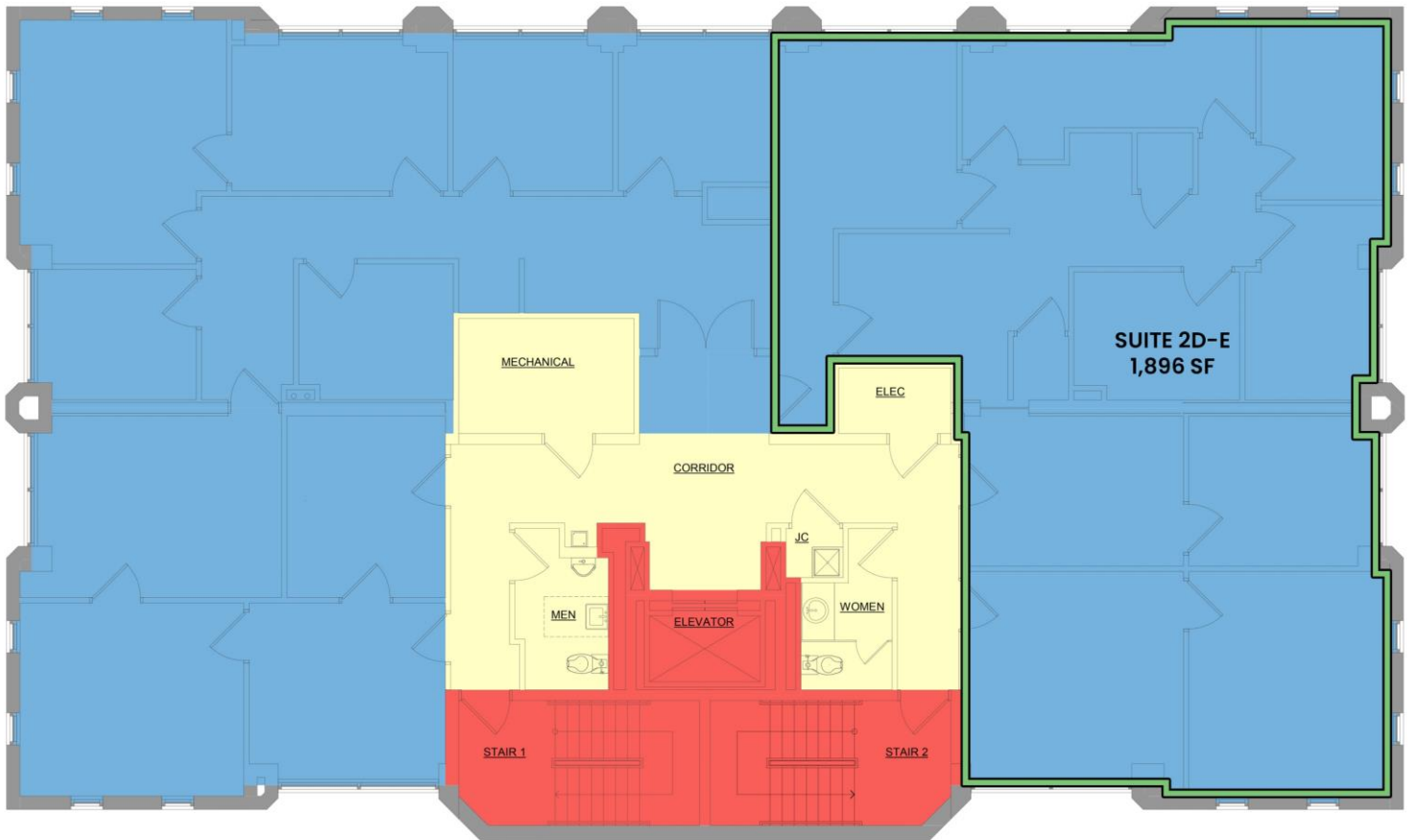
OFFICE SPACE FOR LEASE

Prime Downtown McLean Location
1311-A Dolley Madison Blvd., McLean VA

Suite 2D: 1,120 SF

Suite 2E: 776 SF (Contiguous with 2D – 1,896 SF)

SECOND FLOOR - FLOOR PLAN



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

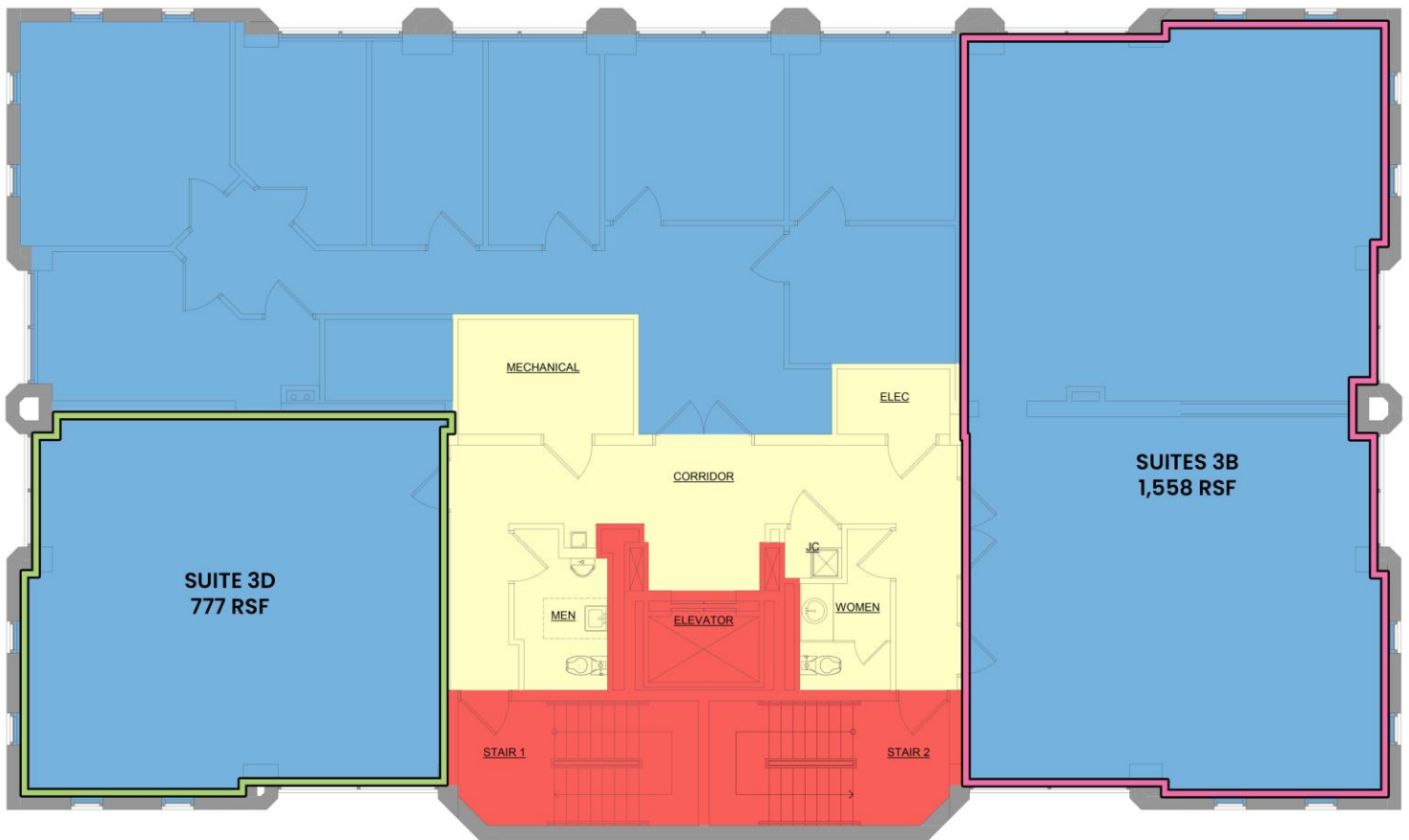
OFFICE SPACE FOR LEASE

Prime Downtown McLean Location
1311-A Dolley Madison Blvd., McLean VA

Suite 3B: 1,558 SF

Suite 3D: 777 SF

THIRD FLOOR – FLOOR PLAN



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com

OFFICE SPACE FOR LEASE

Prime Downtown McLean Location
1311-A Dolley Madison Blvd., McLean VA

EXTERNAL PHOTOS



JAMES LEGAT
Principal
☎ | 703.677.0101
✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President
☎ | 847.562.6736
✉ | awallace@legatcre.com

OFFICE SPACE FOR LEASE

Prime Downtown McLean Location
1311-A Dolley Madison Blvd., McLean VA

INTERNAL COMMON AREA PHOTOS



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

✉ | awallace@legatcre.com