

470 SF – 4,866 SF OFFICE / RETAIL SPACE FOR LEASE

101 E Marshall St, Remington, VA 22734

Executive Summary



Property Highlights

- ☐ Flexible leasing options – rent from 470 sq ft up to 4,866 sq ft
- ☐ Ground Floor – West Wing: Includes approximately 1,739 sq ft of office space and 1,792 sq ft of warehouse space. The warehouse features non-exclusive use of one drive-in door for easy loading, unloading, and equipment access.
- ☐ Ground Floor – East Wing: Features 470 sq ft of office space divided into four private offices.
- ☐ Second Floor – East Wing: Offers 865 sq ft of renovated office space and a private bathroom with a full shower.
- ☐ Flexible and negotiable terms
- ☐ C-2 zoned
- ☐ Prorated utilities



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PROPERTIES

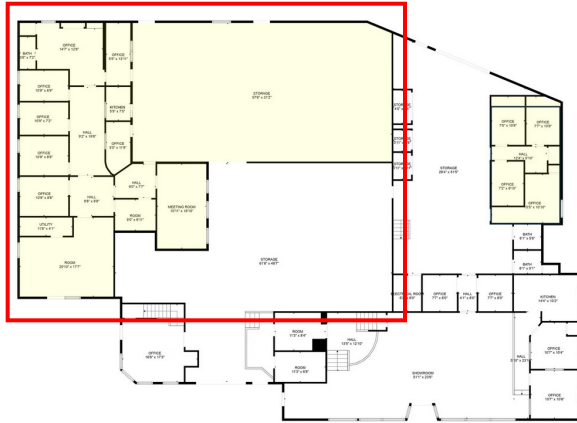
For more information:
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571 . 999 . 3025
mustafa@mazaca.us



Disclaimer: The information contained herein has been obtained from sources we believe to be reliable; however, we kindly advise you to verify all details independently before making any purchase or lease decisions. While we strive to provide accurate and up-to-date information, we cannot guarantee its completeness or accuracy. Please note that prices, availability, and other details are subject to change without notice.

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TOTAL: 6756 sq. ft.
FLOOR 1: 4027 sq. ft., FLOOR 2: 2729 sq. ft.
EXCLUDED AREAS: ROOM: 395 sq. ft., ELECTRICAL ROOM: 34 sq. ft., STORAGE: 4973 sq. ft.,
OPEN TO BELOW: 854 sq. ft., CLOSET: 41 sq. ft.

MEASUREMENTS ARE CALCULATED BY STANDARD TECHNOLOGY. DIMENSIONS SHOWN MAY VARY SLIGHTLY BUT NOT GUARANTEED.

Ground Floor – West Wing:

- Includes approximately 1,739 sq ft of office space and 1,792 sq ft of warehouse space (see the yellow shaded area on the left on the floorplan).
- The warehouse features non-exclusive use of one drive-in door for easy loading, unloading, and equipment access.



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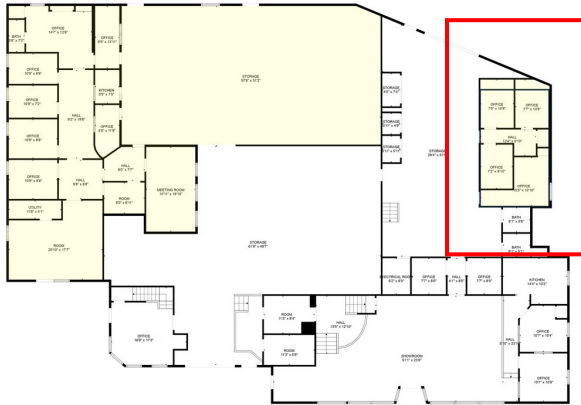
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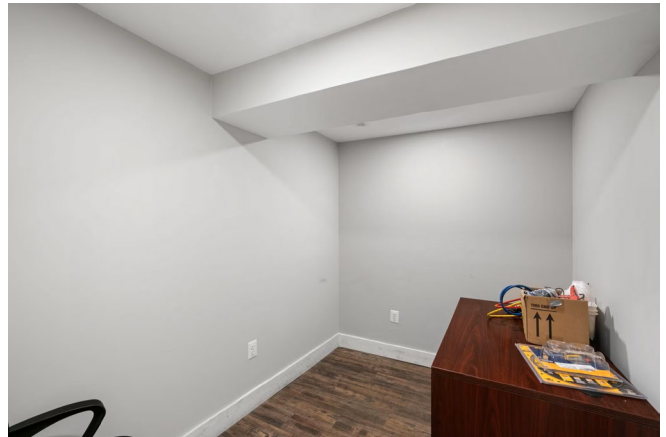
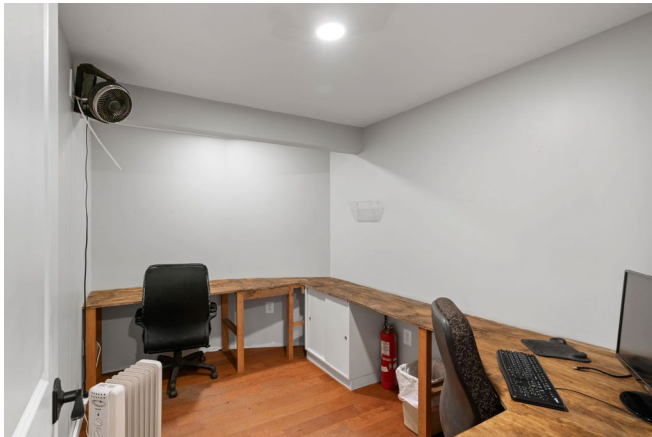


TOTAL: 6756 sq. ft.
FLOOR 1: 4027 sq. ft., FLOOR 2: 2729 sq. ft.
EXCLUDED AREAS: ROOF: 395 sq. ft., ELECTRICAL ROOM: 54 sq. ft., STORAGE: 4973 sq. ft.,
OPEN TO BELOW: 854 sq. ft., CLOSET: 41 sq. ft.

MEASUREMENTS ARE CONSIDERED BY CASPARIUS TECHNOLOGY. SIGNED DIMENSIONS REQUIRED. NOT NOT GUARANTEED.

Ground Floor – East Wing:

- Features 470 sq ft of office space divided into four private offices (see the yellow shaded area on the right on the floorplan).



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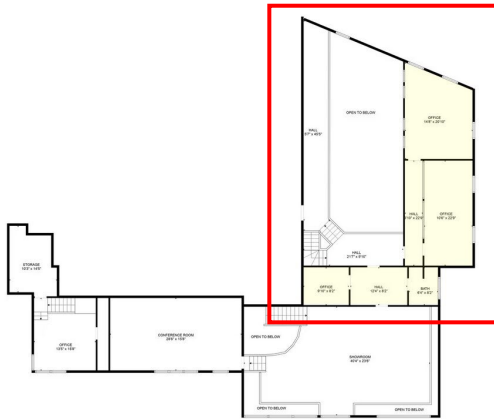
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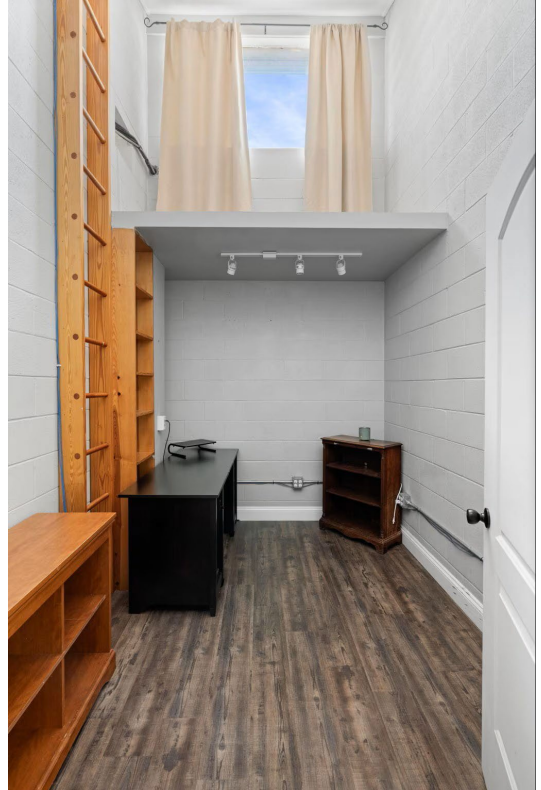


TOTAL: 4756 sq. ft.
FLOOR 1: 4027 sq. ft. FLOOR 2: 2729 sq. ft.
EXCLUDED AREAS: ROOM: 395 sq. ft. ELECTRICAL ROOM: 54 sq. ft. STORAGE: 4973 sq. ft.
OPEN TO BELOW: 654 sq. ft. CLOSET: 41 sq. ft.

MEASUREMENTS ARE CALCULATED BY CIRCULAR TECHNOLOGY, INC. (CCT) AND ARE APPROXIMATE. NOT GUARANTEED.

Second Floor – East Wing:

- Offers 865 sq ft of renovated office space and a private bathroom with a full shower. (see the yellow shaded area on the right on the floorplan).



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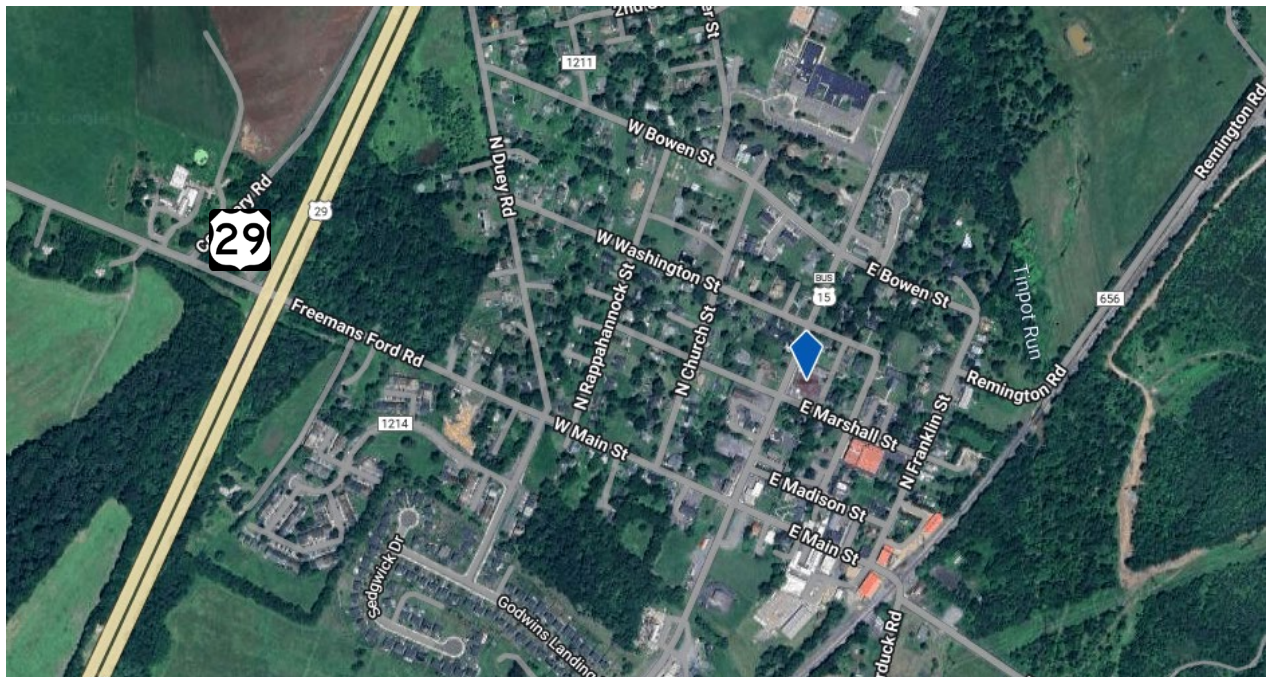
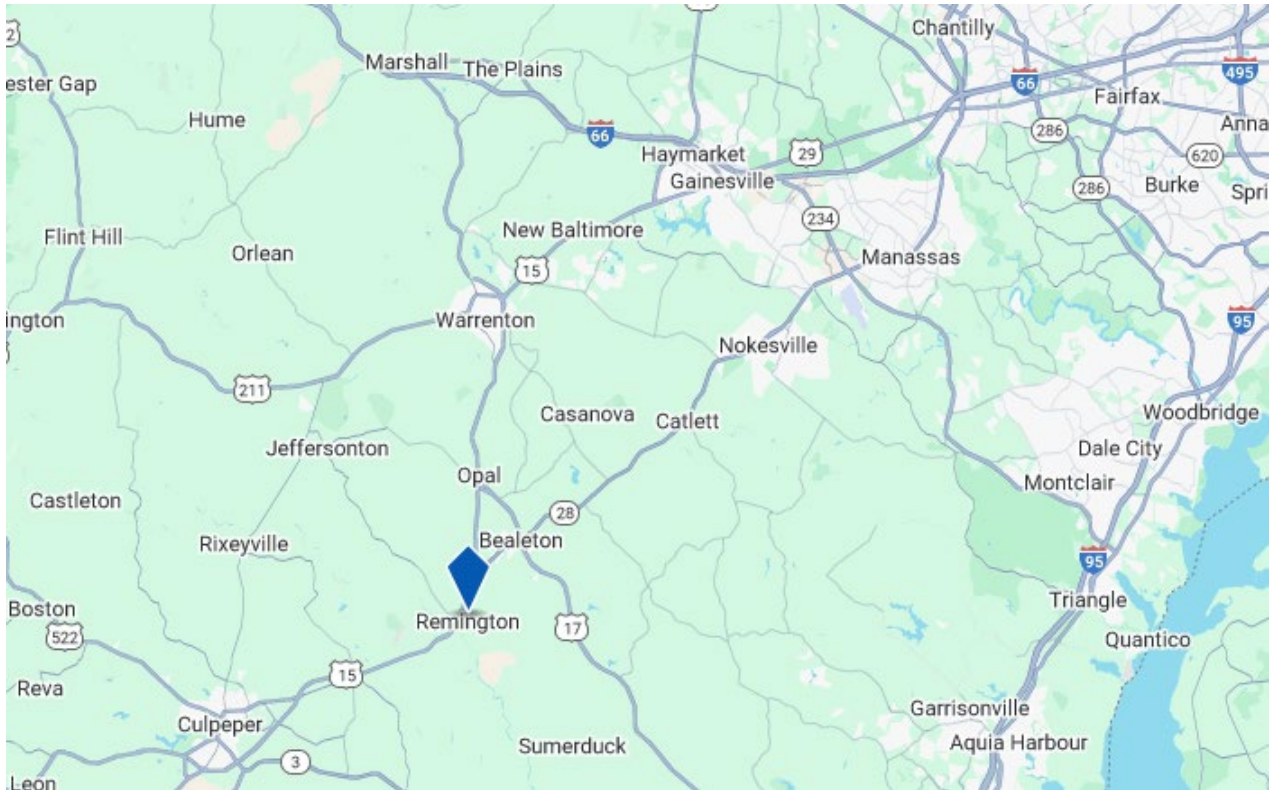


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