

### Summary

No of Floors:	4 Floors
Available SF:	60,616 SF
Lease Rate:	\$26.00 Full service
Year Built:	1987
Site Area:	2.62 Acres

### Property Highlights

- 4 blocks from Dulles Toll Road (Wiehle Ave. exit)
- Walking distance to Wiehle-Reston East Metro station
- Nearby amenities include restaurants, hotel, gym, and shopping
- Surrounded by commercial and office with retail near residential and business communities
- I-5 Zoning

### Demographics

#### 2 Miles

#### 5 Miles

#### 10 Miles

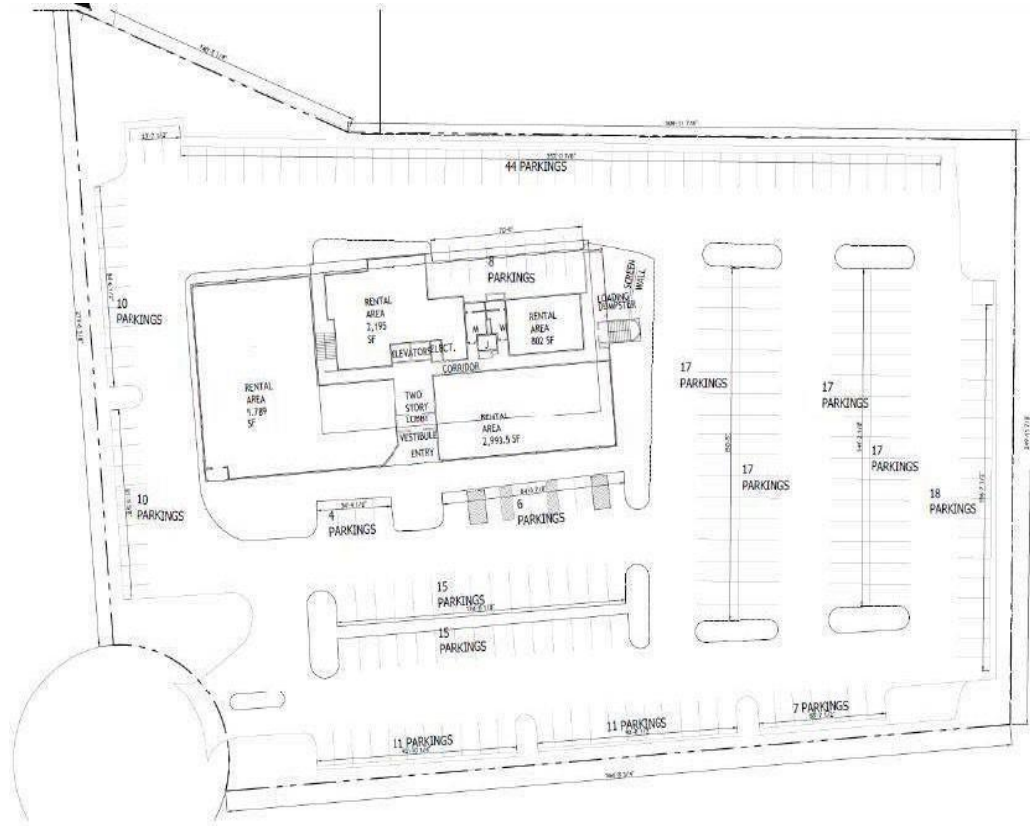
Total Households:	24,036	81,197	290,983
Total Population:	52,399	220,973	808,672
Average HH Income	\$152,025	\$176,897	\$173,181

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.

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**Ken Traenkle**  
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Site Plan



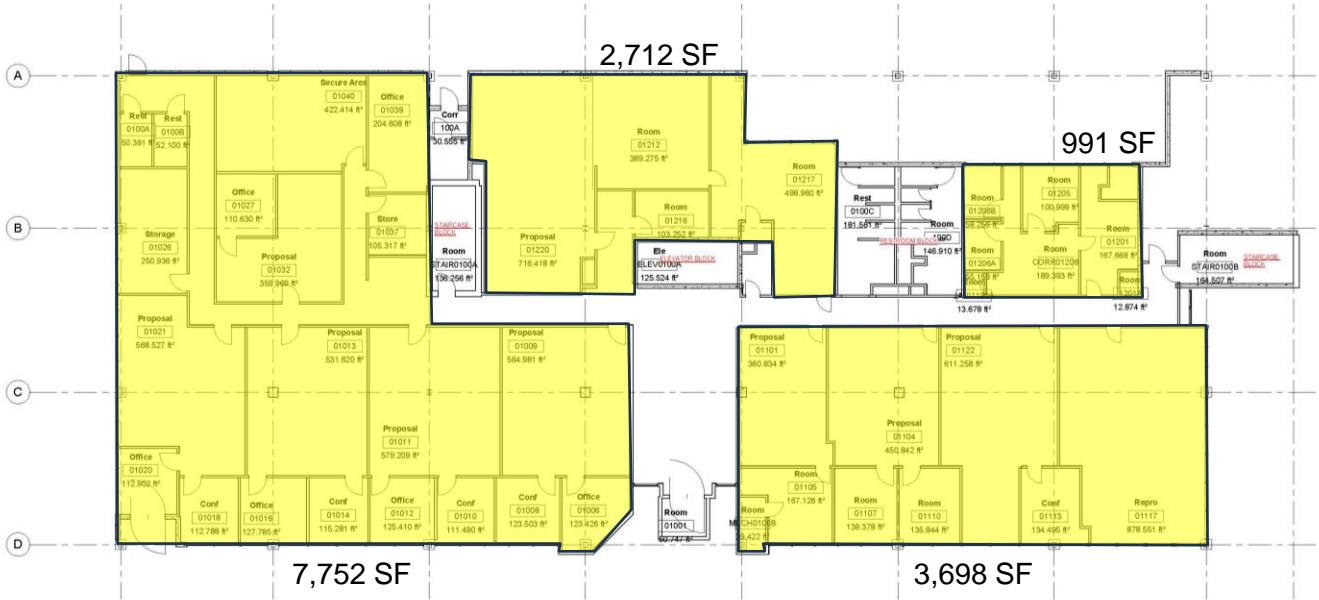
Floor	Available SF
1 <sup>st</sup> Floor:	7,152 SF 2,712 SF 3,698 SF 991 SF
2 <sup>nd</sup> Floor:	15,049 SF
3 <sup>rd</sup> Floor:	15,507 SF
4 <sup>th</sup> Floor:	<b>15,507 SF</b>

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### Floor Plan



First Floor Plan: Total Available 14,553 SF



Second Floor Plan: Full Floor Available 15,049 SF

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### Floor Plan



Third Floor Plan: Full Floor Available 15,507 SF



Fourth Floor Plan: Full Floor Available 15,507 SF

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Photos

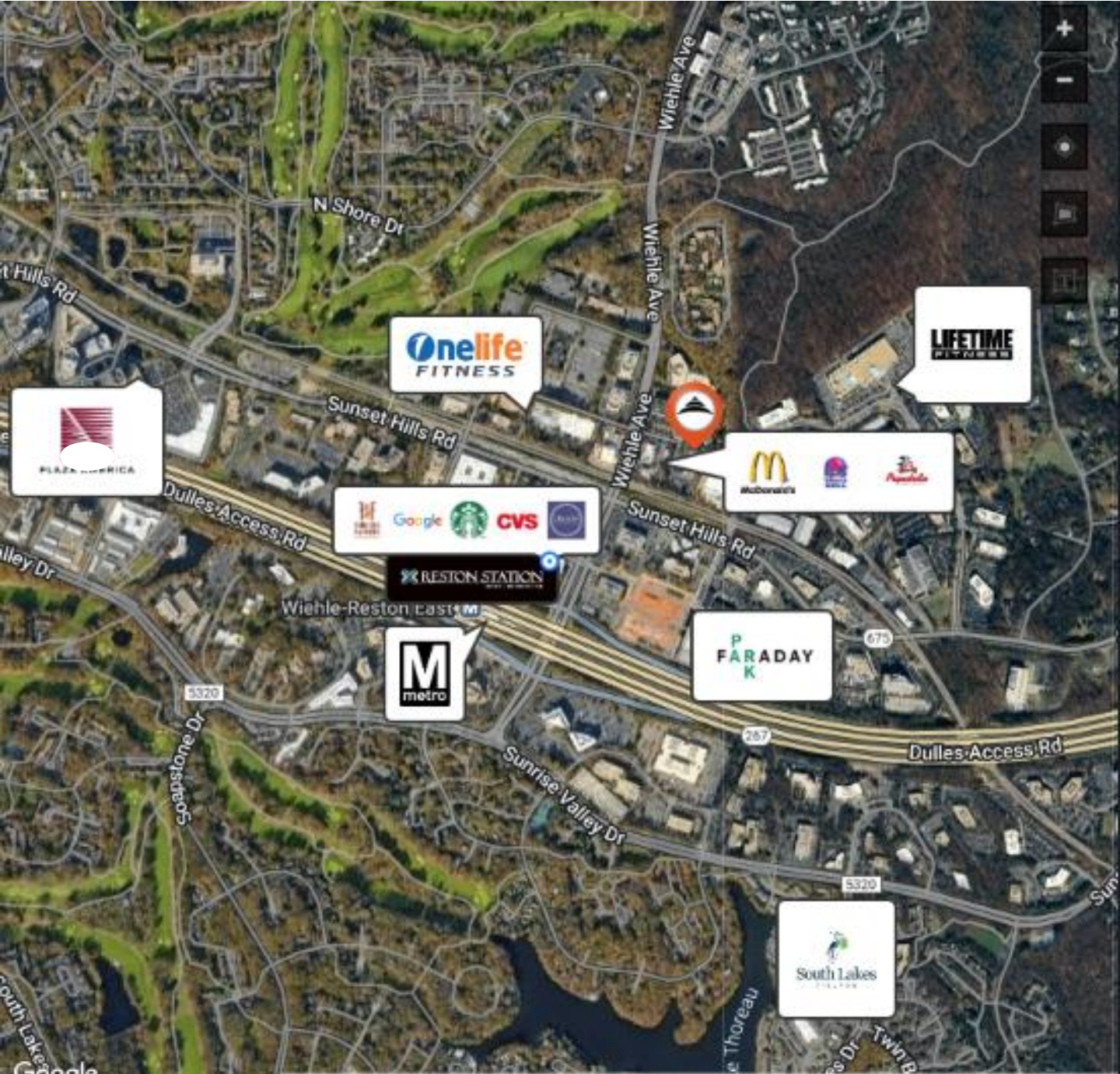


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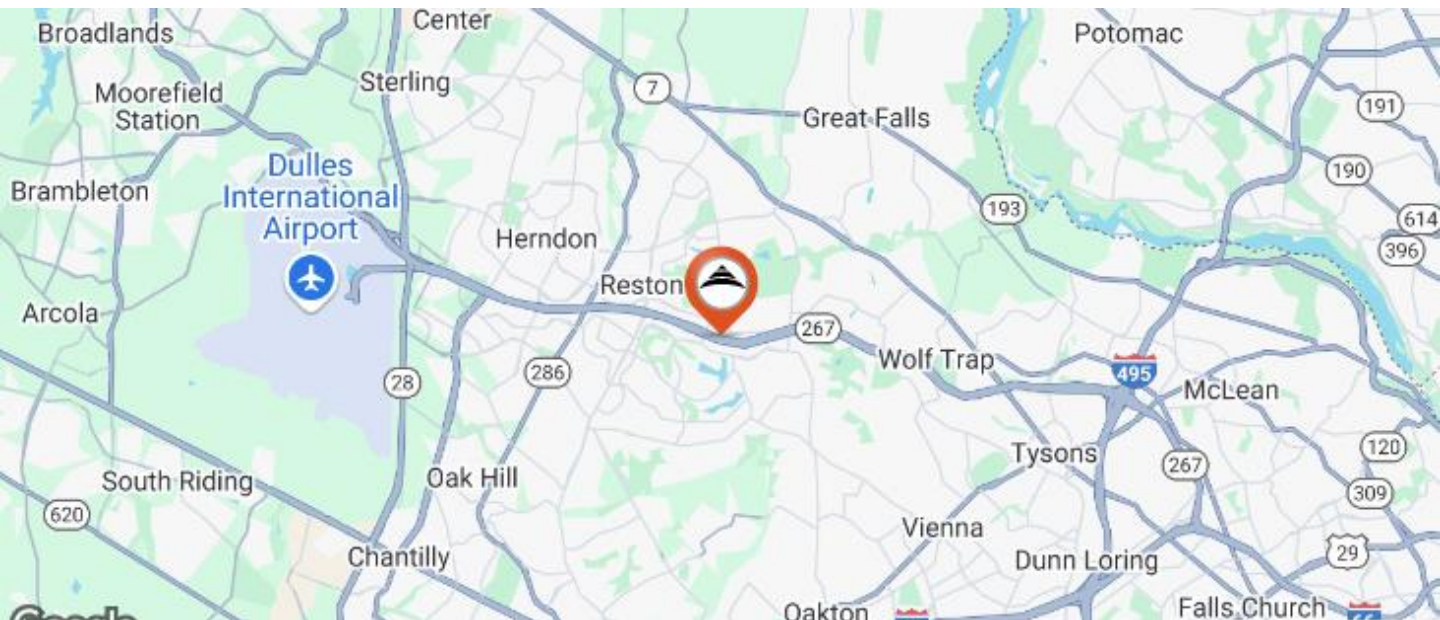
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Retail Map



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