



Summary

Suite: 1,408 SF – 2,816 SF
 Suite can be divided into 1,408 SF

Lease Rate: \$20.00/SF (As-Is Condition) +
 Electric & Cleaning

Property Highlights

- Built out office with 6 offices, 3 restrooms, kitchenette/coffee bar and open space
- Nice modern finishes in secure second floor suite with lots of natural light
- Control your own HVAC and access to suite/building
- Great south Tysons location with easy access to Rt. 7 & I- 495
- Abundant free and unreserved parking
- Zoned C-3 Fairfax County uses include – Tutoring, Test Prep, Med Spa, Home Healthcare, Call Center, and other Professional Services

Demographics	2 Mile	5 Miles	10 Miles
Total Households:	26,024	101,786	533,498
Total Population:	62,798	272,091	1,315,662
Average HH Income	\$170,893	\$182,815	\$163,744

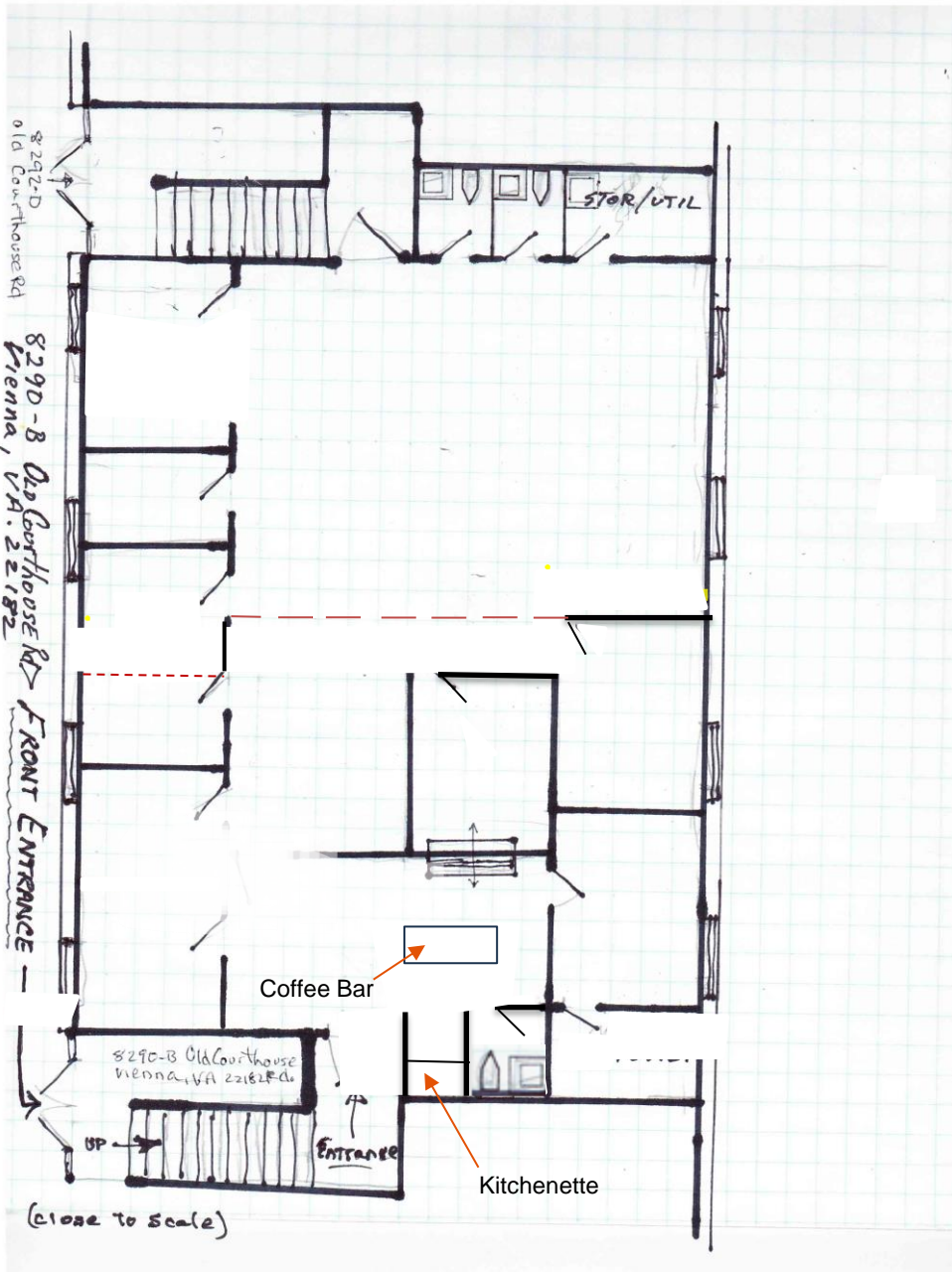
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Floor Plan

1,408 SF – 2,816 SF



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Photos

Main Building Entrance



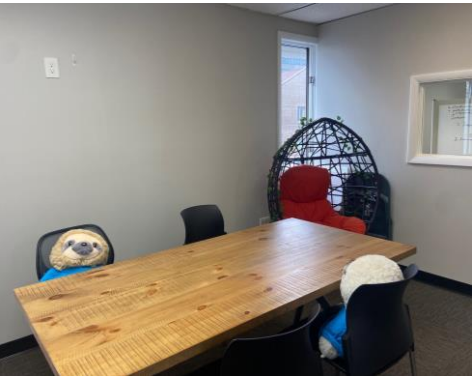
Suite Entrance



Office



Classroom 1



Classroom 2



Classroom 3



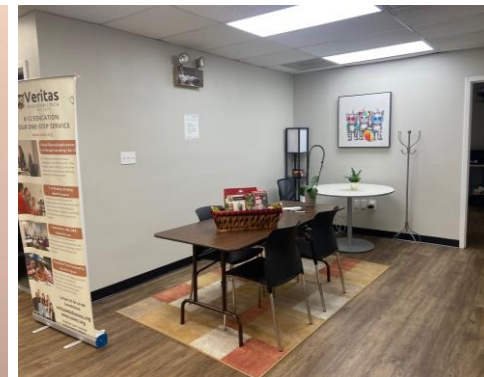
Coffee Bar



Kitchenette



Conference Room

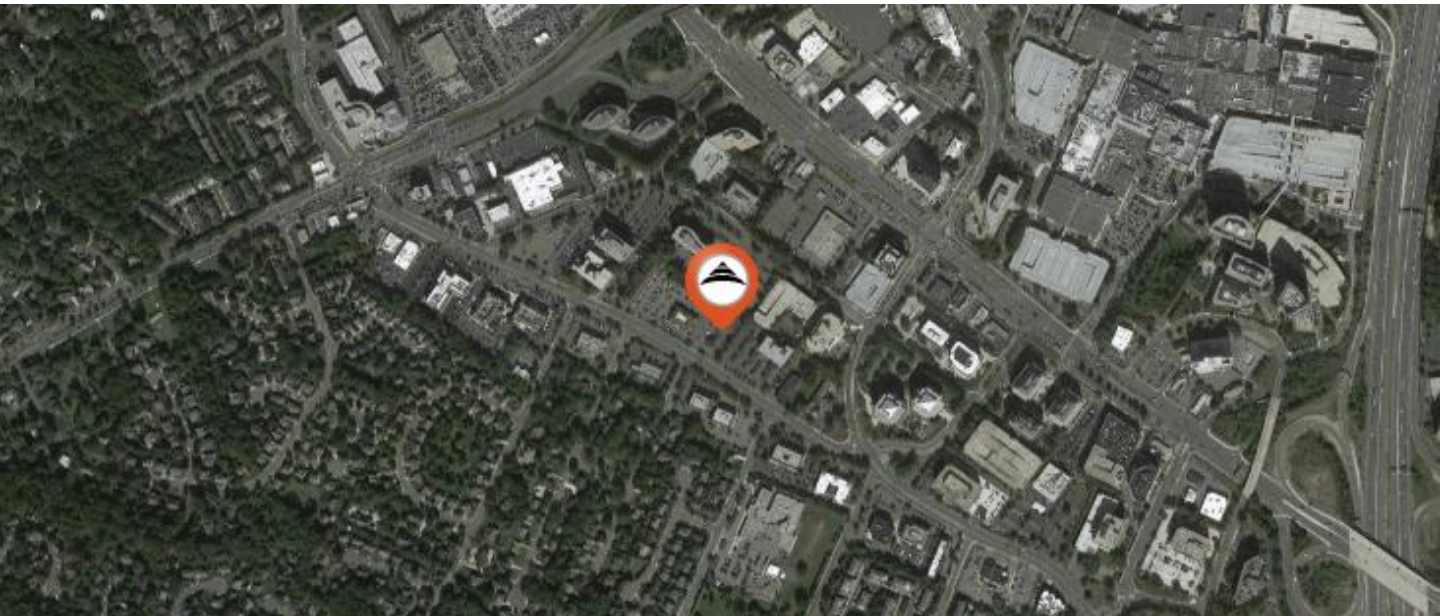
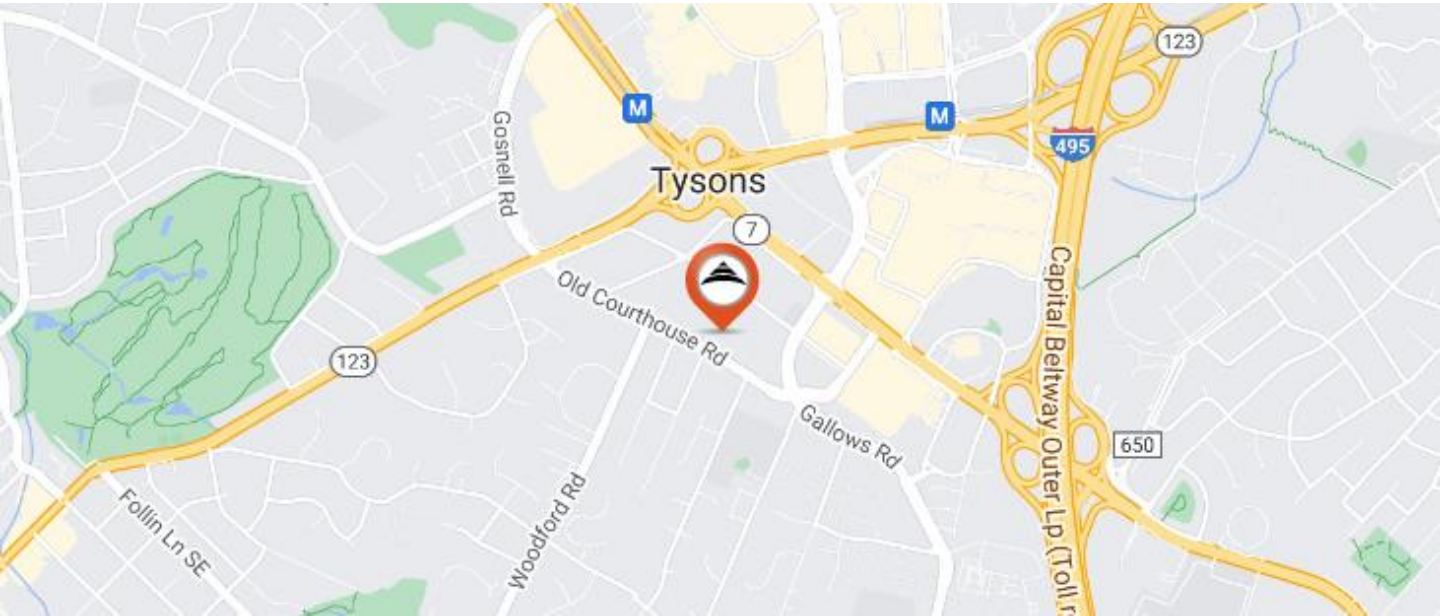


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Maps



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