

OFFICE & RETAIL BUILDING | **FOR LEASE**

ANNAN CENTER OFFICE BUILDING



4115 ANNANDALE ROAD, ANNANDALE, VA 22003



OFFERING SUMMARY

Lease Rate: \$22 - 25 SF/yr (Full Service)

Available SF: 956 - 3,144 SF

Building Size: 36,843 SF

Zoning: C3

Traffic Count: 17,000

Total Population: 15,928

Median Income: \$93,994

PROPERTY OVERVIEW

A three story full service office building conveniently located on Annandale Rd in the heart of Annandale, VA and offers convenient access to Columbia Pike (Route 244), Little River Turnpike (Route 236), Gallows Road, I-495 and Rt 66 and minutes from I-95 and I-395. It is surrounded by nationally anchored retail centers and up and coming residential neighborhoods.

PROPERTY HIGHLIGHTS

- Terrific use of Annandale finest professional and medical businesses
- Regular deep cleaning & sanitizing services
- Elevators
- Ample parking

FOR MORE INFORMATION, CONTACT

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**COMMERCIAL
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1370 LAMBERTON DRIVE

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LEASE SPACES - 4115 ANNANDALE ROAD, ANNANDALE, VA 22003

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 105	Available	1,500 SF	Full Service	\$25.00 SF/yr
Suite 206	Available	1,200 SF	Full Service	\$22.00 SF/yr
Suite 207	Available	3,144 SF	Full Service	\$22.00 SF/yr
Suite 208	Available	1,000 SF	Full Service	\$22.00 SF/yr
Suite 304	Available	2,969 SF	Full Service	\$22.00 SF/yr
Suite 306	Available	956 SF	Full Service	\$22.00 SF/yr

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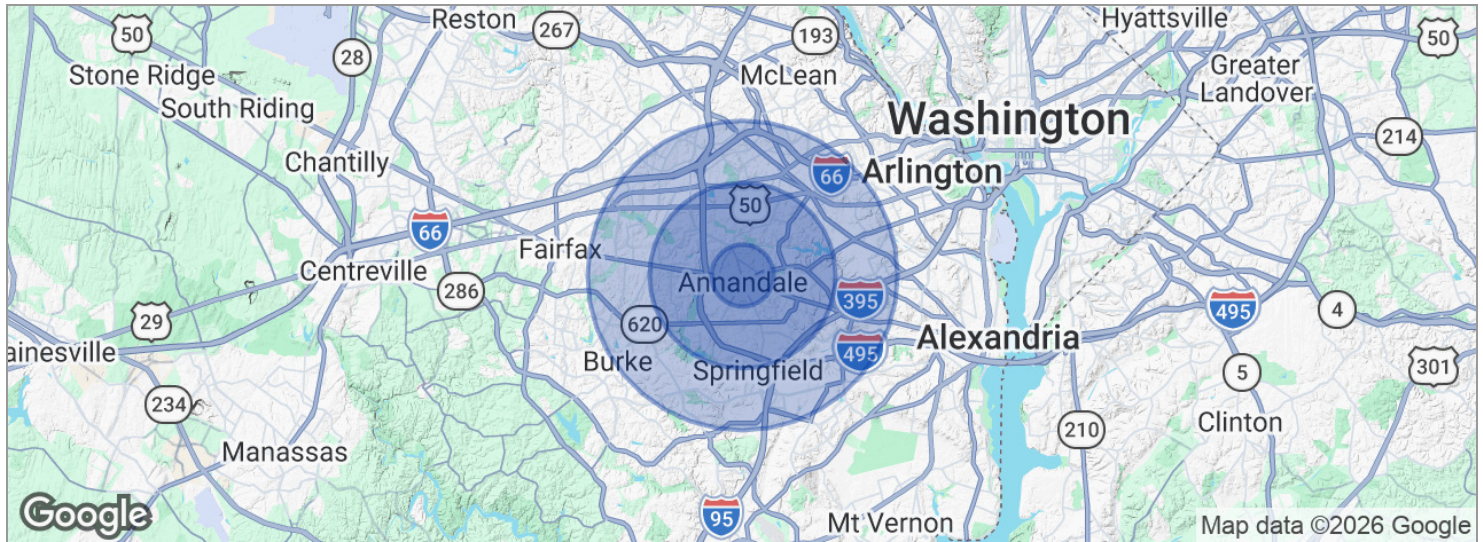
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DEMOGRAPHICS MAP - 4115 ANNANDALE ROAD, ANNANDALE, VA 22003



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	15,928	119,600	383,982
Median age	38.7	38.4	37.7
Median age (male)	38.3	38.1	36.9
Median age (Female)	38.5	38.3	38.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	5,570	42,798	144,509
# of persons per HH	2.9	2.8	2.7
Average HH income	\$93,994	\$107,974	\$111,092
Average house value	\$491,155	\$523,255	\$522,527

* Demographic data derived from 2020 ACS - US Census

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