



Summary

Combined SF: 2,557 SF

Sale Price: Contact Broker

4788 Langston Blvd - unit 1

- Available SF: 1,460 SF
- Use: Design Company
- Can be delivered vacant or leased.

4790 Langston Blvd - unit 2

- Available SF: 1,097 SF (**Leased**)
- **Lease details:** started 3/1/2023- Terminates - 4/30/2028
- **Base rent:** \$34/sf NNN, base rent to escalate 3% March 2025 and annually every March after.
- Use: Spa and Massage

Property Highlights

- Owner User or Investment opportunity in the heart of Plan Langston Boulevard Area 3, Arlington VA.
- This C-2 zoned building, can be delivered vacant or leased as an investment.
- Both units must be sold together.
- **Option 1: Investment**
 - Monthly rent would be \$8,107.25 net, tenant would be responsible for the NNN charges.
- **Option 2: Owner user**
 - We can deliver Unit 1 - 1,460 SF vacant.

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.

Oyku Hanna

703.435.4007 x 109

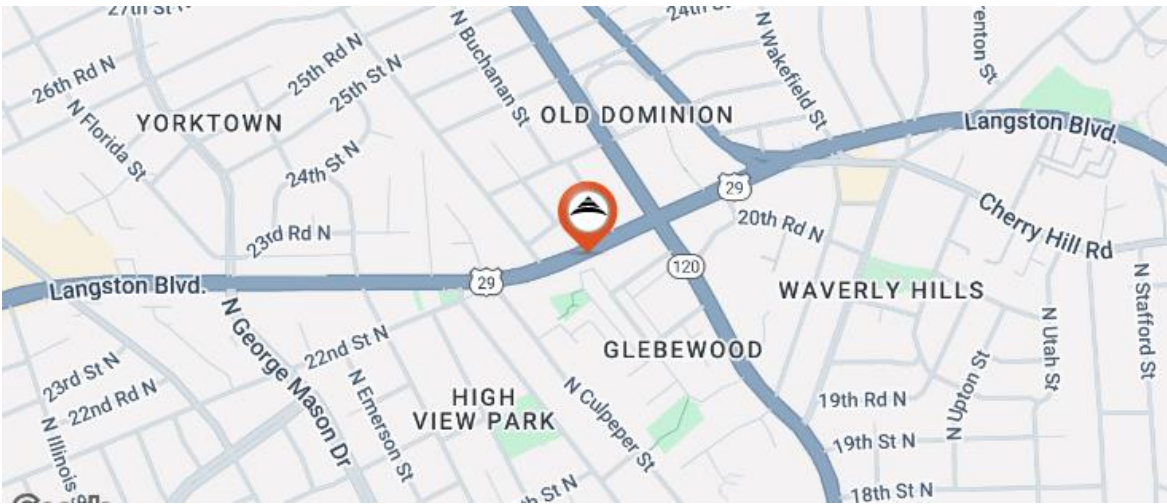
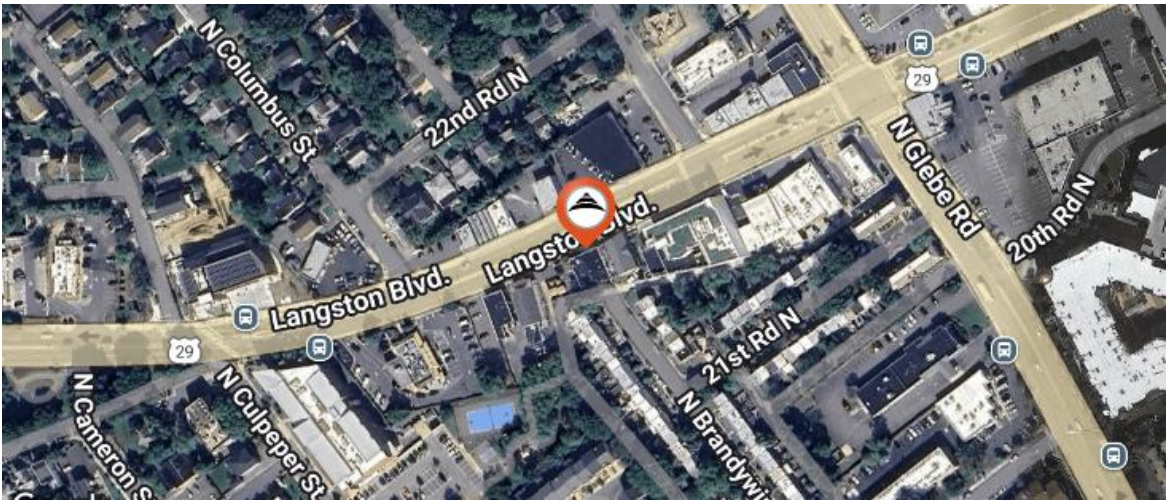
ohanna@veritycommercial.com

Suite Photos



Demographics & Maps

Demographics	2 Mile	5 Mile	10 Mile
Total Households:	42,091	277,386	844,458
Total Population:	96,078	611,410	1,980,587
Average HH Income	\$174,109	\$150,065	\$141,236



Oyku Hanna
703.435.4007 x 109
ohanna@veritycommercial.com