

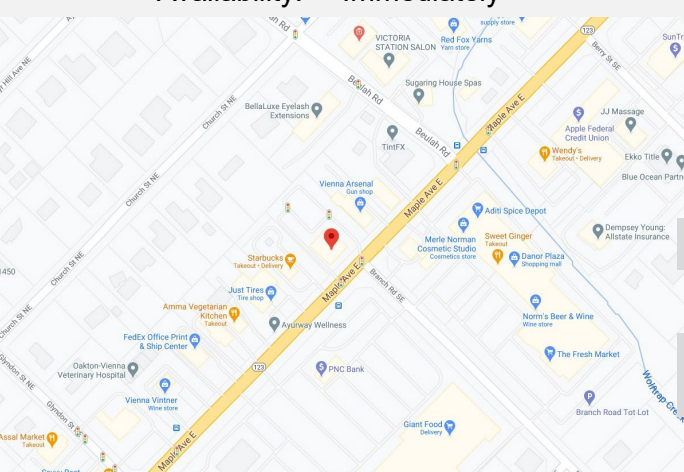


Summary

Suite 205: 1,004 SF
 Suite 305: 1,063 SF
 Lease Rate: \$29.50/SF
 Availability: Immediately

Property Highlights

- Nice suite in elevator building on Tysons side of Vienna
- Signage available on Pylon Sign
- Parking lot entrance has traffic light signal
- Next to Starbucks – close to many restaurants & amenities
- Maple Avenue bus route goes to Vienna Metro



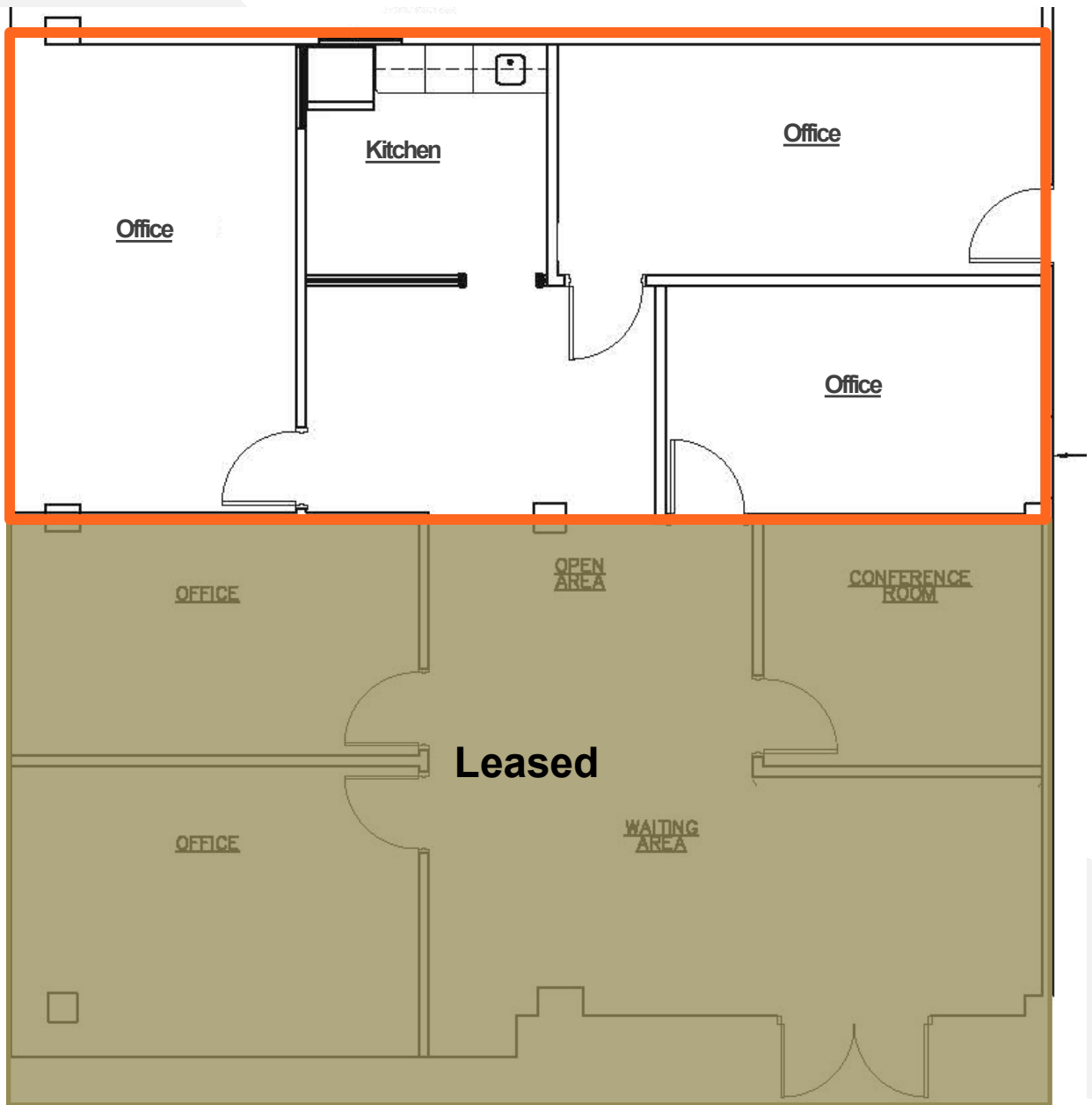
Demographics	2 Mile	5 Mile	10 Mile
Total Households:	16,510	99,103	451,750
Total Population:	46,738	263,718	1,195,365
Average HH Income:	\$200,573	\$177,636	\$164,219

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.

Mara Conners
 703.435.4007 x 112
mconners@veritycommercial.com

Ellie Bechtle
 703.435.4007 x 107
ebechtle@veritycommercial.com

Floor Plan



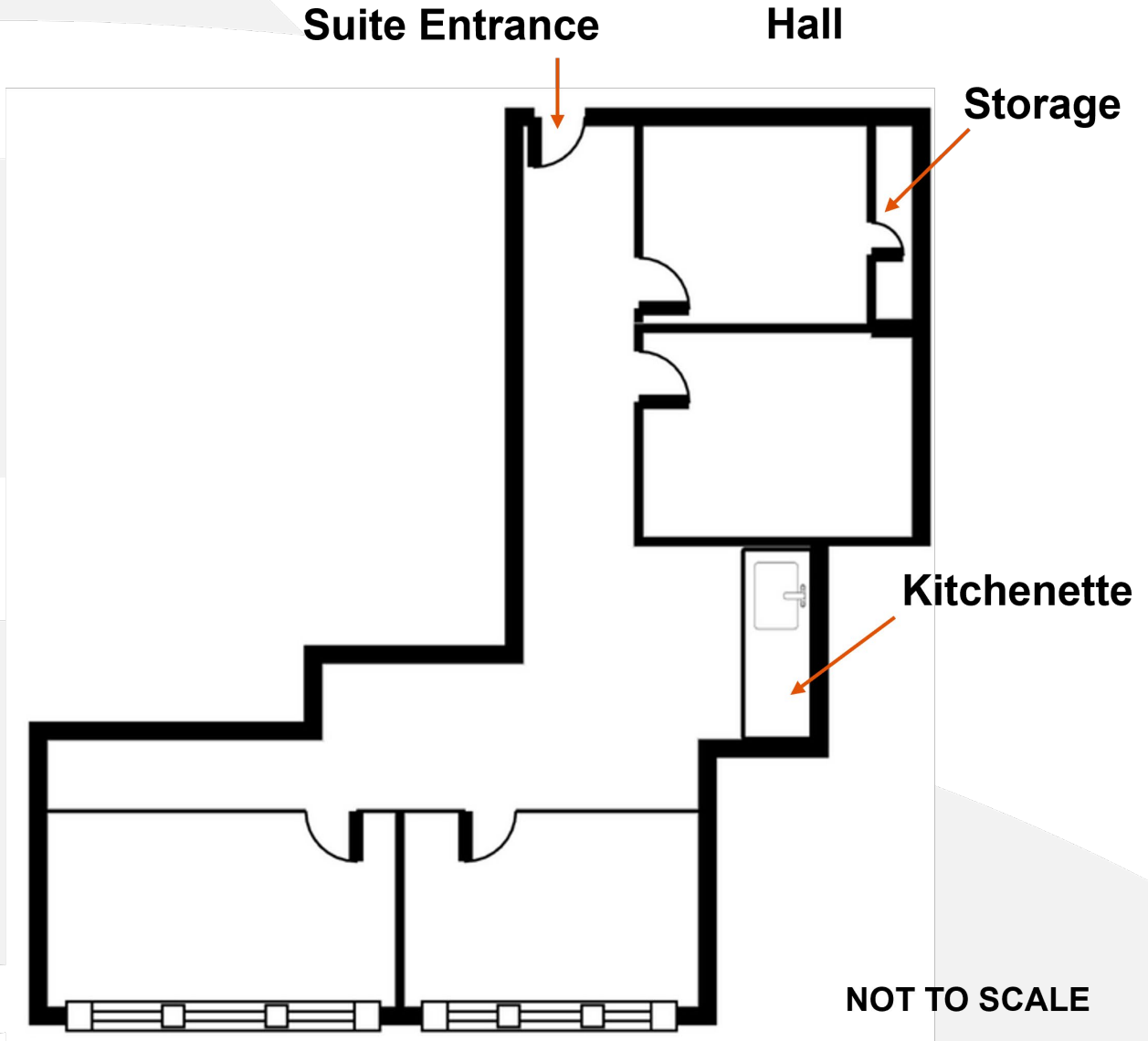
Suite 205
1,004 SF

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.

Mara Conners
703.435.4007 x 112
mconners@veritycommercial.com

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

Floor Plan



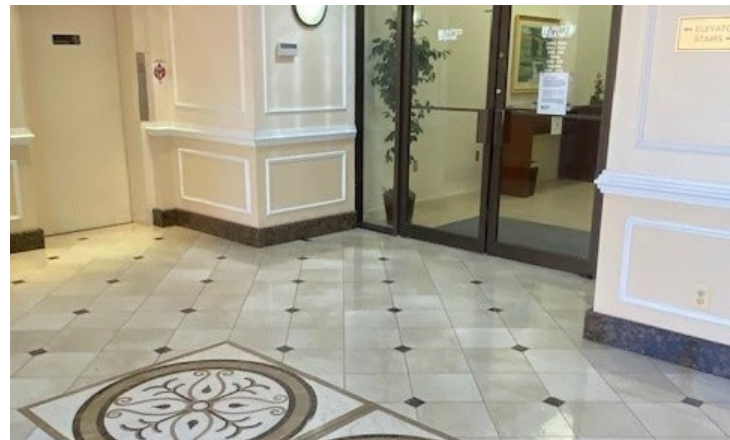
Suite 305
1,063 SF

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.

Mara Conners
703.435.4007 x 112
mconners@veritycommercial.com

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

Suite Photos

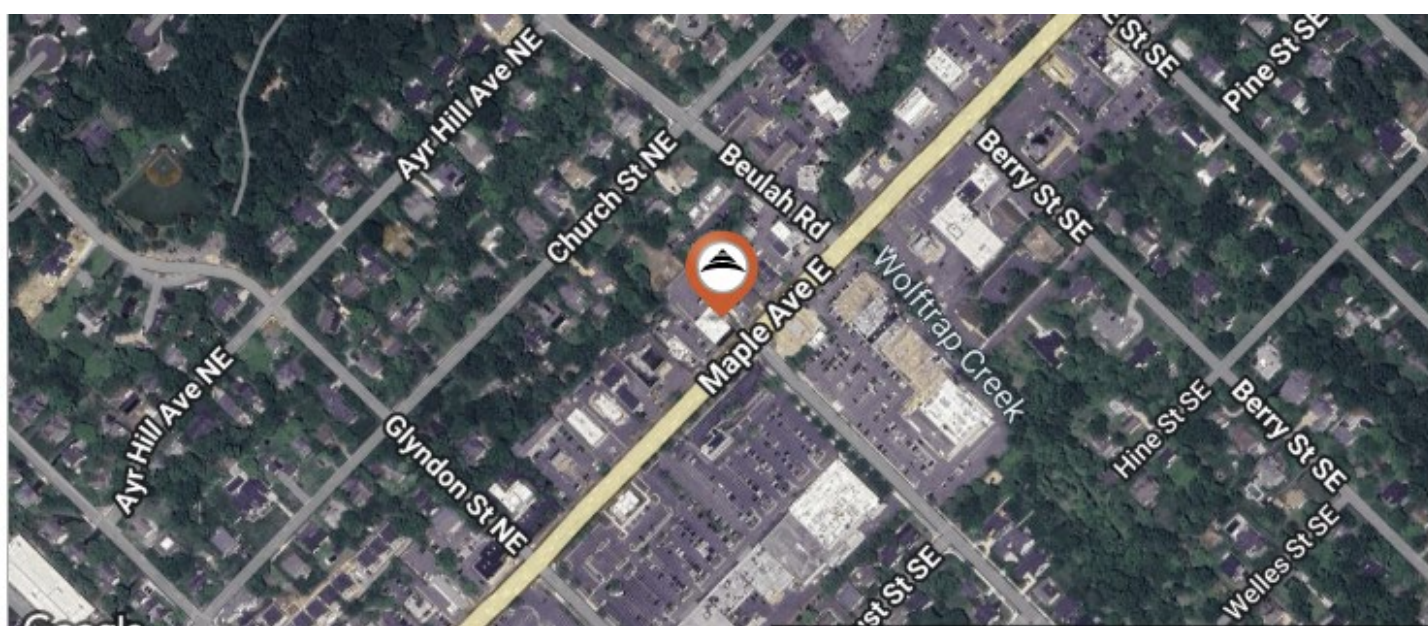
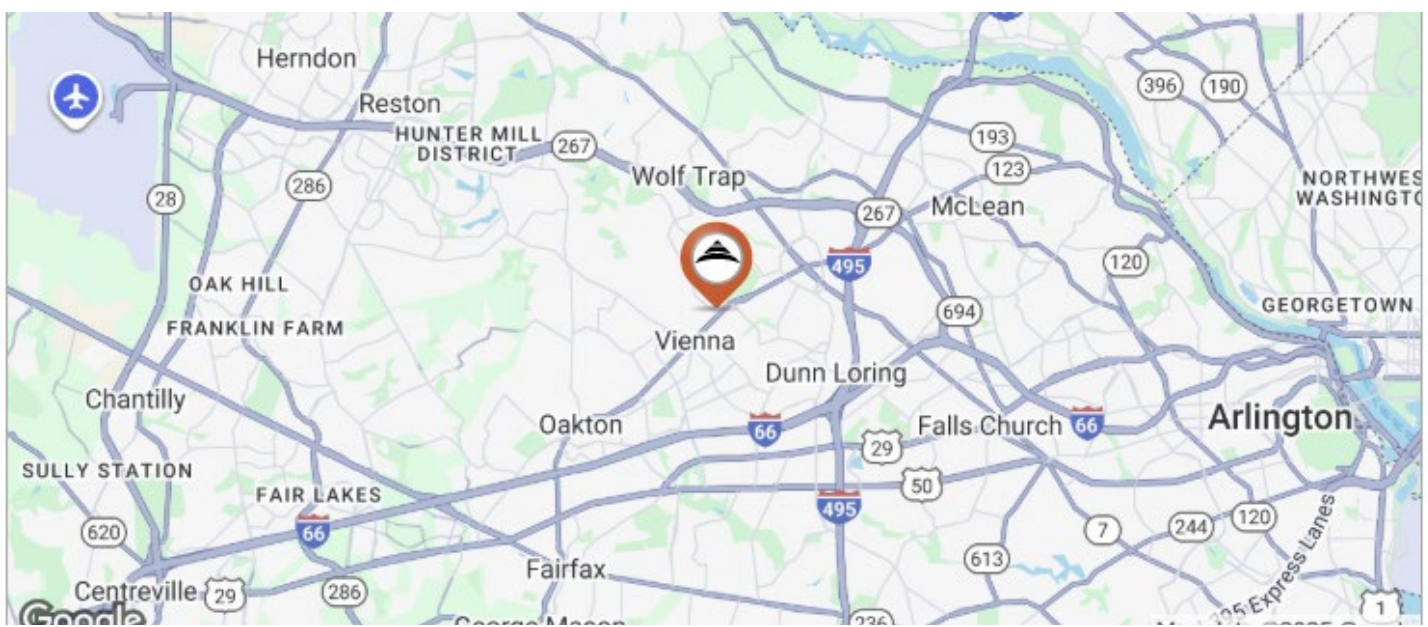


The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Mara Conners
703.435.4007 x 112
mconners@veritycommercial.com

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

Maps



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.

Mara Conners
703.435.4007 x 112
mconners@veritycommercial.com

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com