

## 7700 LITTLE RIVER TURNPIKE



## 7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003



## OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (MG)
Available SF:	1,031 - 2,999 SF
Building Size:	64,582 SF
Zoning:	C3
Traffic Count:	41,000
Total Population:	22,075
Median Income:	\$82,028
Parking:	150

## PROPERTY OVERVIEW

Nestled in the heart of Annandale's bustling business district, 7700 Little River Turnpike offers prime office space with quick highway access. This classic six-story 70,372-square-foot building boasts well-maintained, office space with a variety of turnkey suite options to best fit business needs. Recent renovations include new bathrooms, hallways, lighting, and upgrades to the main foyer with modern touches. 7700 Little River Turnpike is home to a diverse tenant mix where tenants enjoy ample free surface parking and 24-hour office access.

## PROPERTY HIGHLIGHTS

- Find move-in ready office space with a variety of divisible suites at a range of square footage to best fit business needs.
- Tenants enjoy ample free surface parking and 24-hour office access.
- Conveniently located off Interstate 495 Capital Beltway with direct access to Tysons Corner, Arlington, and Washington, DC.
- Positioned in the heart of Annandale's bustling business district, surrounded by residential communities and bustling retail centers.

FOR MORE INFORMATION, CONTACT

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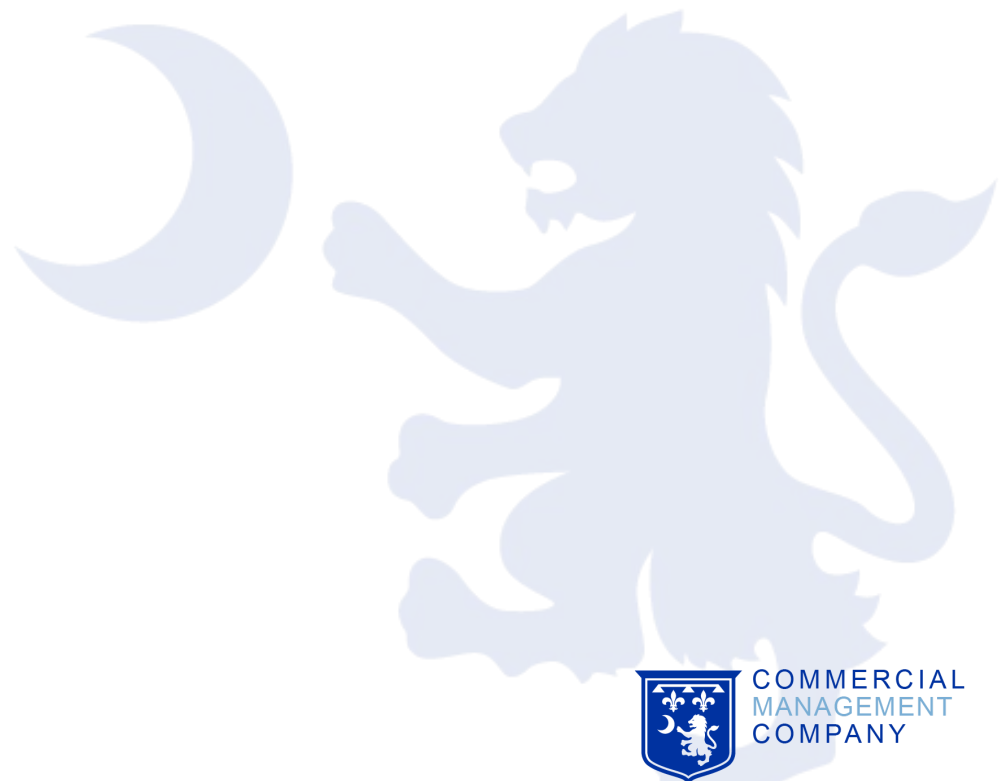
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## LEASE SPACES - 7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 206	Available	1,031 SF	Modified Gross	\$25.00 SF/yr
Suite 302	Available	2,015 SF	Modified Gross	\$25.00 SF/yr
Suite 304	Available	1,700 SF	Modified Gross	\$25.00 SF/yr
Suite 306	Available	1,380 SF	Modified Gross	\$25.00 SF/yr
Suite 600	Available	2,263 SF	Modified Gross	\$25.00 SF/yr
Suite 601	Available	2,999 SF	Modified Gross	\$25.00 SF/yr
Suite 606	Available	1,584 SF	Modified Gross	\$25.00 SF/yr



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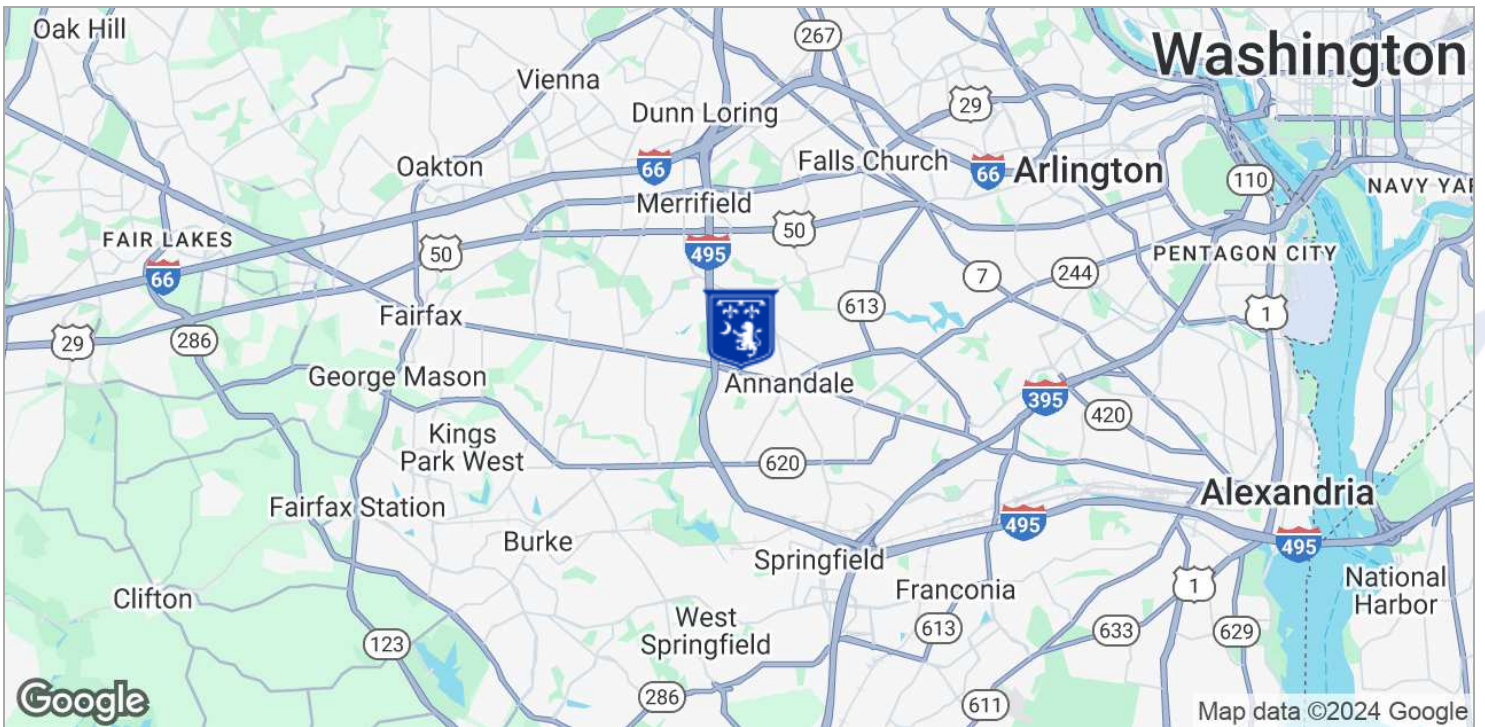


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## LOCATION MAPS - 7700 LITTLE RIVER TURNPIKE, ANNANDALE, VA 22003



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