

MEDICAL/OFFICE SPACE FOR LEASE

OPPORTUNITY

TYSONS PROFESSIONAL BUILDING

8206 Leesburg Pike Vienna, VA 22182

Best Deal In Tysons Corner

- Suite 201 1,711 SF
- Suite 208 1,776 SF
- Suite 209 2,638 SF } Contig. 4,414 SF
- Suite 301 2,106 SF (Fully built out med-spa)



HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants on Rt. 7, Leesburg Pike
- Medical Office and Office Space
- Professional management
- 24 hour security camera monitoring system with key-card after hour access
- 3.5/1000 Parking Ratio, Generous Parking
- Reasonable turn-key improvements available

RENTAL RATE

- \$22.00-\$25.00 PSF, Full Service

TERM

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT

Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE

Vice President

☎ | 847.562.6736

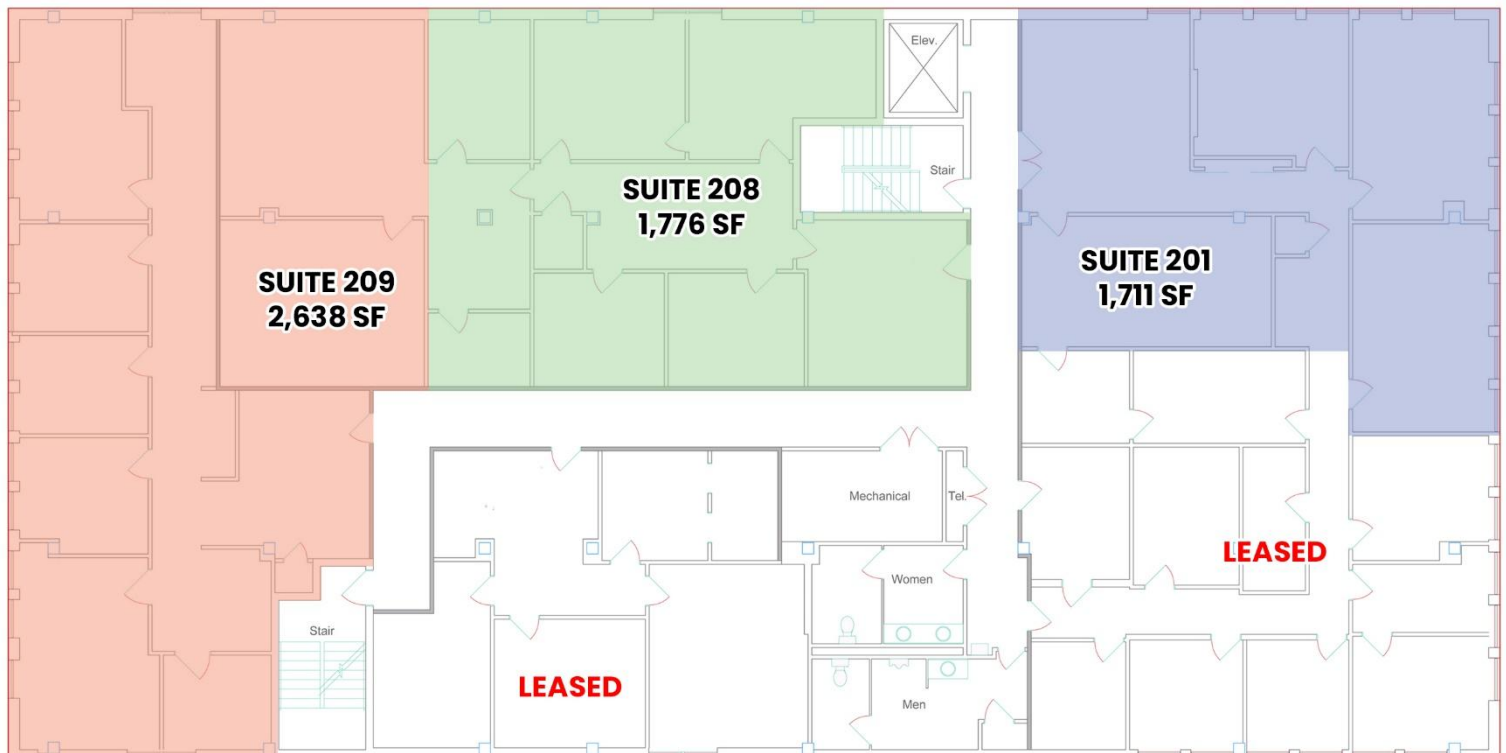
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Suite 208:	1,776 SF
Suite 209:	2,638 SF (4,414 SF Contiguous with Suite 208)

SECOND FLOOR



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\$25.00/SF

THIRD FLOOR



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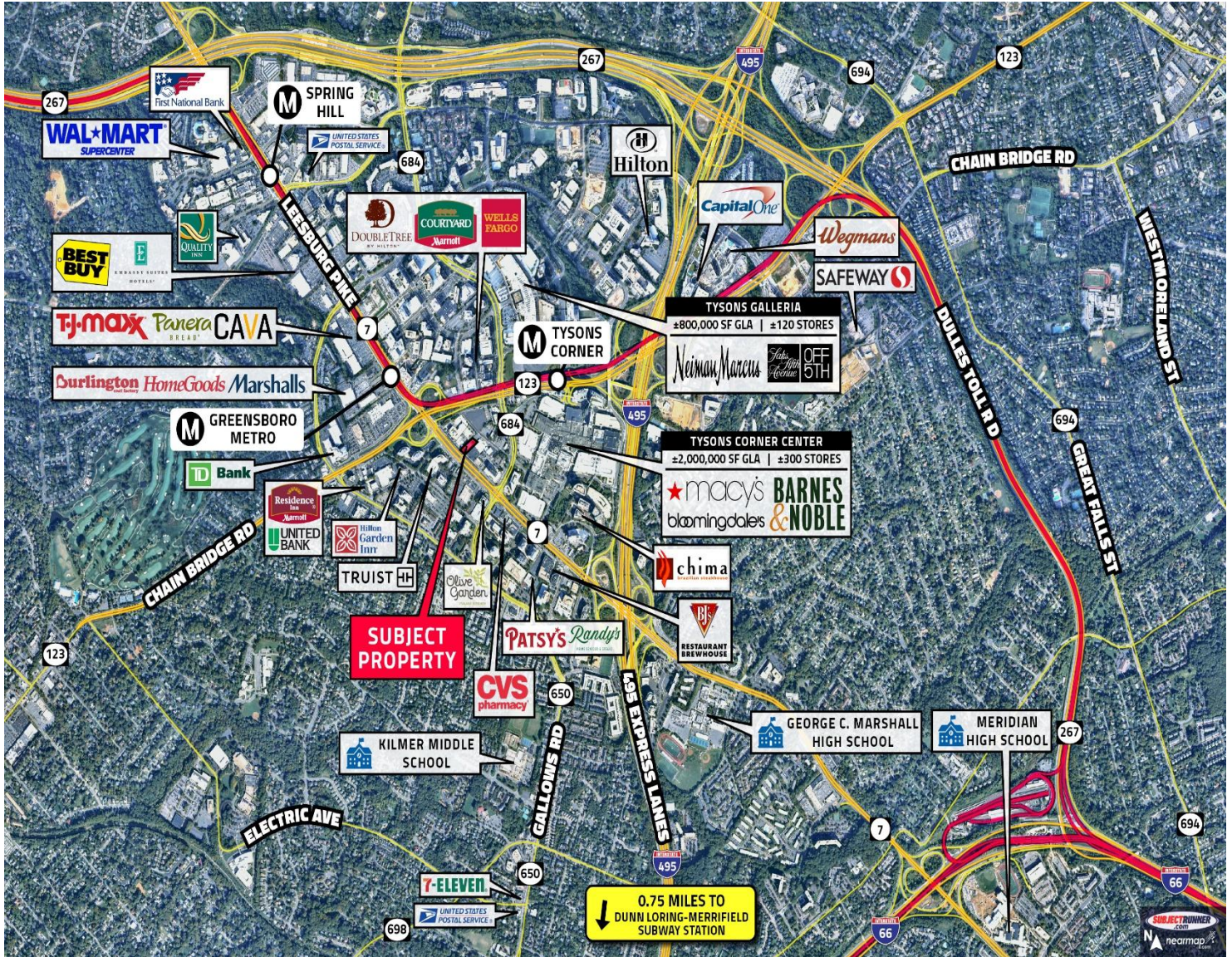
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AERIAL



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