



Look out, business owners! Nestled in the heart of Annandale's bustling business district, 7700 Little River Turnpike unit 104 offers prime office space with quick highway access. Located in the classic six-story 70,372-square-foot building, Unit 104 boasts well-maintained and full-service office space with a variety of turnkey suite options to best fit business needs including ample free surface parking and 24-hour office access. Unit 104 is located on the ground level and its exclusive entry is just steps away from the parking lot. Unit 104 features a clean and spacious reception area, 5 offices/ exam rooms and a bathroom with storage closets. 7700 Little River Turnpike is positioned in a premier Northern Virginia location with proximity to Washington, DC, and superior accessibility to Interstate 495 off exit 52 of the Capital Beltway, just minutes from the office. Commute easily from the Backlick Road and Rollin Road Commuter Rail (Manassas Lines), located within ten minutes of 7700 Little River Turnpike. Reach Reagan National Airport in approximately 20 minutes for convenient out-of-town travel. Annandale is a unique Virginia neighborhood with historic charm, surrounded by residential communities and numerous retail centers with national tenants located along Little River Turnpike.

BUILDING INFORMATION

Building Type:	Office
Year Built:	1979
Building Height:	6 Stories
Building Size:	70,372 SF
Building Class:	B
Typical Floor Size:	11,728 SF
Unfinished Ceiling Height:	9'
Parking:	150 Surface Parking Spaces

UNIT 104 INFORMATION

- Ground Level with its own access to the unit
- 1,785 Sqft
- Monthly Rent: **\$3983.50**
(Rate includes utilities, building services and property expenses)
- Current use: Medical Office (5 Offices/exam room, Reception Area, 1 Hallway Bathrooms)

McENEARNEY COMMERCIAL

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Equal Housing Opportunity



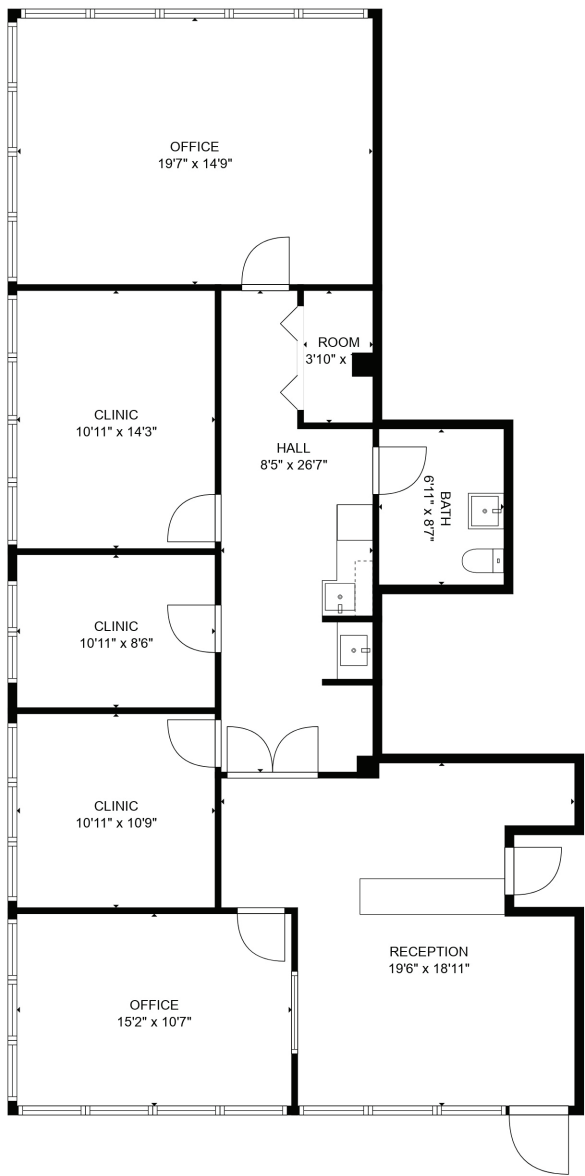
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OFFICE SPACE FOR LEASE

\$3,983.50 Per Month
1,785 Square Feet
Full Service Building

FLOOR PLANS

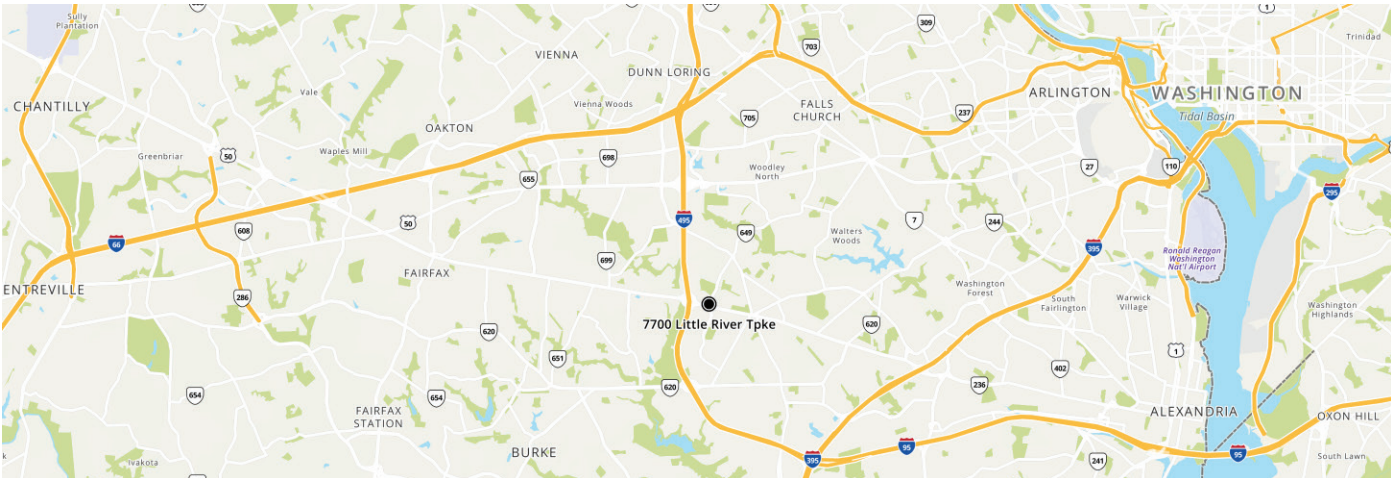


DIMENSIONS BY ROOMS

Reception: 19'6" x 18'11"
Office: 15'2" x 10'7"
Clinic: 10'11" x 10'9"
Clinic: 10'11" x 8'6"

Clinic: 10'11" x 14'3"
Office: 19'7" x 14'9"
Hall: 8'5" x 26'7"
Bath: 6'11" x 8'7"

LOCATION MAPS | DEMOGRAPHICS



POPULATION	1 MILE	3 MILE	5 MILE
Total Population	22,075	119,023	346,128
Average Age	34.9	38.5	38.4
Average Age (Male)	34.3	38.1	37.6
Average Age (Female)	36.2	38.6	39.1

HOUSEHOLDS & INCOME	1 MILE	3 MILE	5 MILE
Total Households	8,096	42,783	125,211
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$82,028	\$108,359	\$118,018
Average House Value	\$493,633	\$511,790	\$530,826