

# THE OFFICES AT International Center

WOODBIDGE, VA

MOVE-IN READY OFFICE SPACES FOR LEASE!



JOIN GROUND  
LEVEL RETAILERS:



**POPEYES**

**CHUNKY CUP**

Bubble Tea & Fries



**BANK OF AMERICA**



CLICK HERE TO WATCH  
A VIRTUAL TOUR

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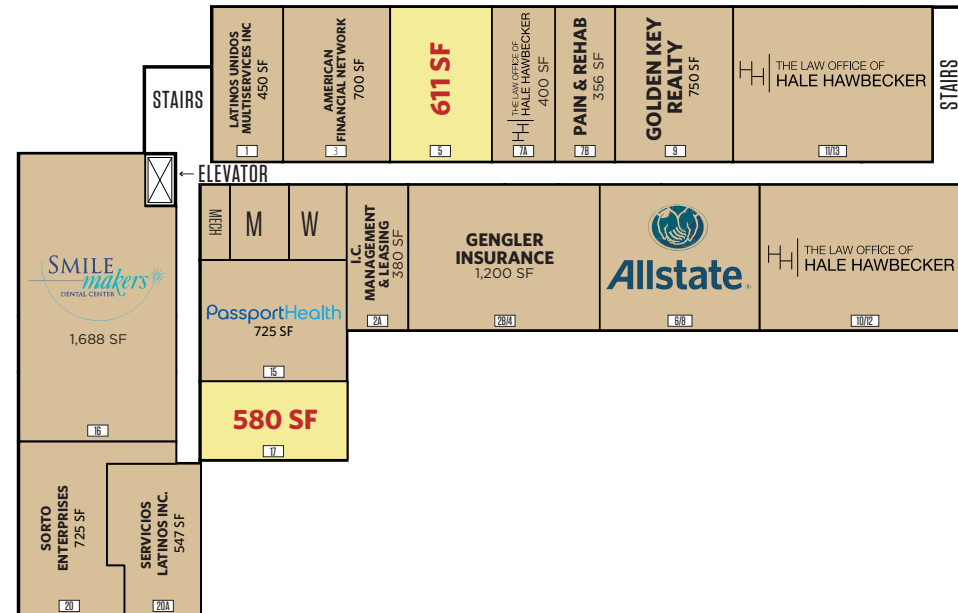
14416 RICHMOND HIGHWAY  
WOODBIDGE, VA 22191

**klNb**

## PROPERTY HIGHLIGHTS:

- Luxury, modern offices with either wet or dry kitchenettes starting at \$1,750 a month (inclusive of CAM, RET, Electric, Gas, Water, Trash Service, and HVAC maintenance).
- Quick access to 3 different 95 North and South exits and close to Woodbridge's VRE Station
- Additional Features:
  - Monument Signage Opportunities
  - Elevator Service
  - Retail offerings on the ground level
  - Ample surface parking, Safe, clean, well-maintained office and retail center with visible onsite management

## 2ND FLOOR OFFICE SUITES



| 2ND FLOOR OFFICE SUITES |                                  |         |
|-------------------------|----------------------------------|---------|
| SPACE                   | TENANT                           | SF      |
| 1                       | Latinos Unidos Multiservices Inc | 450     |
| 2A                      | I.C. Management & Leasing Office | 380     |
| 2B/4                    | Gengler Insurance                | 1,200   |
| 3                       | American Financial Network       | 700     |
| 6/8                     | Allstate                         | 900     |
| 5                       | AVAILABLE                        | 611     |
| 7A                      | The Law Office of Hale Hawbecker | 400     |
| 7B                      | Pain & Rehab                     | 356     |
| 9                       | Golden Key Realty                | 750     |
| 10/12                   | The Law Office of Hale Hawbecker | 572/576 |
| 11/13                   | The Law Office of Hale Hawbecker | 750/479 |
| 15                      | Passport Health                  | 725     |
| 16                      | Smile Makers Dental              | 1,688   |
| 17                      | AVAILABLE                        | 580     |
| 20A                     | Servicios Latinos Inc.           | 547     |
| 20                      | Sorto Enterprises                | 725     |

### LEGEND

- AVAILABLE
- MONTH TO MONTH
- LEASED
- AT LEASE

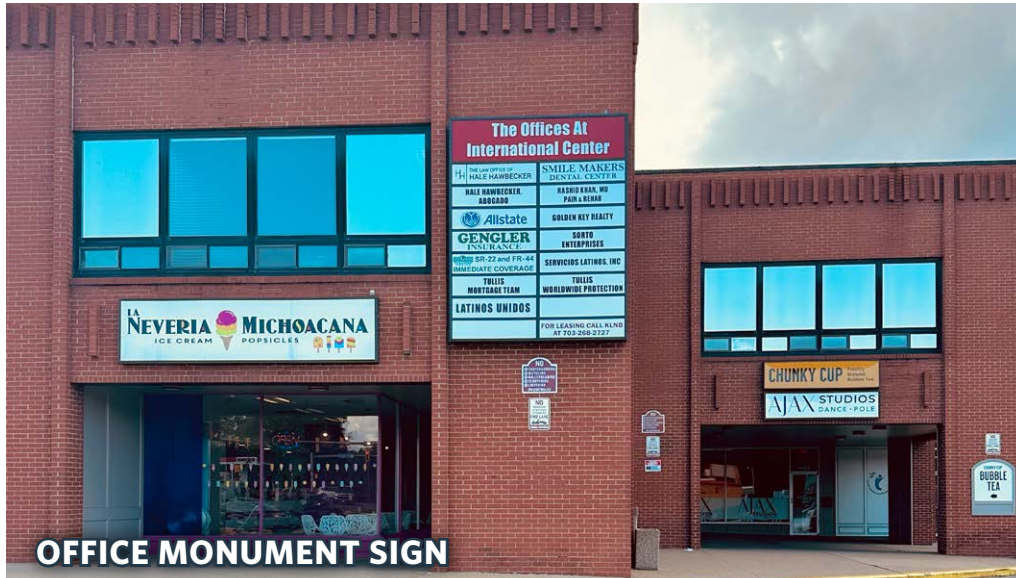
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# OFFICE PHOTOS



OFFICE MONUMENT SIGN



ELEVATOR



SUITE 15



SUITE 17

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# WOODBIDGE VIRGINIA

3 MILE

5 MILE



POPULATION

92,165

214,306



DAYTIME POP

40,128

62,930



AVG. HH INCOME

\$118,643

\$136,350



TOTAL BUSINESSES

3,095

4,750

## TRAFFIC COUNTS



RT. 1 ..... 36,318 ADT



I-95..... 201,658 ADT



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# RETAILER PHOTOS

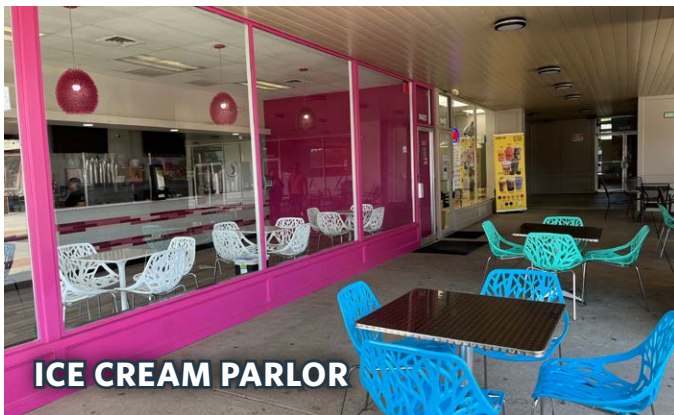
**PHO GOLDEN XPRESS**



**TACOS EL COSTALILLA**



**ICE CREAM PARLOR**



**DOMINO'S**



**CHUNKY CUP**



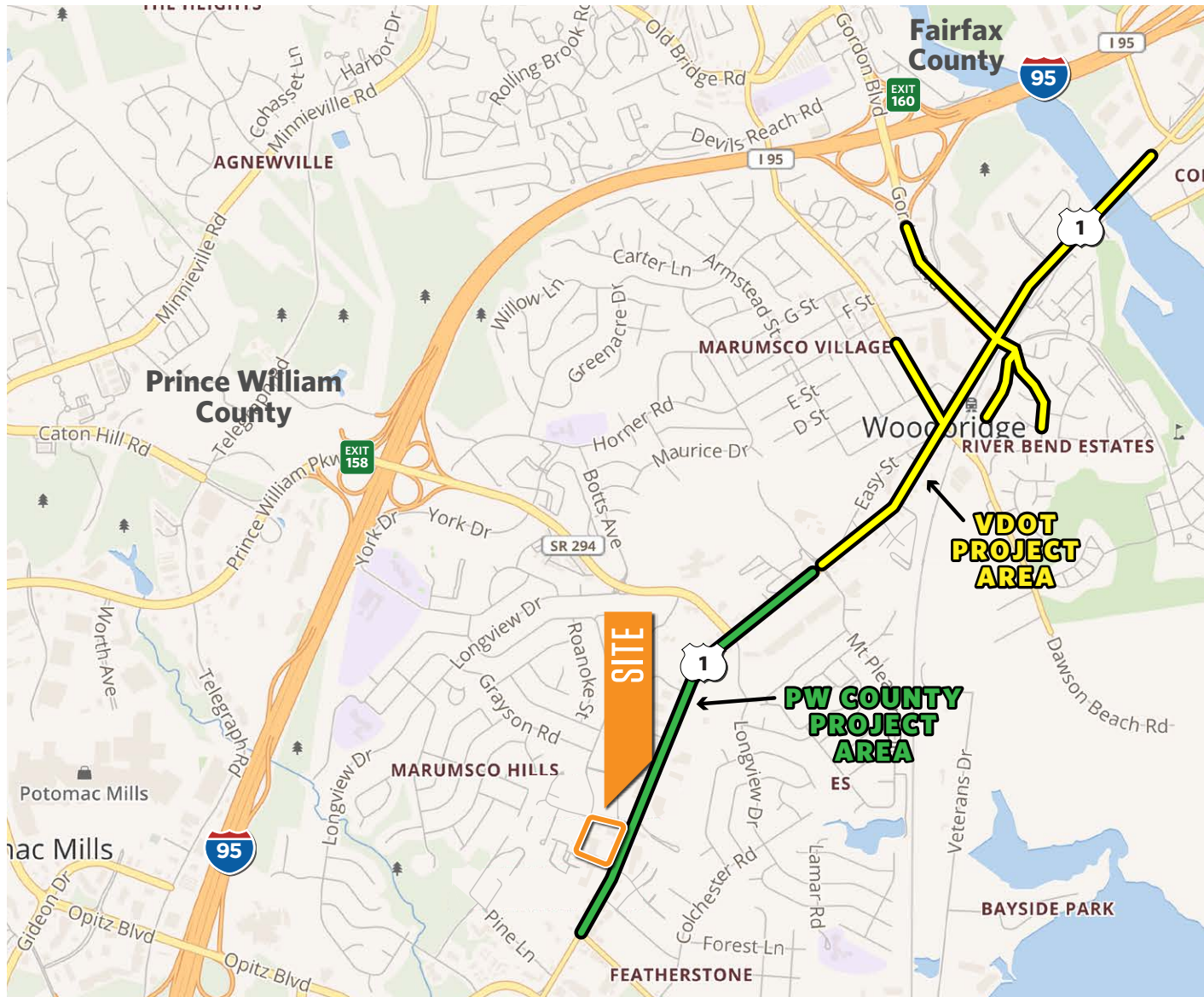
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# ROUTE 1 PROJECT



## ROUTE 1 WIDENING FACTS (UNDER CONSTRUCTION)

### About the Project

Route 1 will be widened from 4 to 6 lanes between Marys Way and Featherstone Road.

### The project includes the following:

- Enhanced access to the Woodbridge VRE kiss-and-ride facility.
- A new Route 1 bridge at Marumsc Creek.
- Improvements to Occoquan Road, including a median and turn lanes from U.S. 1 to south of Horner Road.
- A ten-foot shared-use path and six-foot sidewalk.
- Underground utilities along Route 1
- Demolition of vacant buildings along the corridor.
- In 2017, Route 1 carried 39,000 vehicles per day. Projected volumes for 2036 are 75,000 vehicles per day.
- Intersection improvements at all the intersections within the project limits including additional signals, separation of intersections, and pedestrian improvements at signalized intersections.

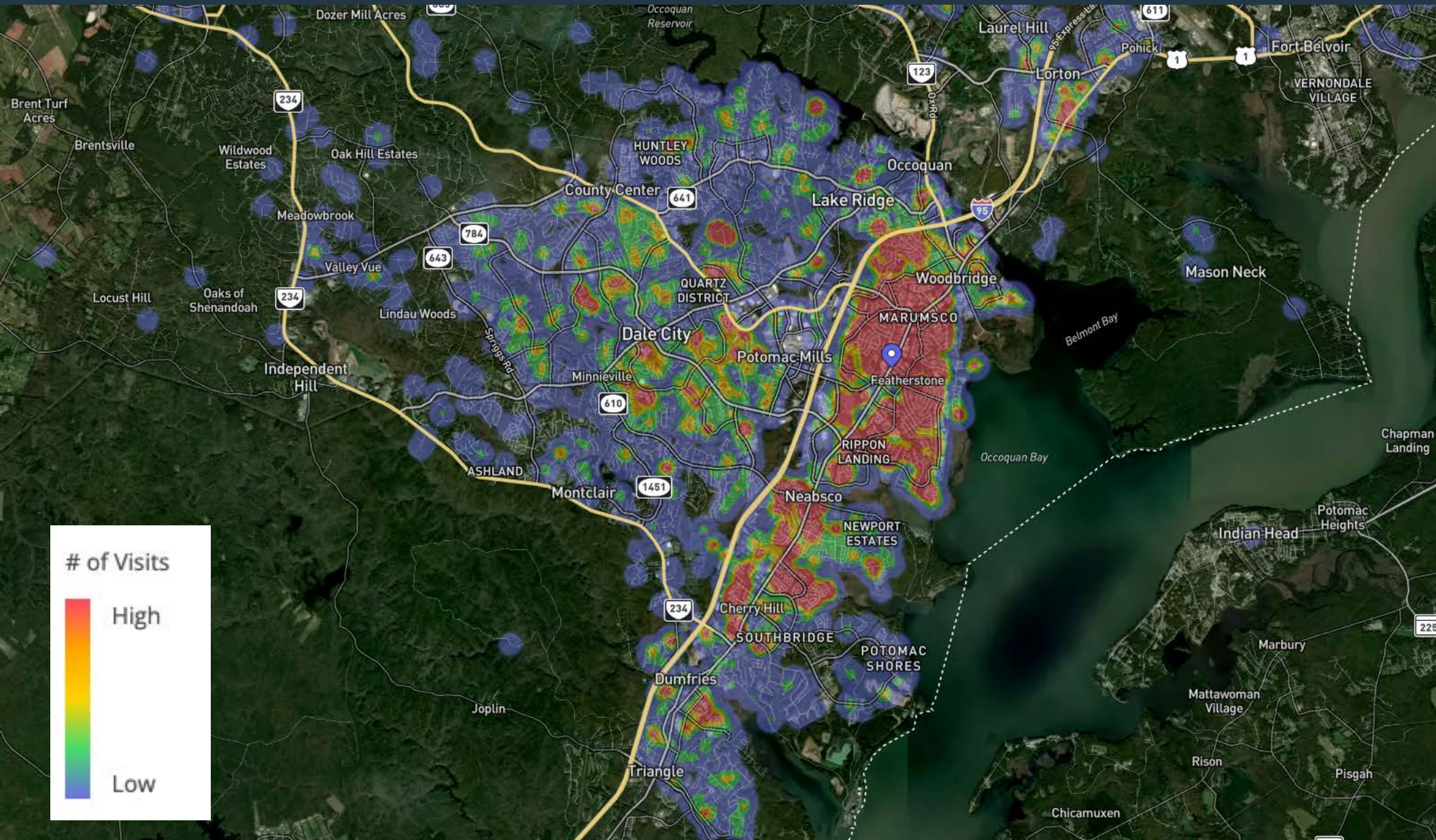
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# PLACER.AI TRADE AREA



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