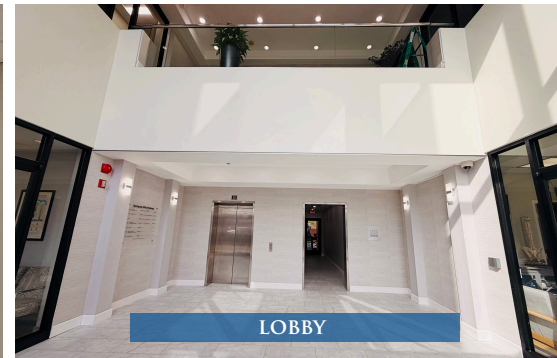




REAL ESTATE INVESTMENT AND MANAGEMENT

## OFFICE FOR LEASE

6800 BACKLICK RD. | SUITE 200 | SPRINGFIELD, VA 22150



### PROPERTY FEATURES

This 2,330 SF office suite (Suite 200) is located in a well-maintained, multi-tenant office building in the Springfield/Burke submarket. The property features a professional office environment with elevator access, natural light, and on-site parking.

**Available:** 2,330 SF  
**Lease Type:** Office  
**Rental Rate:** \$24.00 Full-Service  
**Suite:** 200  
**Zoning:** Office

### AREA HIGHLIGHTS

Situated in the Springfield/Burke office corridor, the property provides easy access to I-95, I-395, and I-495 and is close to the Franconia–Springfield Metro Station (Blue Line & VRE). Springfield Town Center is located nearby.

- Established Springfield/Burke office corridor
- Convenient access to I-95, I-395 & I-495
- Close to Franconia–Springfield Metro Station (Blue Line & VRE)
- Surrounded by retail, dining, and service amenities
- Short drive to Springfield Town Center

### FOR MORE INFORMATION

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LOBBY



EXTERIOR

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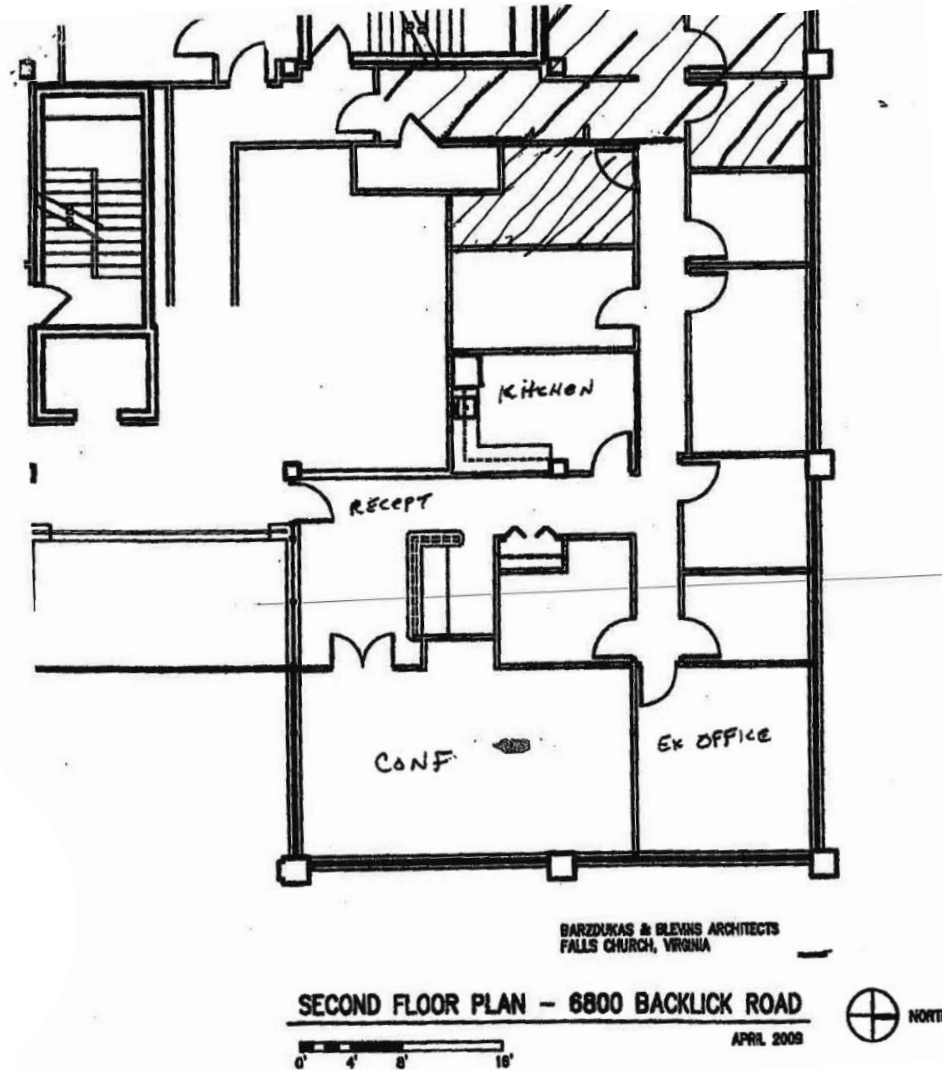
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### FLOOR PLAN



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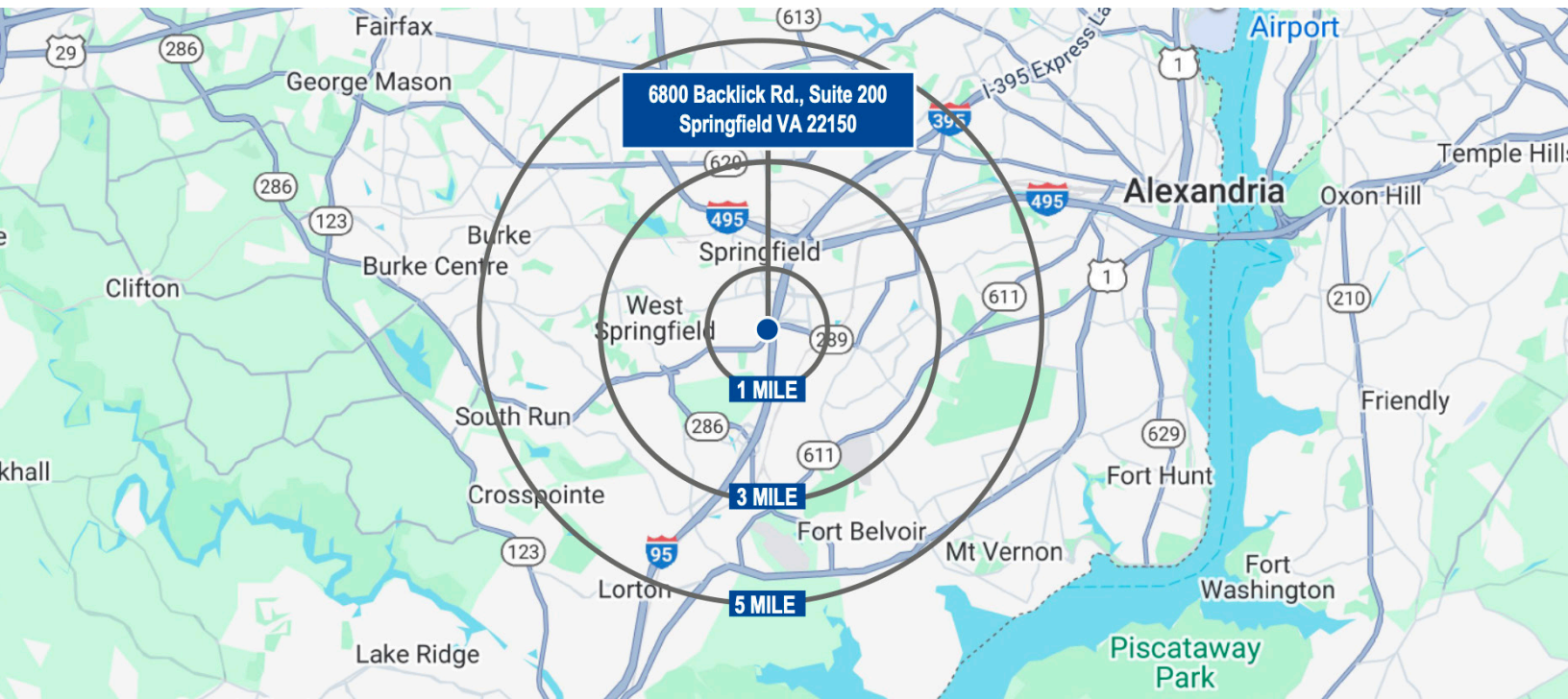
# BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## OFFICE FOR LEASE

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### DEMOGRAPHICS



### DEMOGRAPHICS

#### 1 MILE

#### 3 MILES

#### 5 MILES

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	12,428	106,820	328,788
Households	3,993	37,972	117,529
Avg. HH Income	\$127,385	\$155,796	\$144,685
Median Home Value	\$99,253	\$133,292	\$120,519
Businesses	1,464	5,969	12,912
Employees	11,739	61,023	115,492

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