

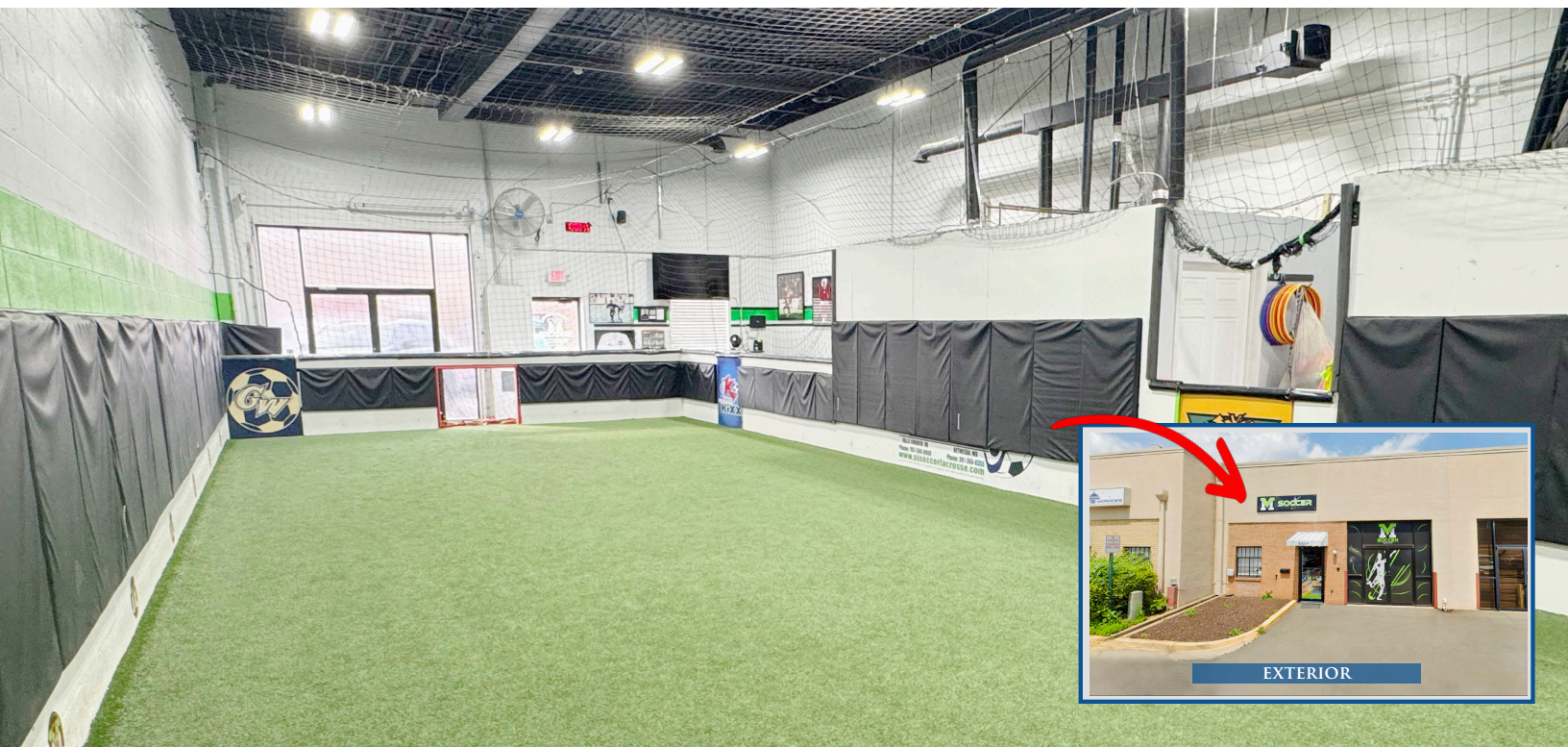


# BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## FLEX INDUSTRIAL CONDO FOR LEASE

8453 TYCO ROAD | UNIT P | VIENNA, VA 22182



### PROPERTY OVERVIEW

<b>Available Unit:</b>	8453-P
<b>Available Sq. Ft:</b>	1,800 SF
<b>Lease Price:</b>	\$5,500 mo. (Includes NNN)
<b>Ceiling Height:</b>	18' clear
<b>Parking:</b>	2.5/1,000 SF
<b>Drive-In:</b>	10' x 10' door can be restored
<b>Zoning:</b>	I-5 (Industrial District)
<b>Utilities:</b>	Water & Electric (Separately Metered)

### AREA HIGHLIGHTS

Positioned in the heart of Vienna's Tysons submarket, just minutes from Tysons, one of Northern Virginia's premier business and retail destinations. The property offers immediate access to Route 7 (Leesburg Pike), Route 123 (Chain Bridge Rd.), and the Capital Beltway, providing seamless connectivity throughout the Washington, D.C. metropolitan area.

It is also conveniently located near the Greensboro Metro Station, enhancing accessibility for employees and clients alike. The surrounding area features a strong daytime population and abundant amenities, making it an attractive and strategic location for a wide range of commercial users.

### FOR MORE INFORMATION

**MELANIE NOBRIGA**  
Senior Operations Manager & Agent  
melanie@boosalisproperties.com  
703.494.7691 (o) | 808.937.9417 (c)

**THOMAS VELTSISTAS**  
Commercial Agent  
thomas@boosalisproperties.com  
703.494.7691 (o) | 703.628.8978 (c)

**GEORGE BOOSALIS**  
President/Principal Broker  
george@boosalisproperties.com  
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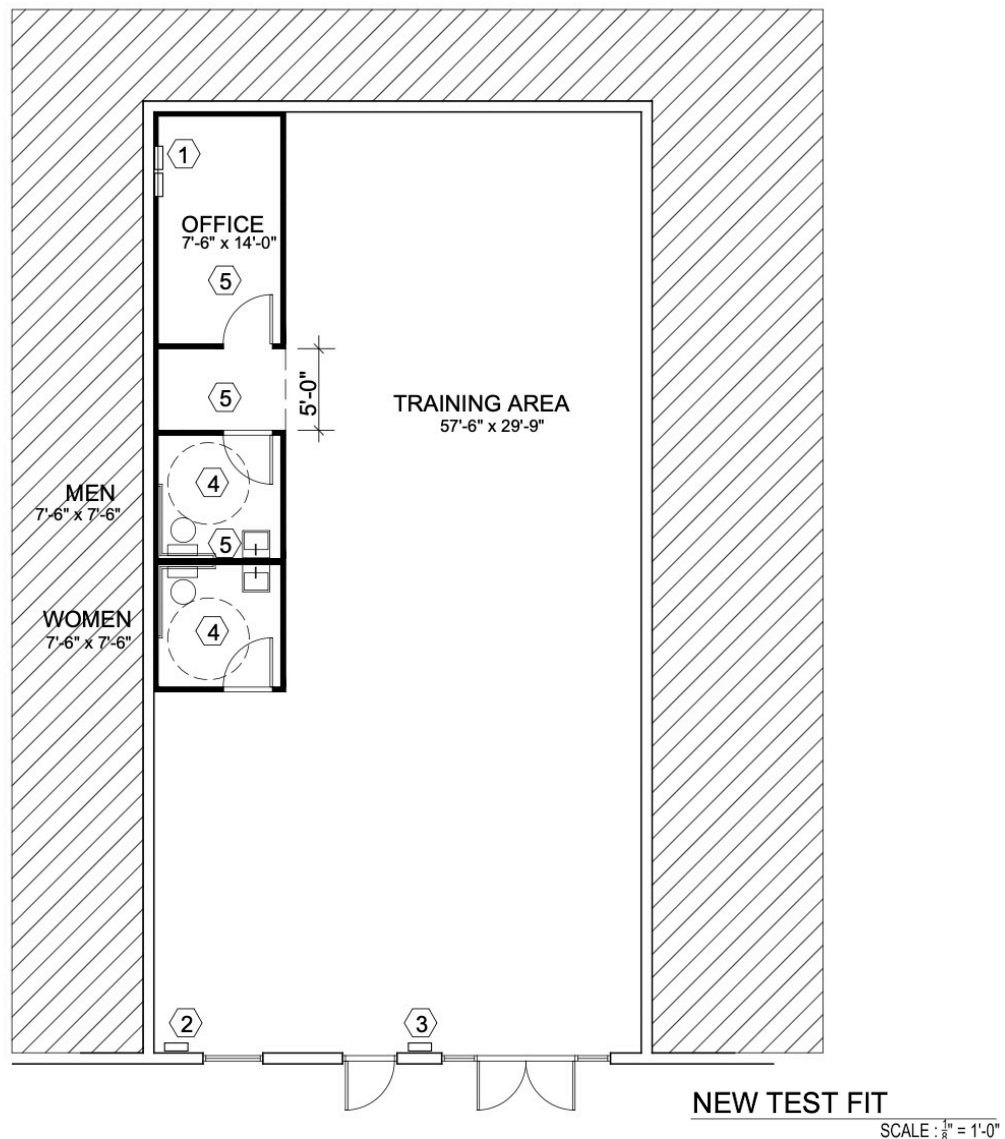
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## FLOOR PLAN



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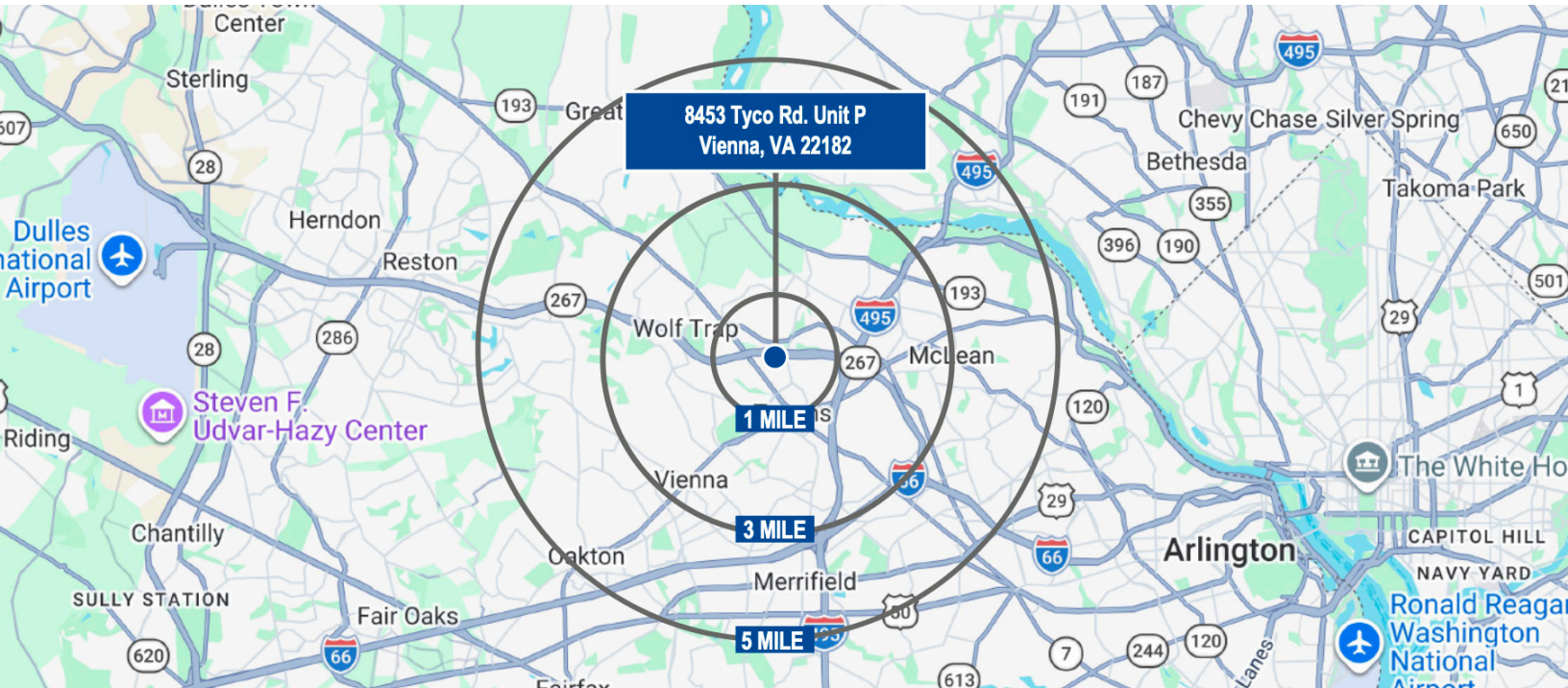
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### DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	16,284	90,698	230,370
Households	8,011	35,336	86,318
Avg. HH Income	\$159,647	\$185,154	\$185,727
Median Home Value	\$785,198	\$928,211	\$879,433
Businesses	3,236	8,825	18,731
Employees	37,323	99,845	169,442

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