

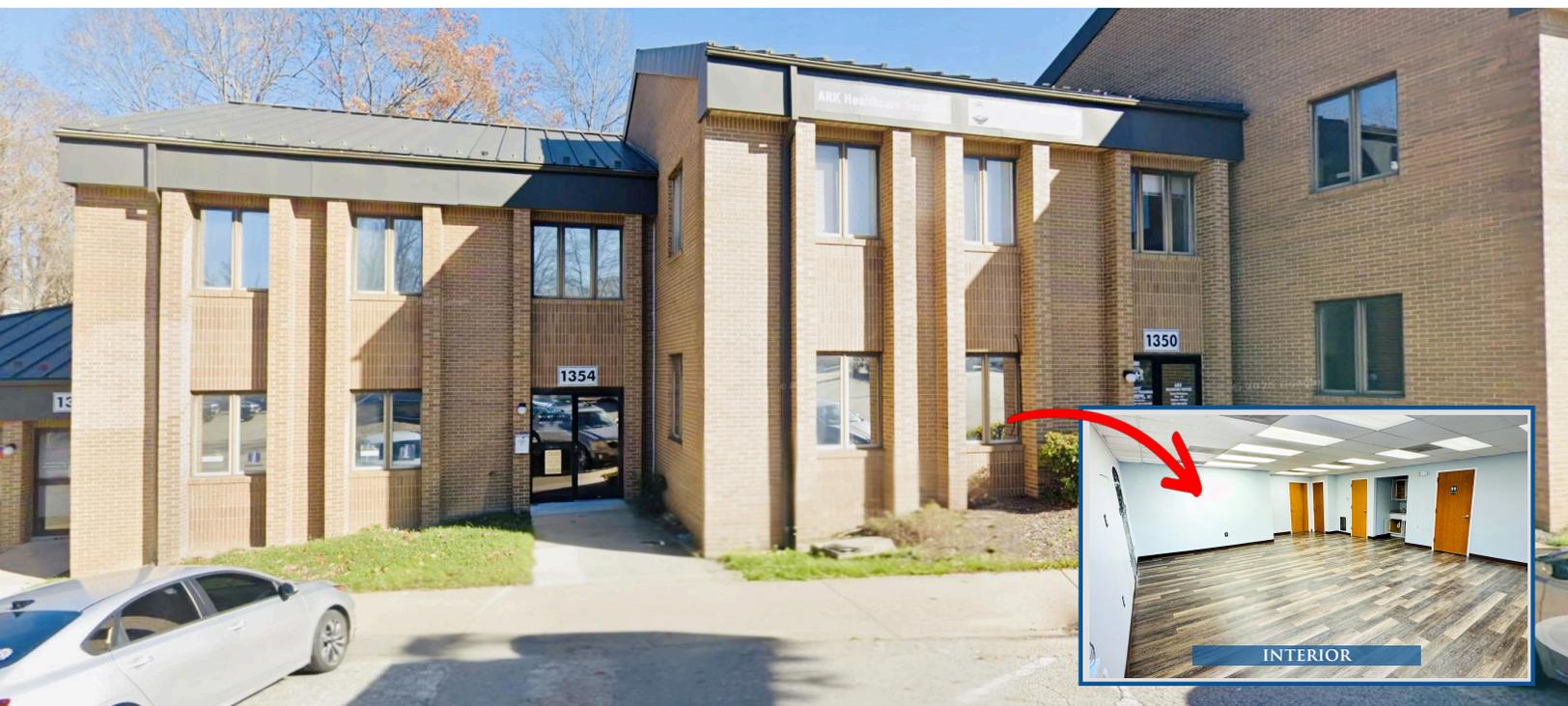


# BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

## OFFICE FOR LEASE

1354 OLD BRIDGE RD. | SUITE 101 | WOODBRIDGE, VA 22192



### PROPERTY FEATURES

This 1,376 ground floor suite is located within the Dominion Professional Center in north Woodbridge. The suite features an open floor plan with an additional three private offices, a private restroom and a small kitchenette. The suite offers natural light with several windows and plenty of on-site parking.

- Suite:** 101
- Square Feet:** 1,376
- Lease Type:** Office
- Rental Rate:** \$20.00, plus utilities
- Zoning:** B-1 (General Business)

### AREA HIGHLIGHTS

Dominion Professional Center is strategically located on Old Bridge Road, a primary commercial corridor with strong daily traffic and excellent visibility. It offers convenient access to I-95, Route 123, and Route 1, providing direct connectivity throughout Northern Virginia and into Washington, D.C.

The surrounding area includes dense residential neighborhoods, established retail centers, and a strong daytime population supporting professional and medical office users.

- High-visibility frontage along a heavily traveled commercial corridor
- Immediate access to I-95 and major commuter routes
- Proximity to dense residential communities and established neighborhoods
- Minutes from major retail, dining, and service amenities

### FOR MORE INFORMATION

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**BOOSALIS PROPERTIES** | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | [www.BoosalisProperties.com](http://www.BoosalisProperties.com)

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



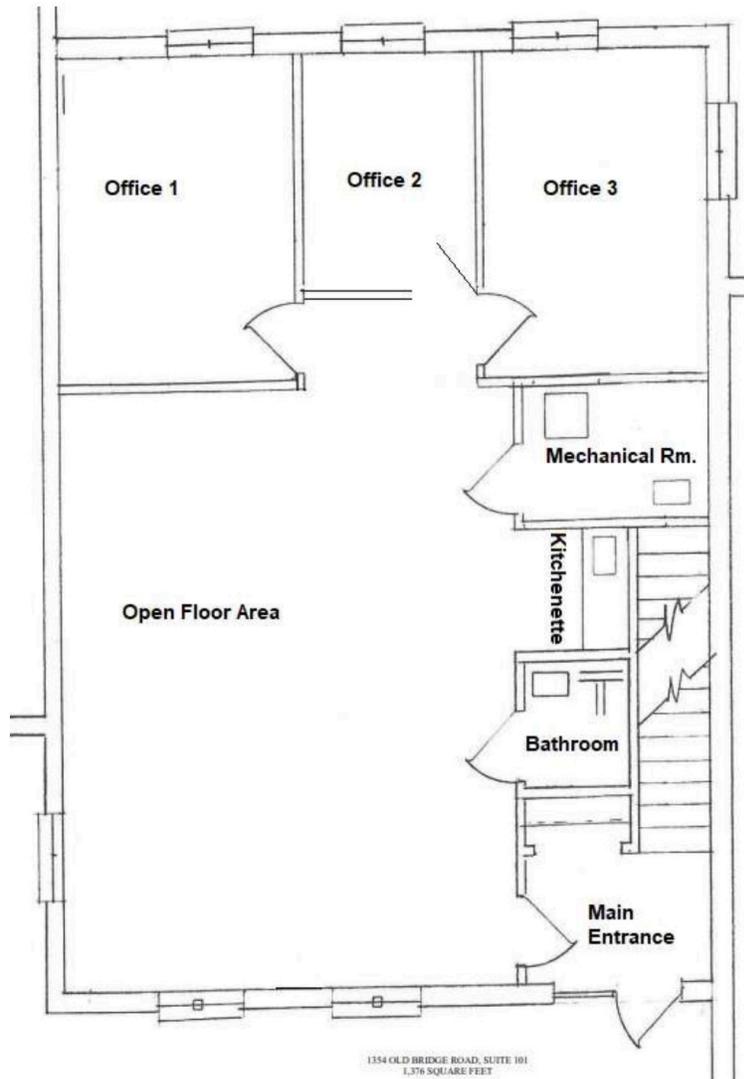
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### FLOOR PLAN



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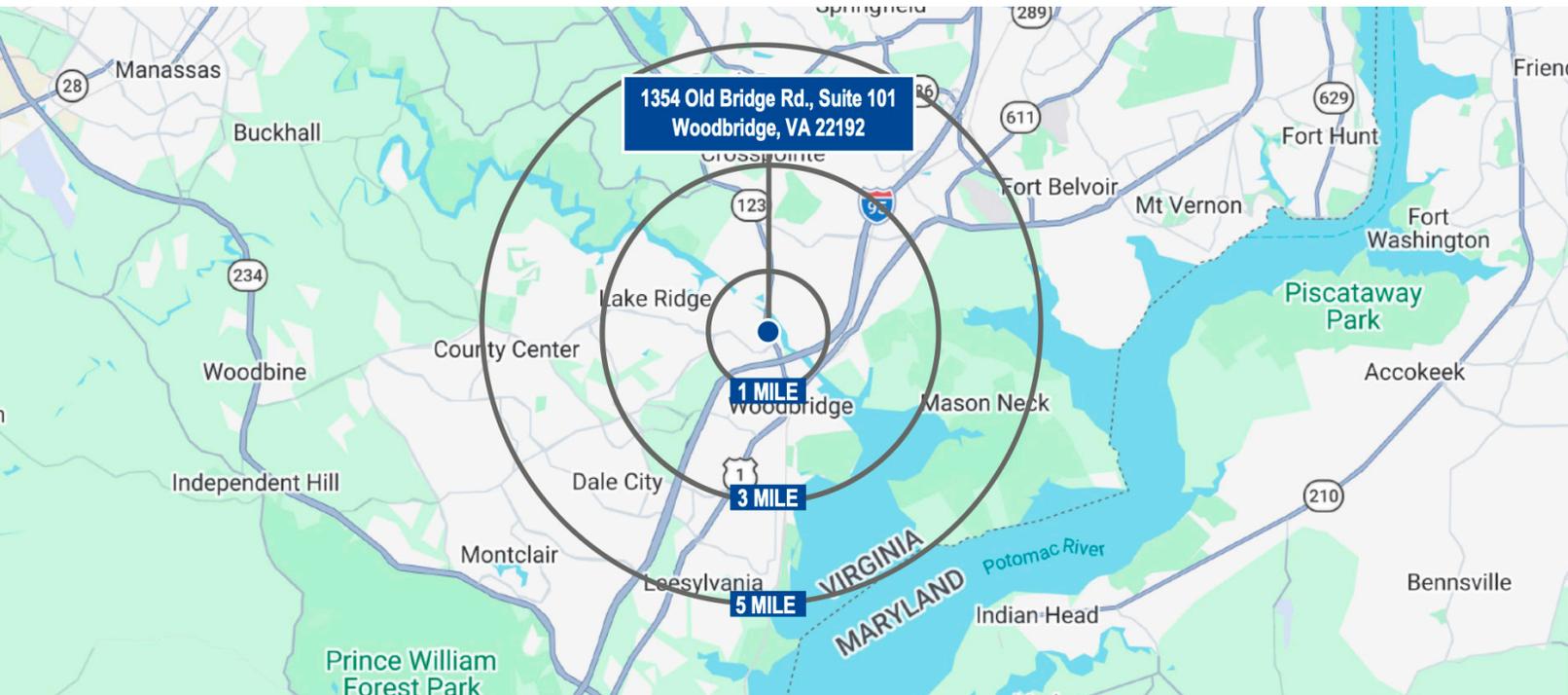
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### DEMOGRAPHICS



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	1 MILE	3 MILES	5 MILES
Population	13,463	76,522	198,709
Households	5,170	25,699	66,454
Avg. HH Income	\$110,871	\$121,086	\$132,417
Median Home Value	\$364,703	\$397,292	\$415,244
Businesses	690	3,202	7,149
Employees	3,963	25,445	55,528

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