



HC
HERITAGE CENTER

7611-7619 LITTLE RIVER TURNPIKE

HERITAGE 1

HERITAGE 2

HERITAGE 3

HERITAGE 4



7617
LITTLE RIVER TURNPIKE



7611
LITTLE RIVER TURNPIKE



7611
LITTLE RIVER TURNPIKE



7619
LITTLE RIVER TURNPIKE



**CUSHMAN &
WAKEFIELD**

CAMPUS-WIDE

AMENITIES



- ✓ 4-Building Campus Experience
- ✓ Tenant-Only Fitness Center
- ✓ Renovated Lockers And Showers
- ✓ Collaborative Tenant Lounge
- ✓ Convenient Outdoor Patio
- ✓ Beautifully Landscaped Grounds
- ✓ Eco-Friendly Car Charging Stations



The Heritage Center campus offers shared amenities hosted at Heritage 4 that are built to enhance the workplace experience while also promoting physical well-being and providing spaces for relaxation and rejuvenation. These amenities foster a sense of community among tenants, encouraging collaboration, and creating a more vibrant and engaging work environment.



**SWEAT IT
OUT**



**innovate
TOGETHER**





CONFERENCE
YOUR WAY



ELECTRIC
AMENITIES

ELEVATED CARE & FRESH AIR

HERITAGE CENTER OFFERS A PATIENT-CENTERED
ATMOSPHERE WITHIN A TREE-LINED OFFICE CAMPUS



STRATEGIC LOCATION

Heritage Center boasts an exceptionally strategic location within the heart of the DC metropolitan area, positioning it as the premier choice for medical users. This prime locale ensures easy access to a vast and diverse population base while offering seamless connectivity to major transportation arteries, including Interstate 495 (the Capital Beltway) and Interstate 395.

ACCESS TO MEDICAL TALENT

The immediate proximity to a rich tapestry of medical professionals serves as an invaluable asset, broadening the talent pool for potential employees with specialized skills and expertise. Furthermore, the adoption of administrative sharing programs, a common practice within similar medical office campuses, serves to streamline administrative processes, alleviating the burden on individual practices.

ENHANCED REPUTATION & CREDIBILITY

Nestling within a medical-centric campus elevates a healthcare provider's reputation and credibility to new heights. Patients inherently recognize that a medical office situated within such a campus is intricately connected to a network of trusted professionals.

CONVENIENCE FOR PATIENTS

The hallmark of Heritage Center lies in the unparalleled convenience it offers to patients. A myriad of healthcare services are thoughtfully consolidated under one roof, allowing patients to effortlessly schedule appointments with a spectrum of specialists, undergo necessary diagnostics, and receive follow-up care without the hassle of traversing across the city. This unmatched convenience not only enhances patient retention but also culminates in elevated levels of satisfaction, setting a new standard in healthcare accessibility.



EFFORTLESS ACCESS

Heritage Center offers a world of possibilities right at your doorstep. Whether you seek the vibrant atmosphere of the Mosaic District in Merrifield or require easy access to the airport, our location provides multiple convenient routes to reach your favorite local destinations.

YOUR DESTINATIONS

<i>Destinations</i>	<i>Drive time</i>
MOSAIC DISTRICT	10 Min
TYSONS CORNER	12 Min
DUNN LORING METRO STATION	15 Min
DULLES INTERNATIONAL AIRPORT	30 Min
ALEXANDRIA	15 min
RONALD REAGAN INTERNATIONAL AIRPORT	20 Min

Mosaic District



Dulles International Airport



TYSONS

WASHINGTON



Dunn Loring Metro Station



FALLS CHURCH

MOSAIC DISTRICT



Ronald Reagan Washington National Airport



ANNANDALE



ALEXANDRIA

SPRINGFIELD

50+ RETAILERS

AT YOUR DOORSTEP

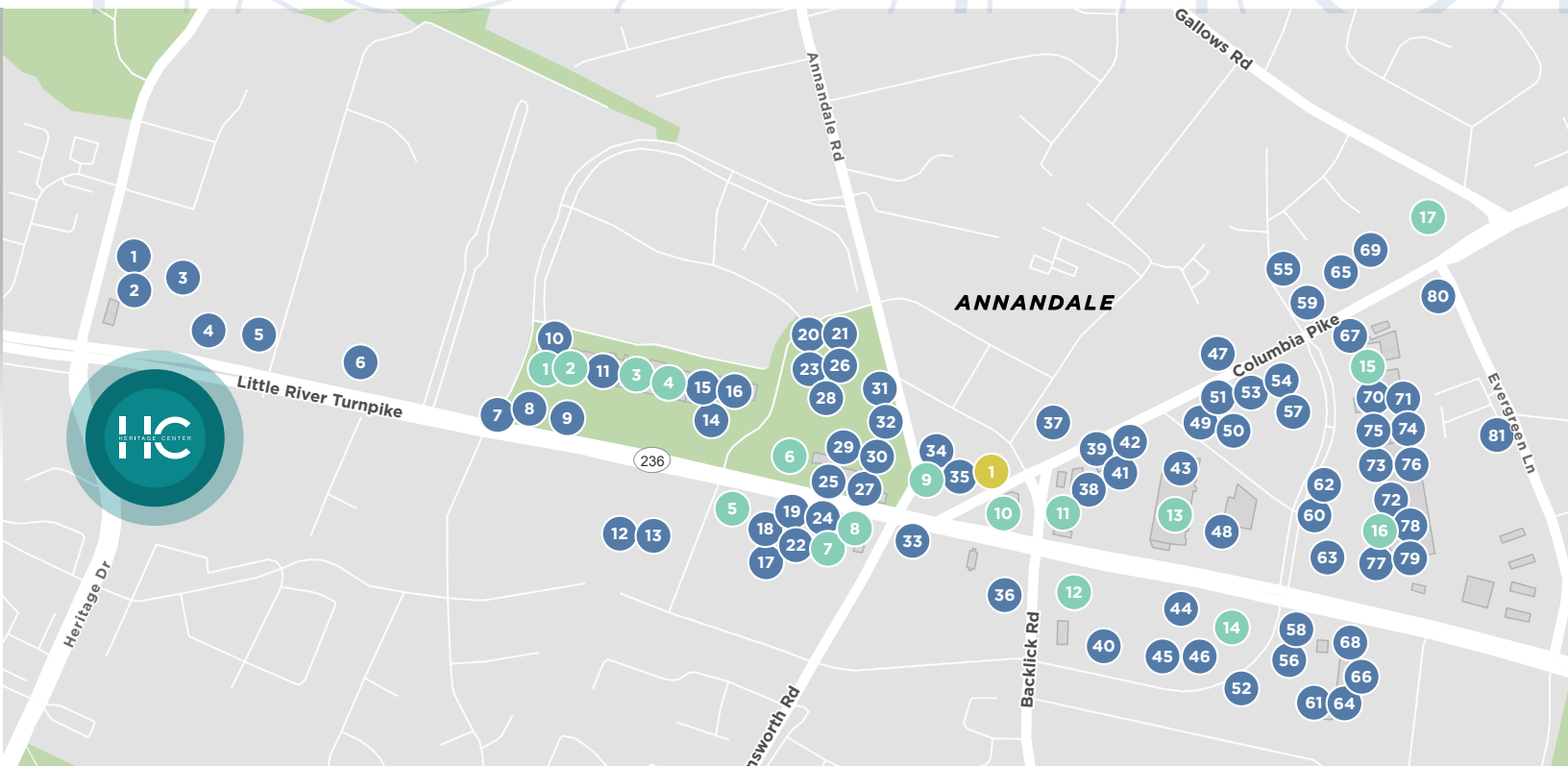


Heritage Center boasts a vibrant and diverse restaurant and retail scene, reflecting the multicultural fabric of its community. Visitors can savor a wide range of international cuisines and explore an eclectic array of shops, making it a delightful destination for food enthusiasts and shoppers alike.



Duck Chang's





RESTAURANTS

- | | | |
|----------------------------------|--|------------------------------------|
| 1. Yechon | 28. Khan Japanese Kitchen & Bar | 55. Lighthouse Tofu |
| 2. Breeze Bakery Cafe | 29. O My Hot Pot & Bar | 56. Choong Hwa Won |
| 3. Joongmi | 30. Pho 24 | 57. Jang Won Ban Jum |
| 4. Chicken Loco | 31. BAMBU | 58. Popeyes Chicken |
| 5. McDonald's | 32. Kogiya Korean BBQ | 59. Burger King |
| 6. Wendy's | 33. Han Gang Korean Restaurant | 60. K Street |
| 7. Taco Bell | 34. Bitez | 61. Tosokchon |
| 8. KFC | 35. Basil Mediterranean Fusion Cuisine | 62. You Like Skewers |
| 9. Peking Cafe | 36. Sorak Garden Restaurant | 63. Hangry Joe's Hot Chicken |
| 10. Pho Hot | 37. Honey Pig Korean BBQ | 64. Food Corner Kabob House |
| 11. Little Caesars | 38. Mandu Lang Kimbob Eiang | 65. Silverado |
| 12. Tanpopo Ramen House | 39. To Sok Jip | 66. Iron Age |
| 13. A&J | 40. Blue Moon Lounge | 67. Juke Box Diner - Annandale |
| 14. Casa D'Mama Pizzeria | 41. Bonchon | 68. Thai Food |
| 15. Miso | 42. Thai Chili | 69. Pupusas Express |
| 16. Gopchang Story | 43. 92 Chicken - Annandale | 70. Kimen Ramen Izakaya |
| 17. Oegadgib | 44. 9292 Korean BBQ | 71. Pokeworks |
| 18. Paisano's Pizza | 45. Shin Chon | 72. The Block |
| 19. El Habanero | 46. Red Holic | 73. Balo Kitchen |
| 20. Seoul Soondae Restaurant | 47. Incheon Restaurant | 74. Pelicana Chicken |
| 21. Pho Hai Duong | 48. Chick-Fil-A | 75. Bold Dumplings |
| 22. Nak Won Catering | 49. Annangol Restaurant | 76. SB Hans Korean Food |
| 23. Siroo Juk Story and Tea Cafe | 50. New China Restaurant | 77. Taco Ssam - Annandale |
| 24. Nak Won Restaurant | 51. Big Bite Pizza | 78. Suny Sushi |
| 25. Manoa Bakery Cafe | 52. Duck Chang's Restaurant | 79. Yomie's Rice X Yogurt Mochinut |
| 26. Shiney's Sweets & Restaurant | 53. Ga Bo Ja | 80. O My ChiQ & Bar |
| 27. Chicken Pollo | 54. Cafe Tu Ah | 81. Noori Chicken |

SHOPPING

1. Dollar Tree
2. Advanced Auto Parts
3. Petco
4. Safeway
5. Health Town
6. Sherwin-Williams
7. Cricket
8. Verizon Authorized Retailer
9. T-Mobile
10. Walgreens
11. Francis & Murphy
12. CVS
13. Giant Food
14. Pep Boys
15. Goodwill
16. K Market

HEALTH CLUBS/GYMS

1. RAMP Optimal Performance and Wellness

AVAILABILITIES

HERITAGE 1



7617
LITTLE RIVER
TURNPIKE

2ND FLOOR	SUITE 200	2,816 SF	VIEW FLOOR PLAN
	SUITE 230	990 SF	
	SUITE 250	1,544 SF	
3RD FLOOR	SUITE 300	3,577 SF	VIEW FLOOR PLAN
4TH FLOOR	SUITE 420	711 SF	VIEW FLOOR PLAN
	SUITE 430	2,075 SF	
	SUITE 440	977 SF	
	SUITE 450	1,370 SF	
5TH FLOOR	SUITE 520	2,533 SF	VIEW FLOOR PLAN
	SUITE 540	1,237 SF	
6TH FLOOR	SUITE 600	7,164 SF	VIEW FLOOR PLAN
	SUITE 603	1,267 SF	
9TH FLOOR	SUITE 900	1,383 SF	VIEW FLOOR PLAN
10TH FLOOR	SUITE 1000	8,468 SF	VIEW FLOOR PLAN

HERITAGE 2



7611
LITTLE RIVER
TURNPIKE

2ND FLOOR

SUITE 201 3,614 SF
SUITE 202 1,363 SF
SUITE 205 1,239 SF
SUITE 206 1,277 SF

[VIEW FLOOR PLAN](#)

6TH FLOOR

SUITE 600 9,815 SF
SUITE 605 5,484 SF

[VIEW FLOOR PLAN](#)

AVAILABILITIES

HERITAGE 3



7611
LITTLE RIVER
TURNPIKE

5TH FLOOR

ENTIRE FLOOR 15,722 SF

[VIEW FLOOR PLAN](#)

HERITAGE 4



7619
LITTLE RIVER
TURNPIKE

2ND FLOOR

SPEC SUITE 200

7,260 SF

[VIEW FLOOR PLAN](#)

3RD FLOOR

SUITE 340
SUITE 360

1,156 SF
3,445 SF

[VIEW FLOOR PLAN](#)

6TH FLOOR

SUITE 640
SUITE 650

3,920 SF
3,077 SF

[VIEW FLOOR PLAN](#)

8TH FLOOR

SPEC SUITE 800
SUITE 850

13,900 SF
2,703 SF

[VIEW FLOOR PLAN](#)

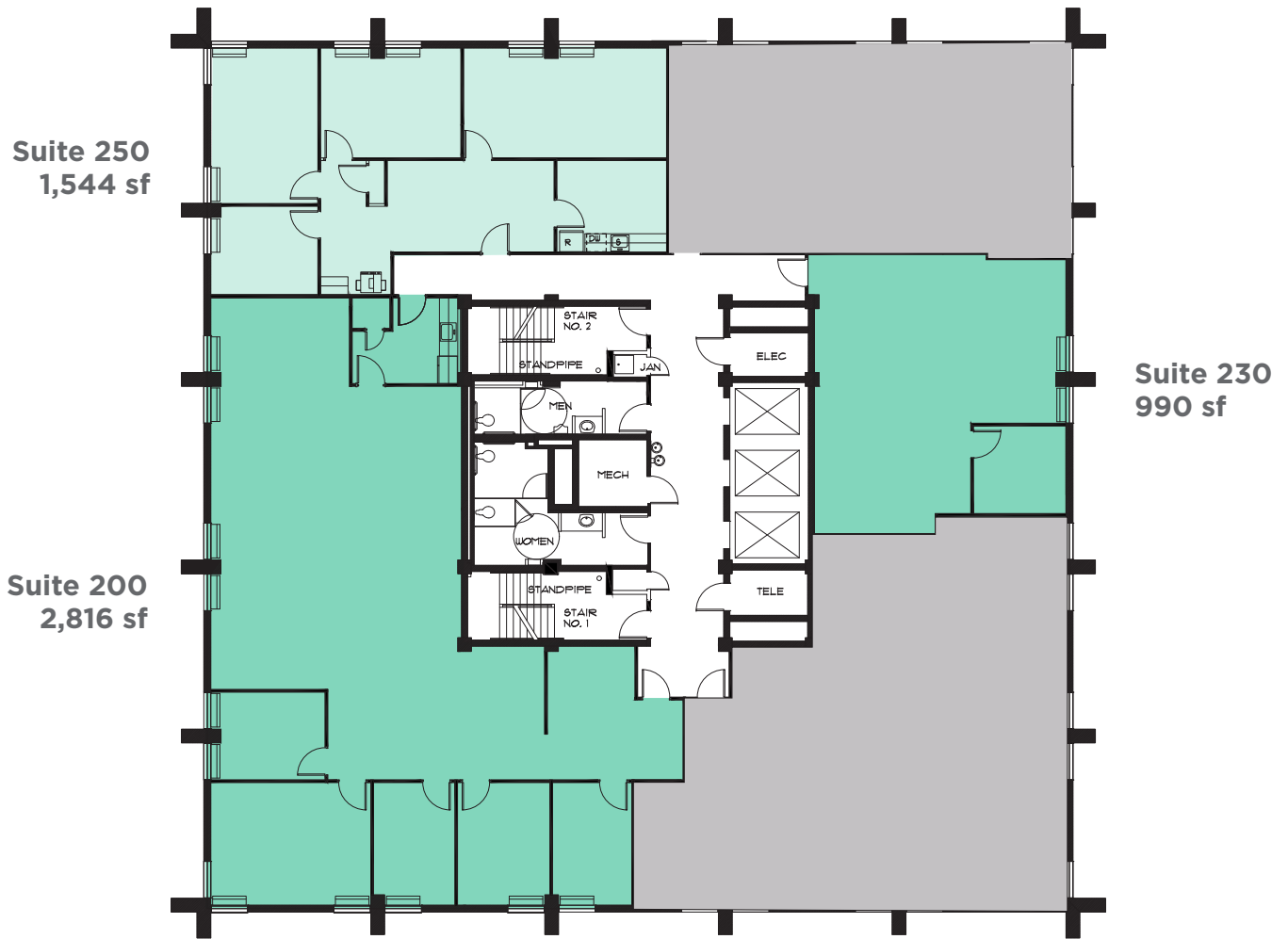
10TH FLOOR

SUITE 1000

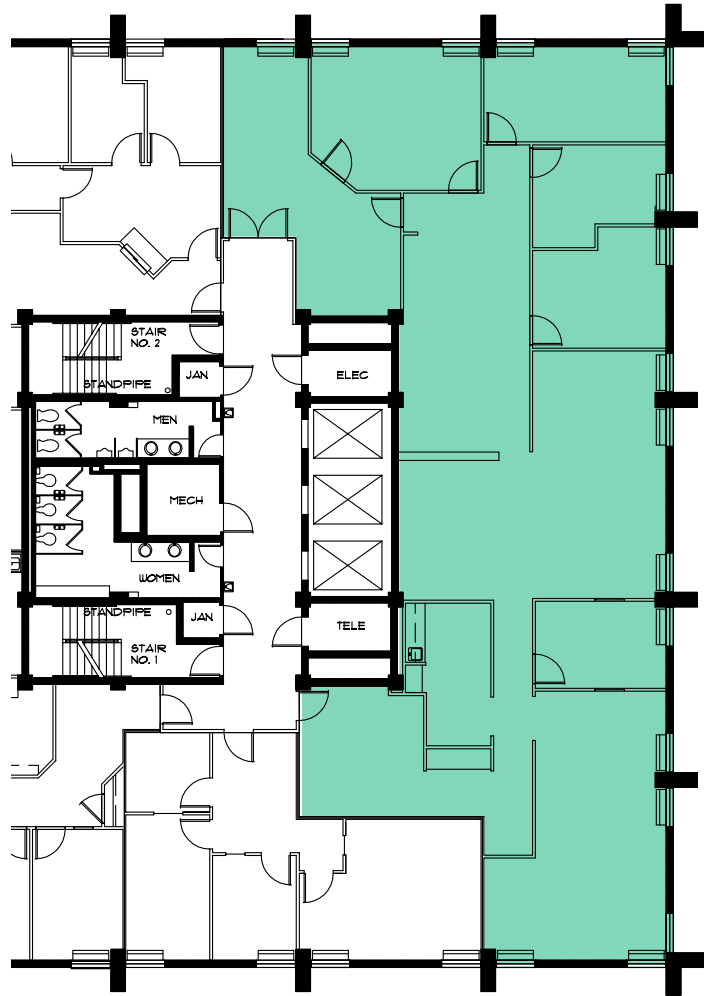
18,323 SF

[VIEW FLOOR PLAN](#)

2ND FLOOR



3RD FLOOR

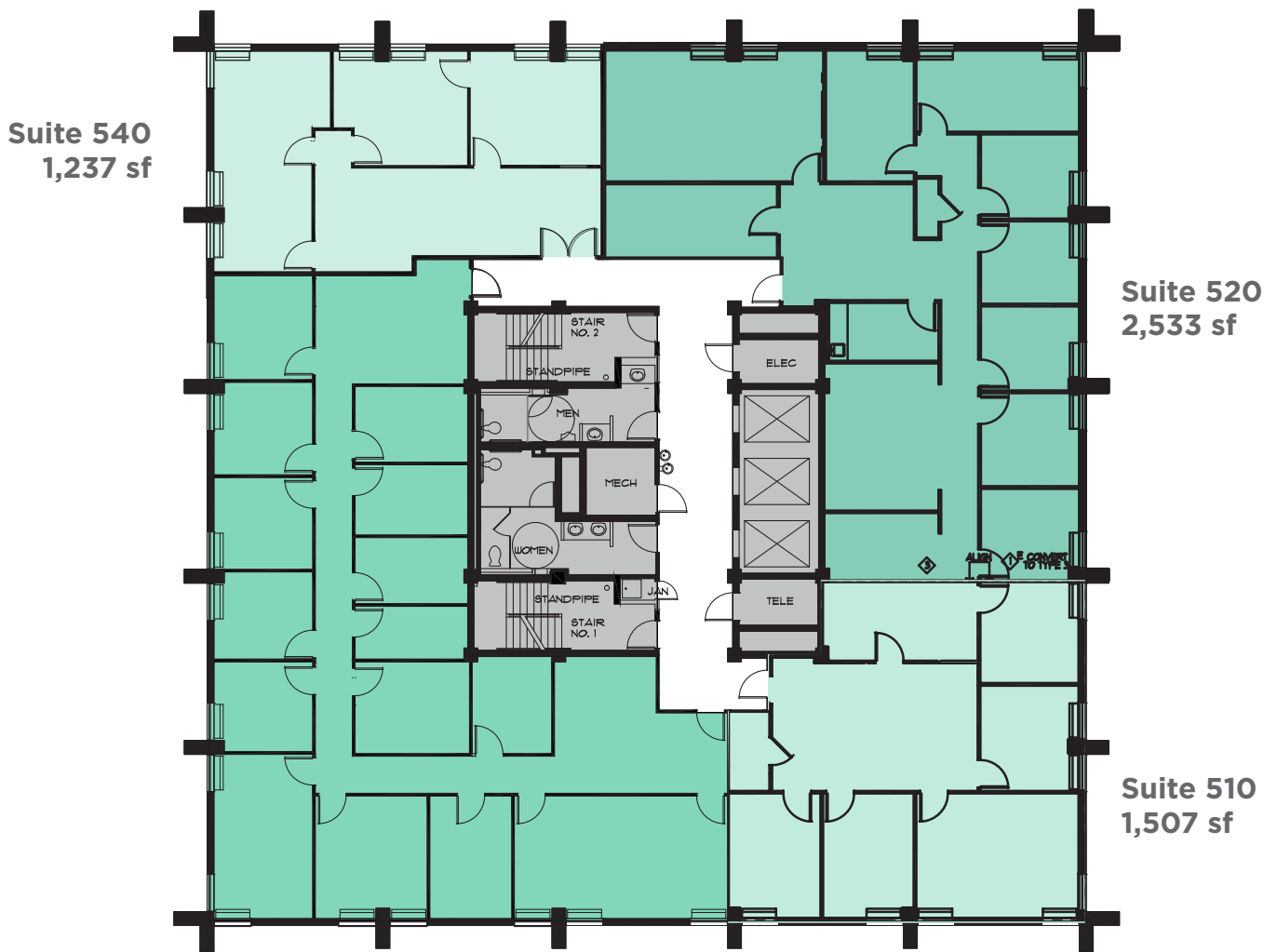


Suite 300
3,577 sf

4TH FLOOR

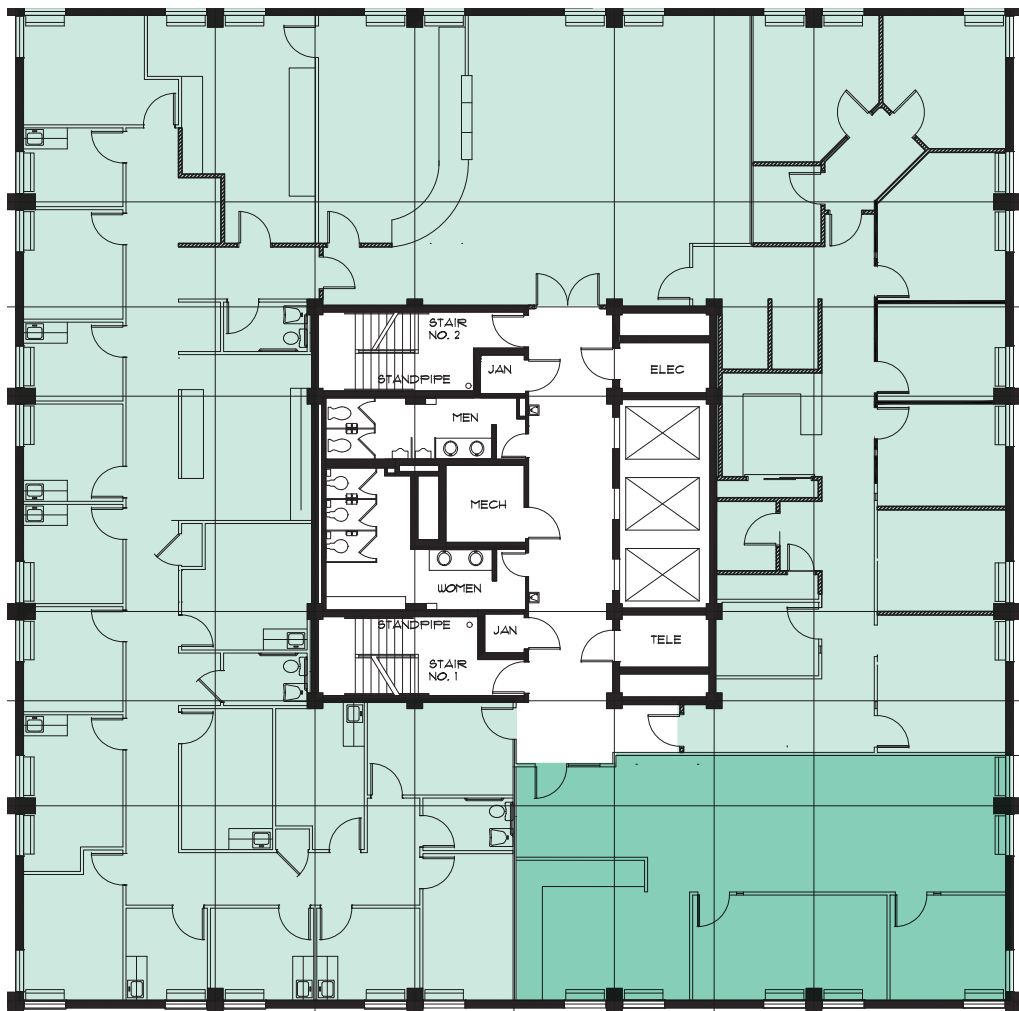


5TH FLOOR



6TH FLOOR

Suite 600
7,163 sf

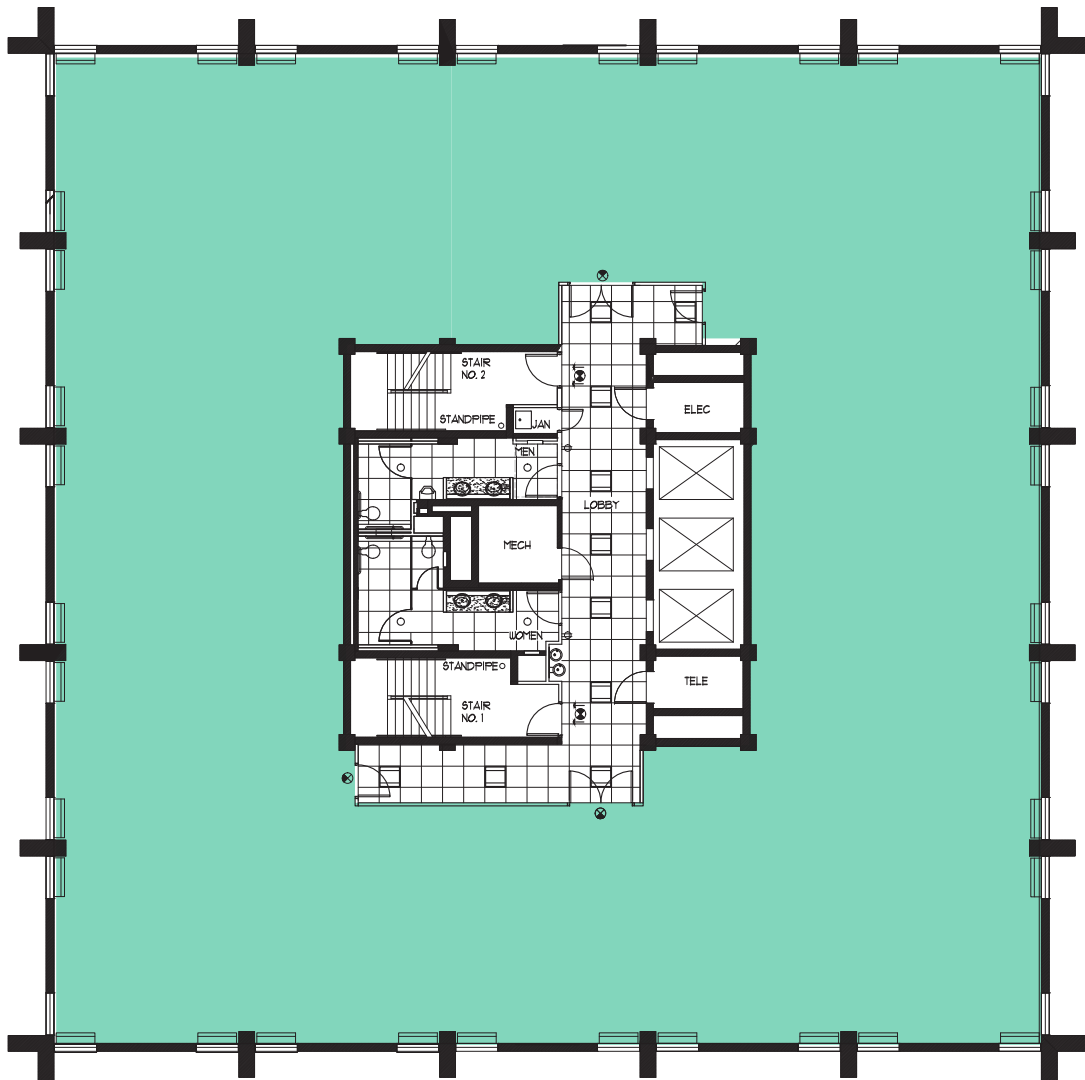


Suite 603
1,267 sf

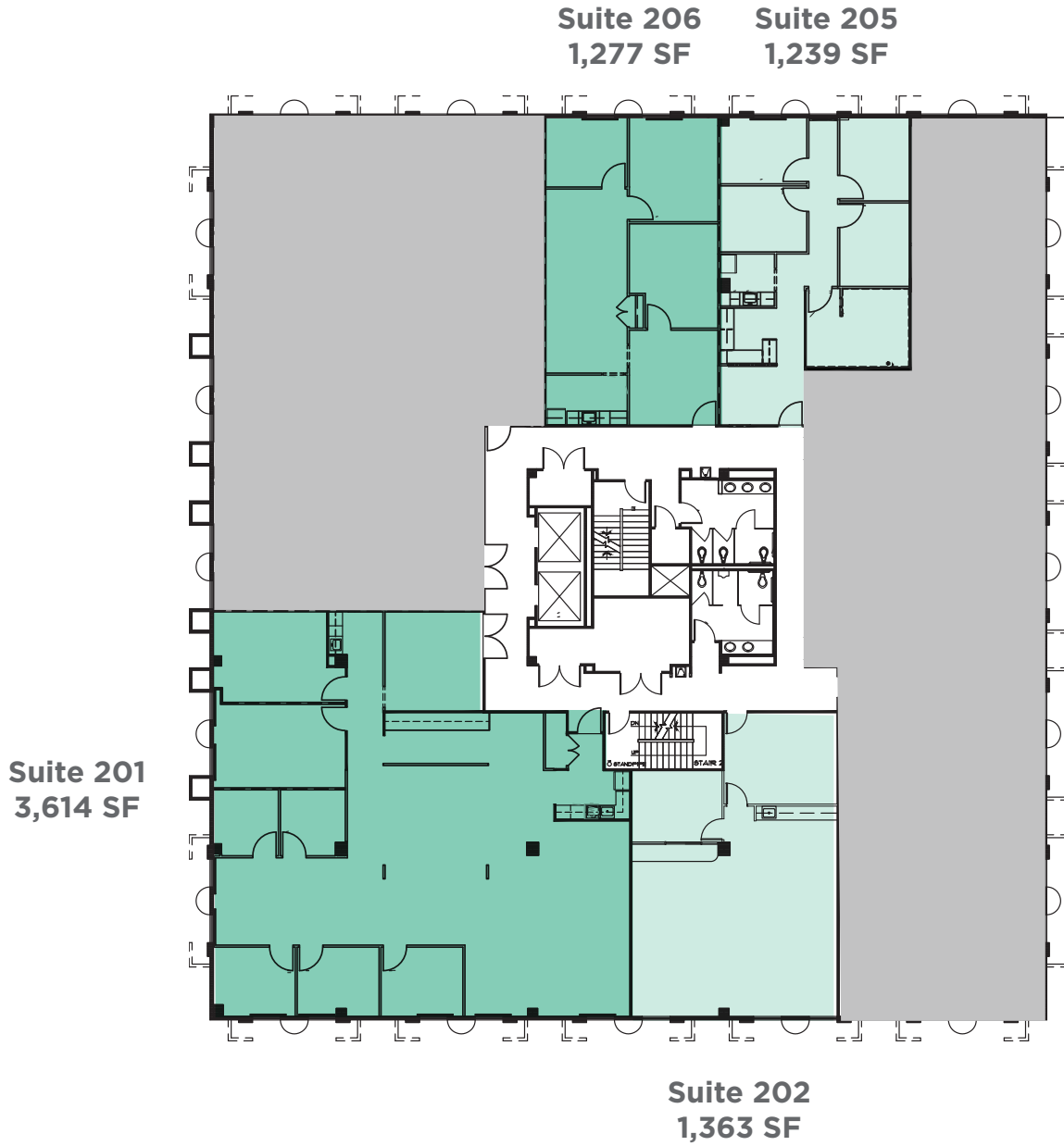
10TH FLOOR

Shell condition

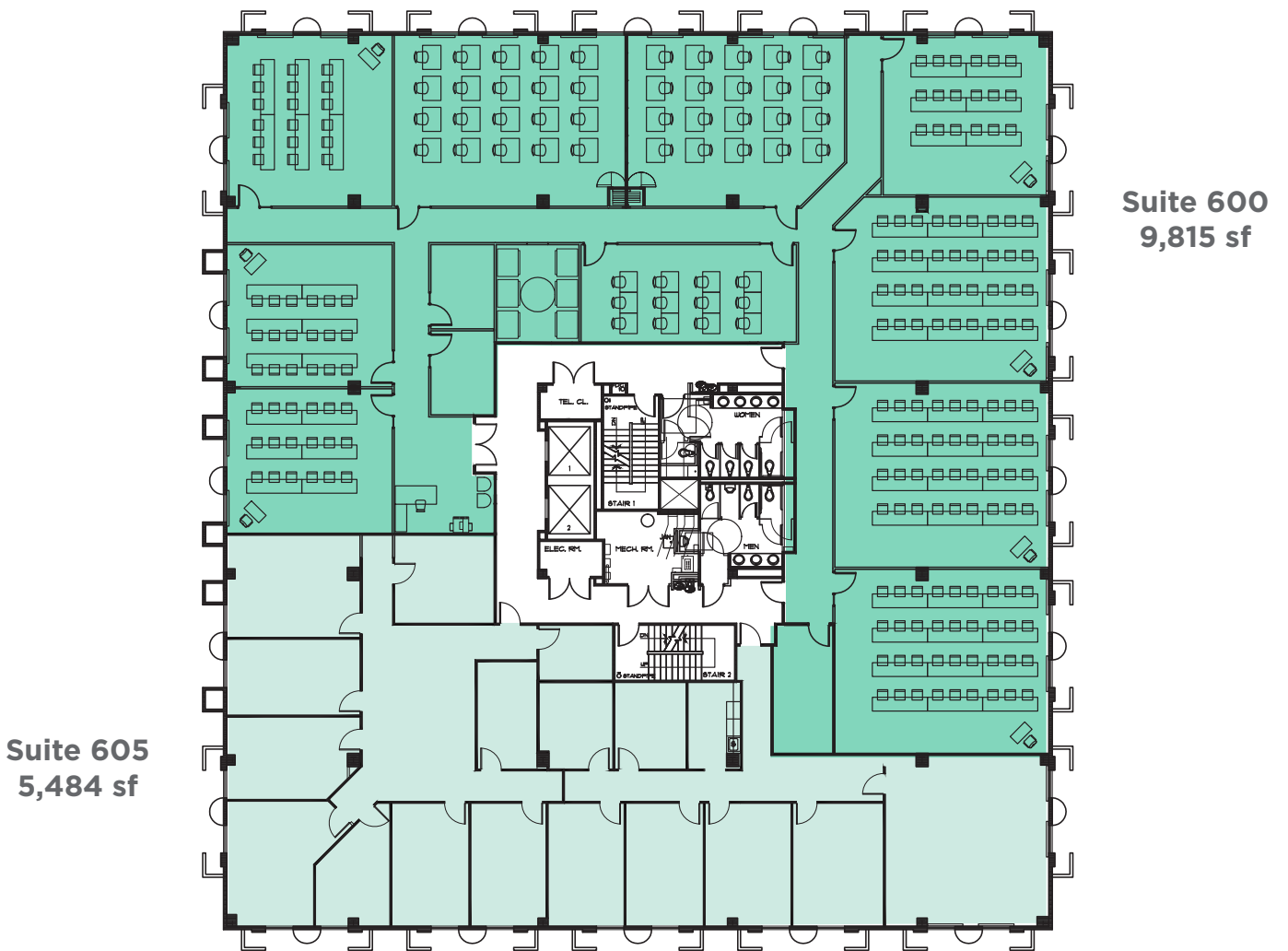
Suite 1000
8,468 sf



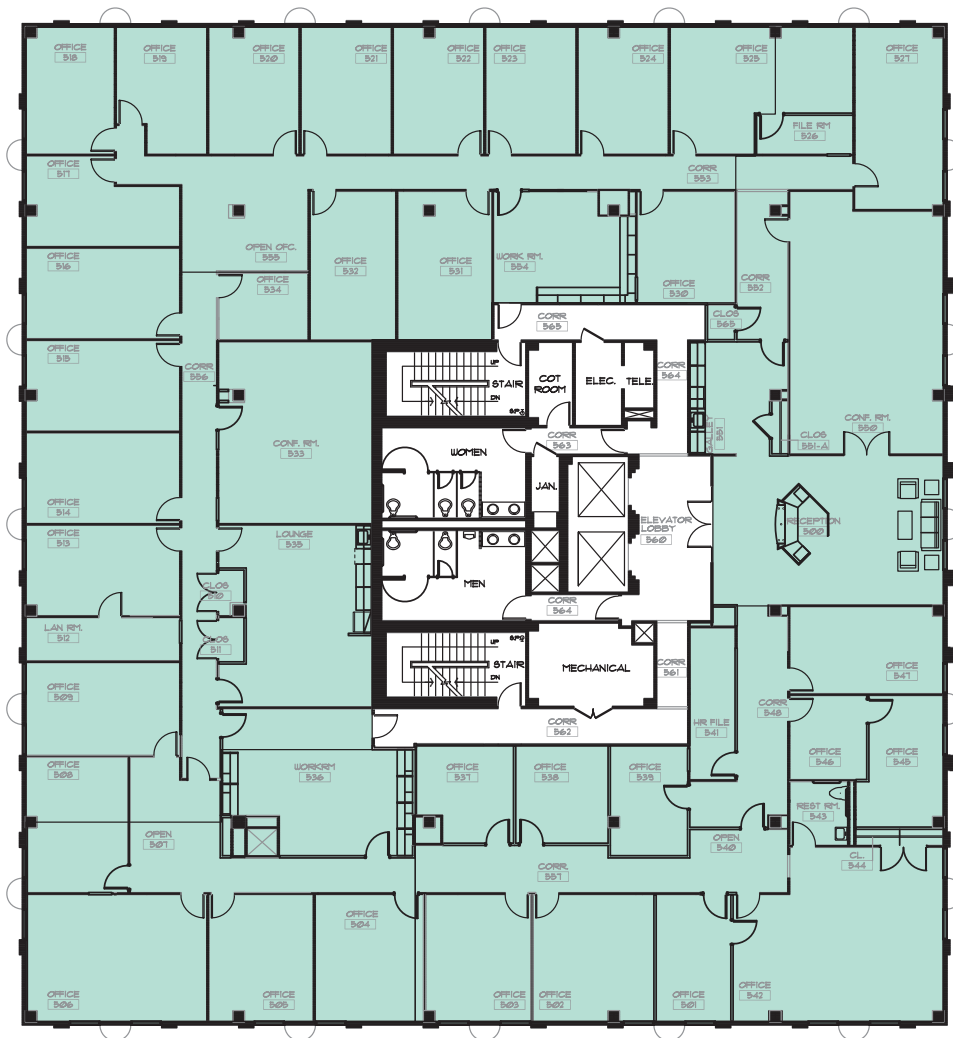
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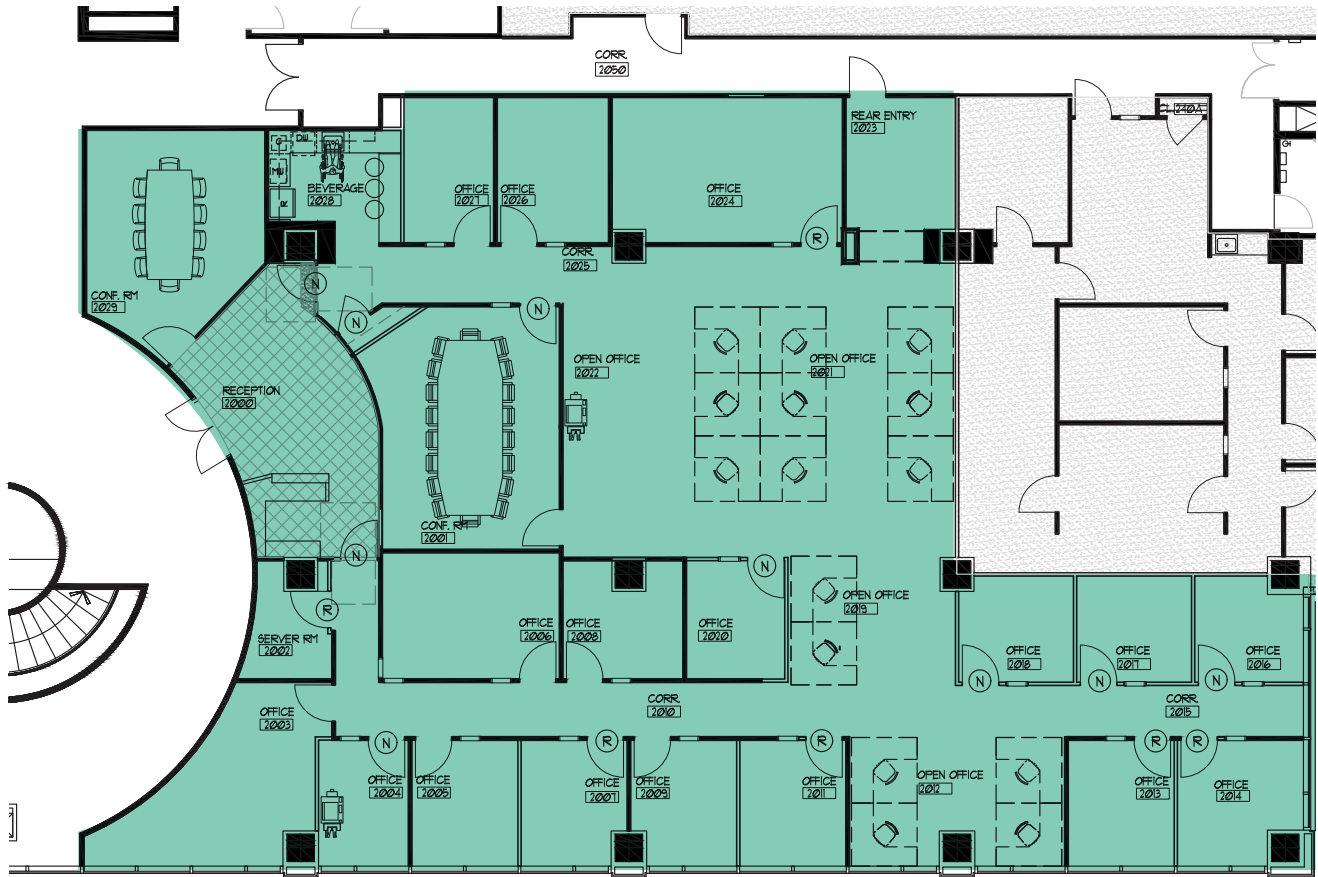
6TH FLOOR



5TH FLOOR - 15,722 SF

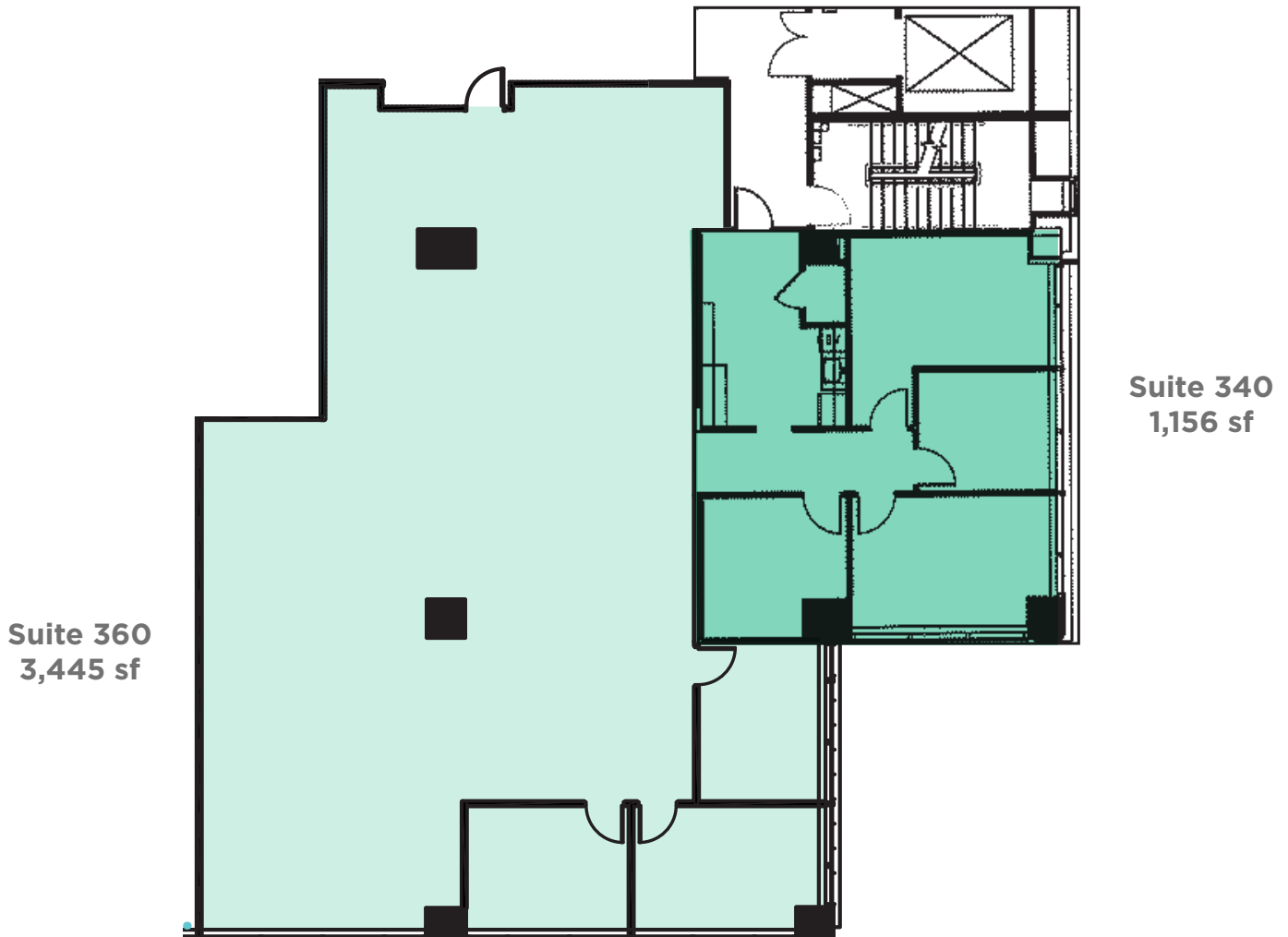


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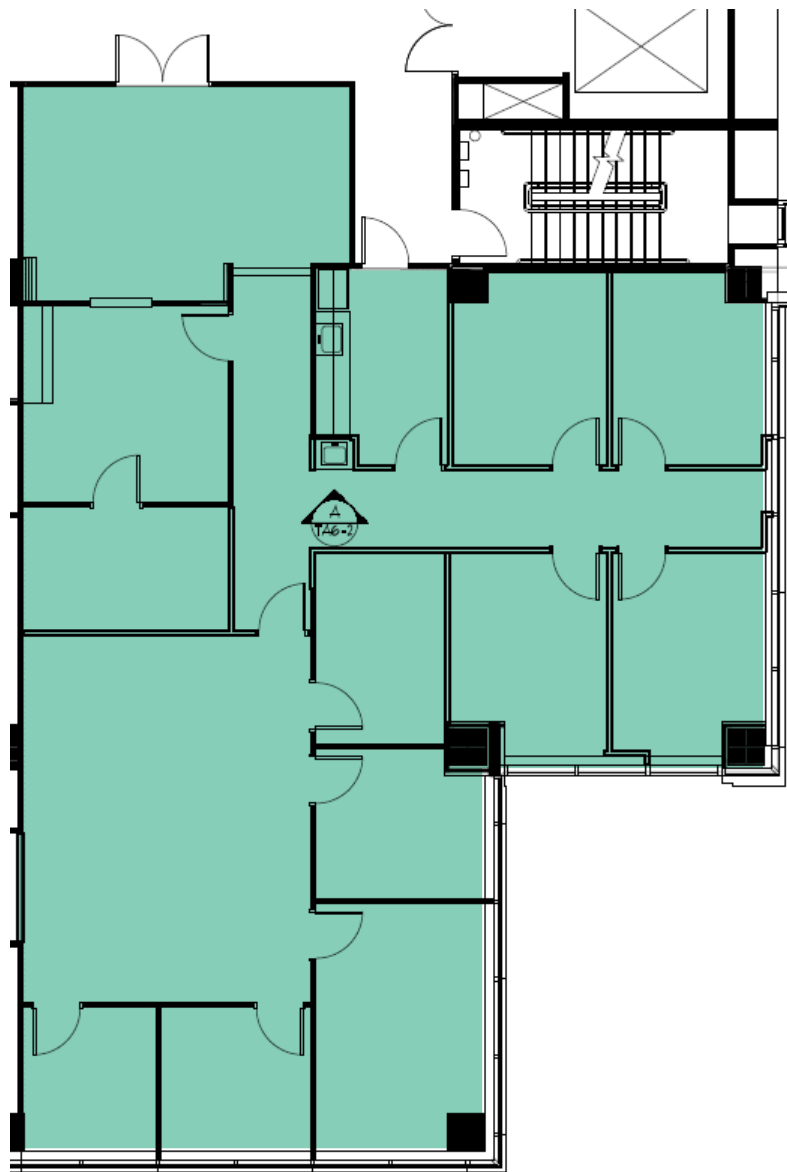
Suite 200
7,260 sf

3RD FLOOR



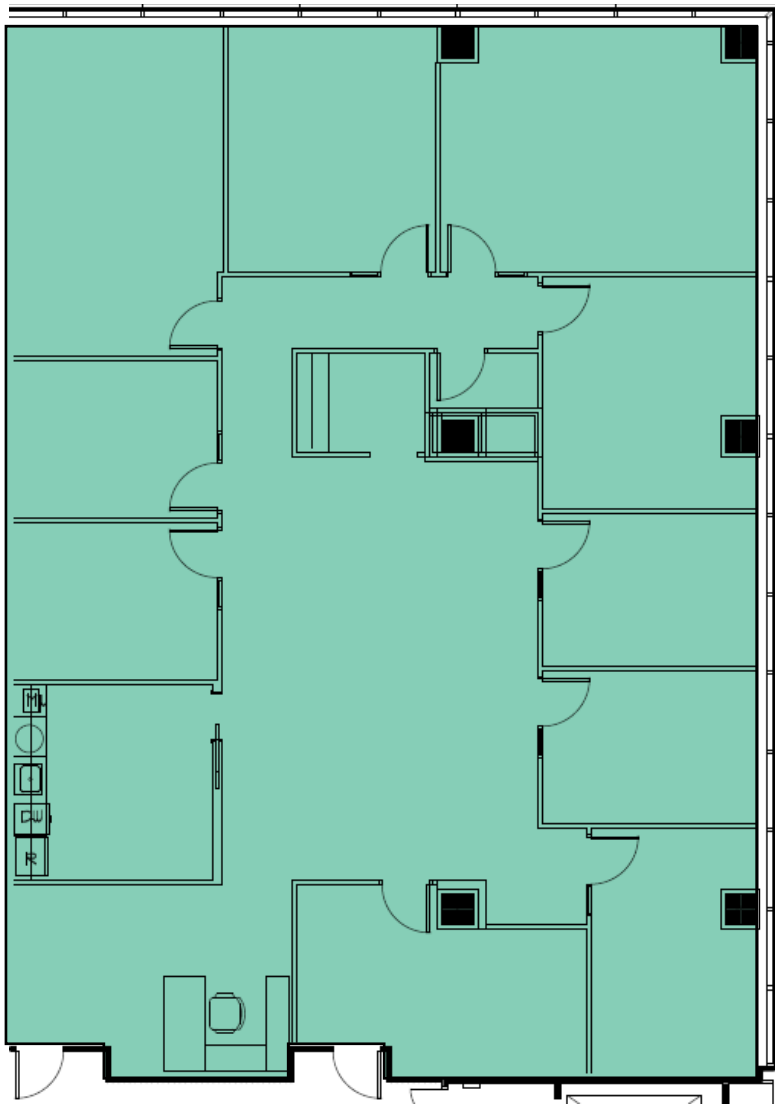
6TH FLOOR

Suite 640
3,920 sf



6TH FLOOR

Suite 650
3,077 sf



8TH FLOOR



Suite 850
 2,703 sf

Spec Suite 800
 13,900 sf

10TH FLOOR

Suite 1000
18,323 sf





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