



Lease Rate: \$29-\$31/SF Full Service

Available Suites: Size (SF)

Suite 205 1,058 SF

Suite 301 1,100 SF

Property Highlights

- Great McLean location close to amenities
- Easy access from Rt 123/Dolly Madison
- Updated LED lighting + lots of windows
- Ample free parking in rear lot and street parking in front
- Well established ownership and onsite management
- Renovations to Common areas and suites



Demographics

2 Mile

5 Mile

10 Mile

Total Households: 13,792 101,842 670,540

Total Population: 38,593 275,540 1,586,263

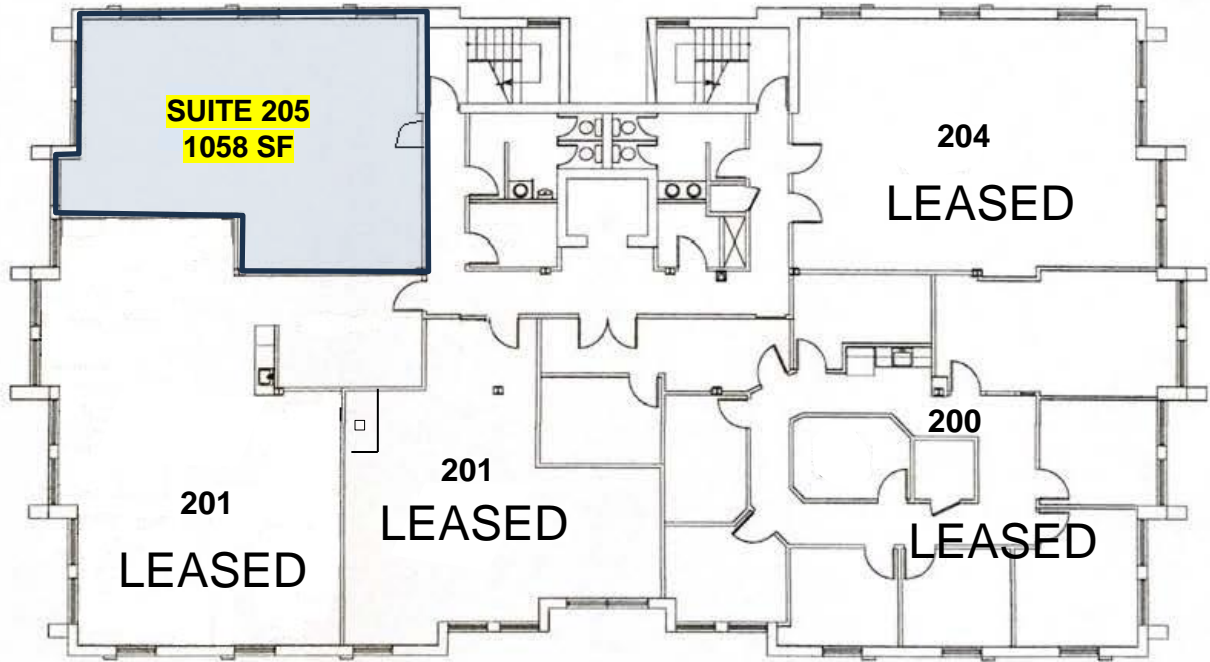
Average HH Income \$214,050 \$193,412 \$154,885

The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

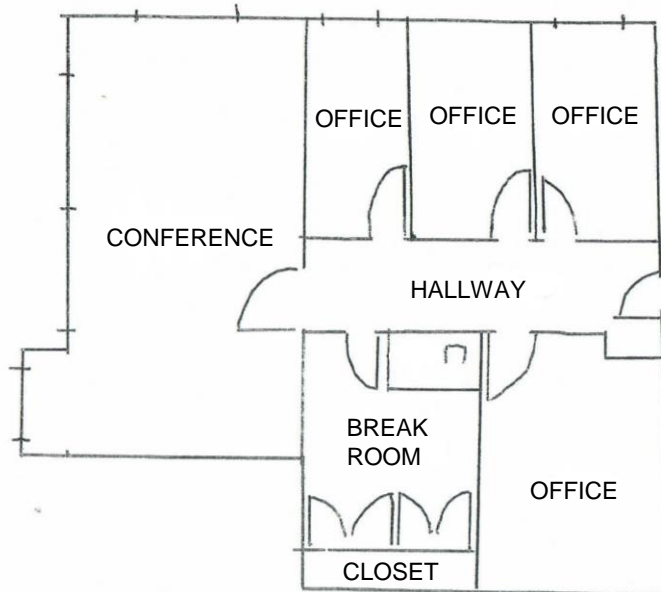
Mara Connors
703.435.4007 x 112
mconnors@veritycommercial.com

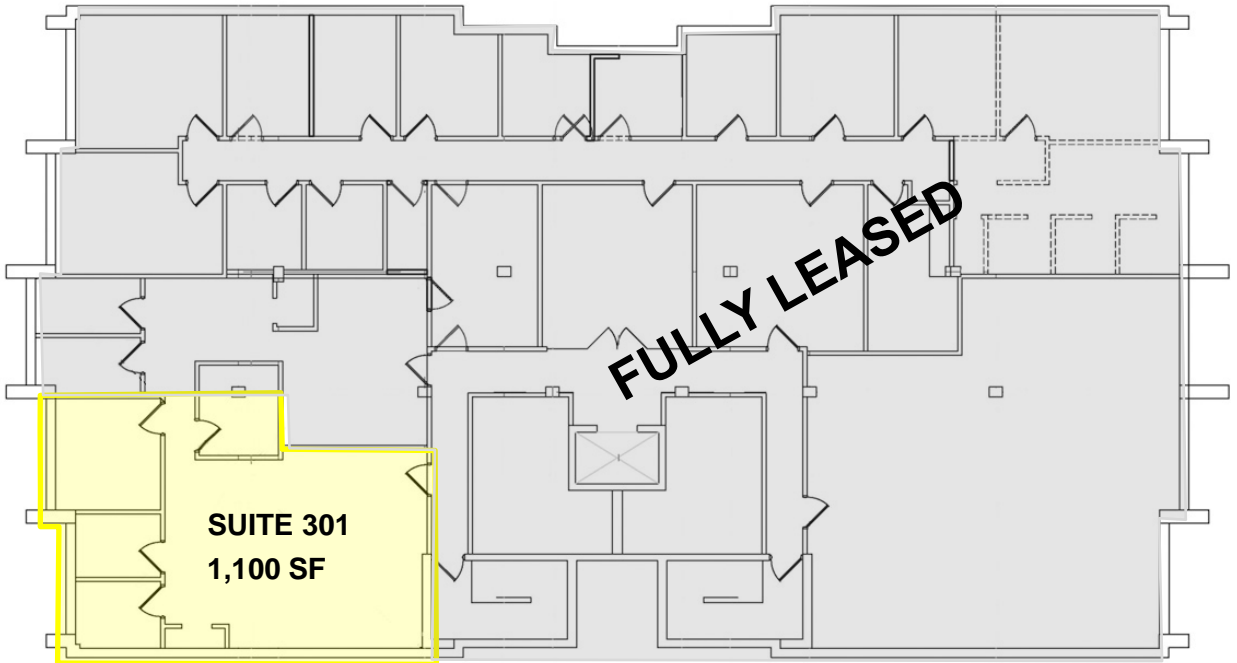
2nd Floor Plan



SECOND FLOOR KEY PLAN
N.T.S.

SUITE 205





The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

Mara Connors
703.435.4007 x 112
mconnors@veritycommercial.com

Photos



The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

Ellie Bechtle
703.435.4007 x 107
ebechtle@veritycommercial.com

Mara Connors
703.435.4007 x 112
mconnors@veritycommercial.com