



6862 ELM STREET | MCLEAN VA | 22101

NEWMARK



AVAILABILITY

ALL AVAILABLE SPACES (6)

SPACE	SIZE	TERM	RATE	SPACE USE	COMMENTS	AVAILABLE
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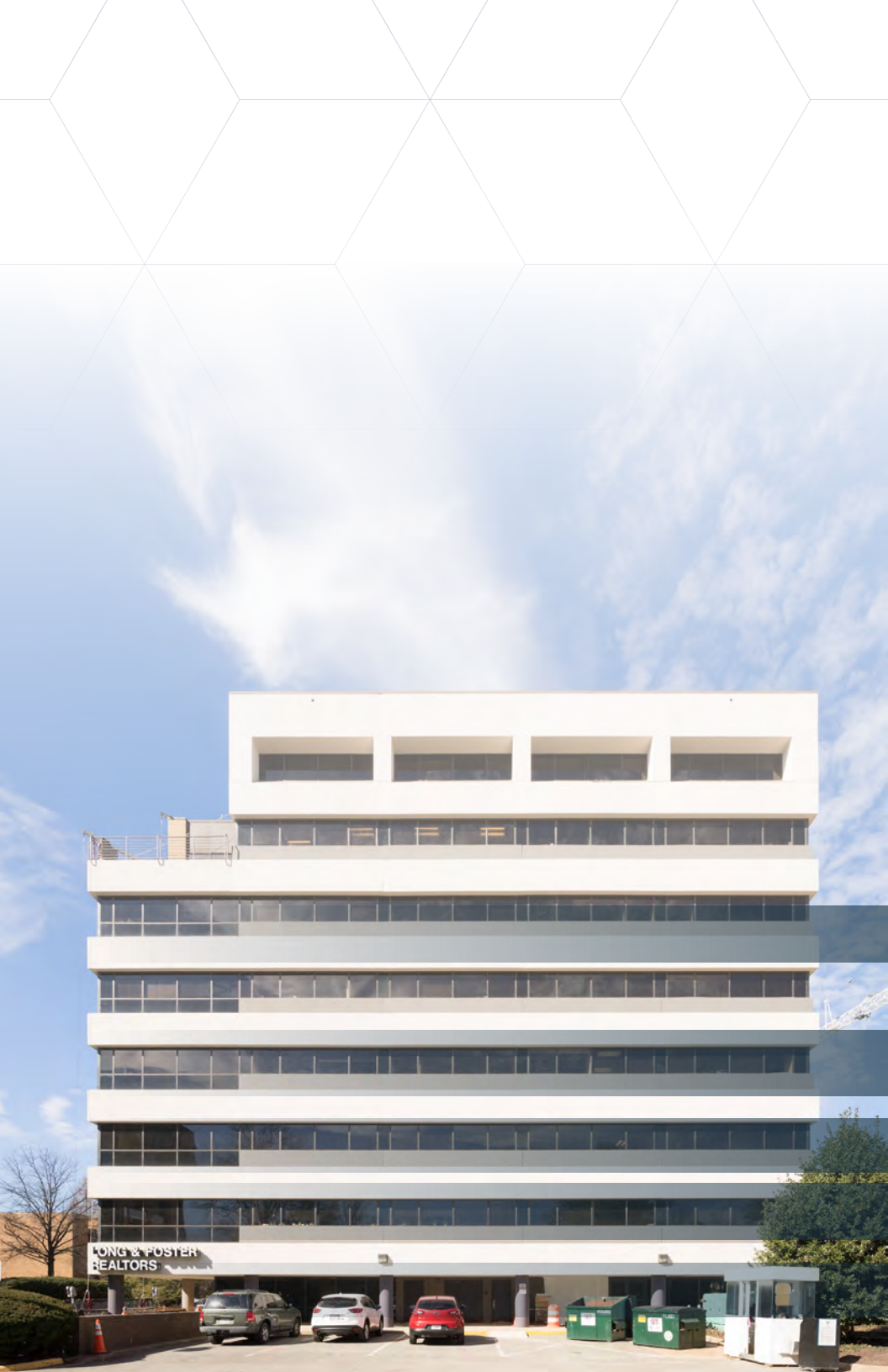
6th Fl, Ste 600	7,630 SF	5-10 Yrs	\$42.50/SF/YR	Office		Now
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4th Fl, Ste 430	2,875 SF	5-10 Yrs	\$42.50 SF/YR	Office		Now
4th Fl, Ste 410	3,009 SF	5-10 Yrs	\$42.50/SF/YR	Office		Now

3rd Fl, Ste 320	2,832 SF	5-10 Yrs	\$42.50 SF/YR	Office		30 days
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2nd Fl, Ste 230	1,569 SF	5-10 Yrs	\$42.50/SF/YR	Office		Now
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1st Fl, Ste 105	3,942 SF	5-10 Yrs	\$42.50/SF/YR	Retail	Partial Build-Out	Now
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BUILDING OVERVIEW



BUILDING OVERVIEW

- MODERN, SLEEK RENOVATED LOBBY AND COMMON AREAS COMPLETE WITH ELEGANT FINISHES AND ARTISTIC ACCENT WALLS
- SUITES RANGING IN SIZE BETWEEN, 1,234 - 4,347 SF AVAILABLE FOR LEASE
- ACCESS TO METRO VIA FAIRFAX COUNTY CONNECTOR STOP IN FRONT OF THE BUILDING
- MINUTES AWAY FROM I-495 BELTWAY, GEORGE WASHINGTON PARKWAY, AND DULLES TOLL ROAD
- LOCATED IN THE HEART OF AMENITY RICH DOWNTOWN MCLEAN, WALKING DISTANCE TO RETAIL, RESTAURANTS, BANKS AND FITNESS CLUBS
- FREE GARAGE PARKING AVAILABLE AT A RATIO OF 3/1,000 SF
- POCKET PARK WITH OUTDOOR SEATING



LOCATION

TYSONS CORNER

30 MINUTES TO
DULLES INTERNATIONAL



267

DULLES TOLL ROAD



123

CHAIN BRIDGE ROAD

24 MINUTES TO
WASHINGTON DC

OVER 600,000+ SF OF WALKABLE AMENITIES

CHICO'S
KAZAN
TOTAL WINE
CAPRI RESTAURANT
CHESAPEAKE BAGEL BAKERY
EL TIO MEXICAN GRILL
STARBUCKS
CHOP'T

SANTINI'S NY STYLE DELI
CAVA
CHIPOTLE
PURE BARRE
CVS
GIANT
ICHIBAN
GREENBERRY'S COFFEE CO

THE UNION
CHOP'N'CHICKEN
SIMPLY FRESH
LISTRANI'S

GREEK TAVERNA
WOK N' ROLL
PIZZA & SUBS



OLD DOMINION DRIVE

ELM STREET



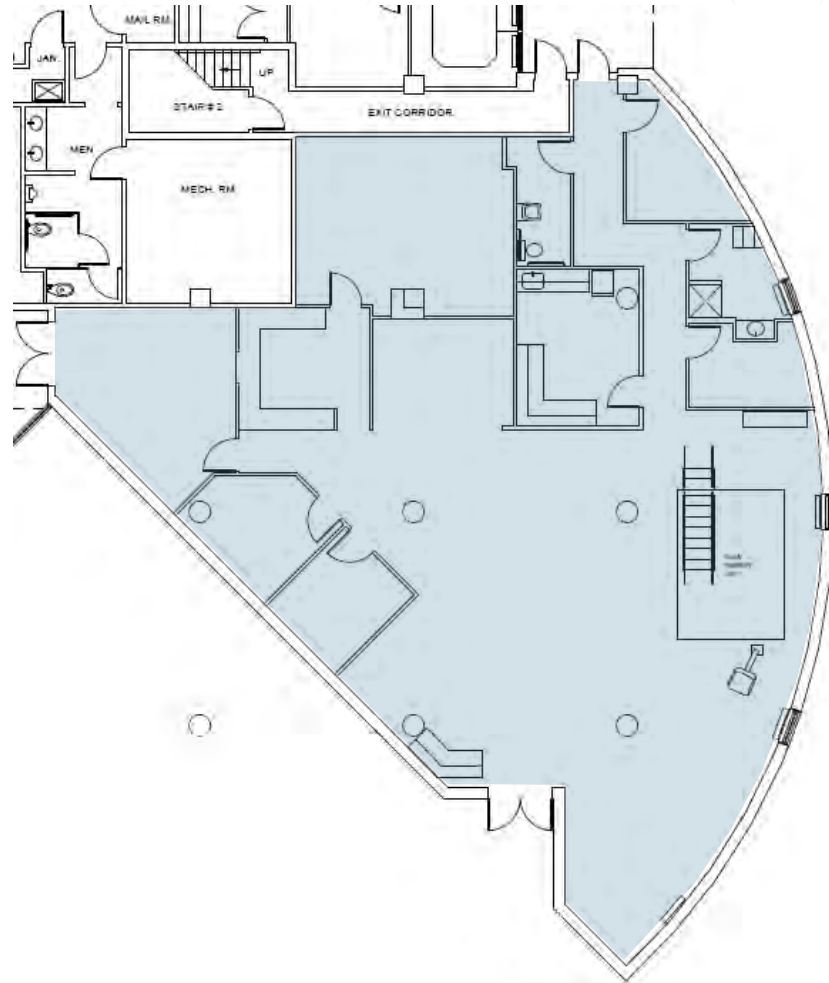
WALK
SCORE
92

WALKER'S PARADISE

FLOORPLANS

Suite 105

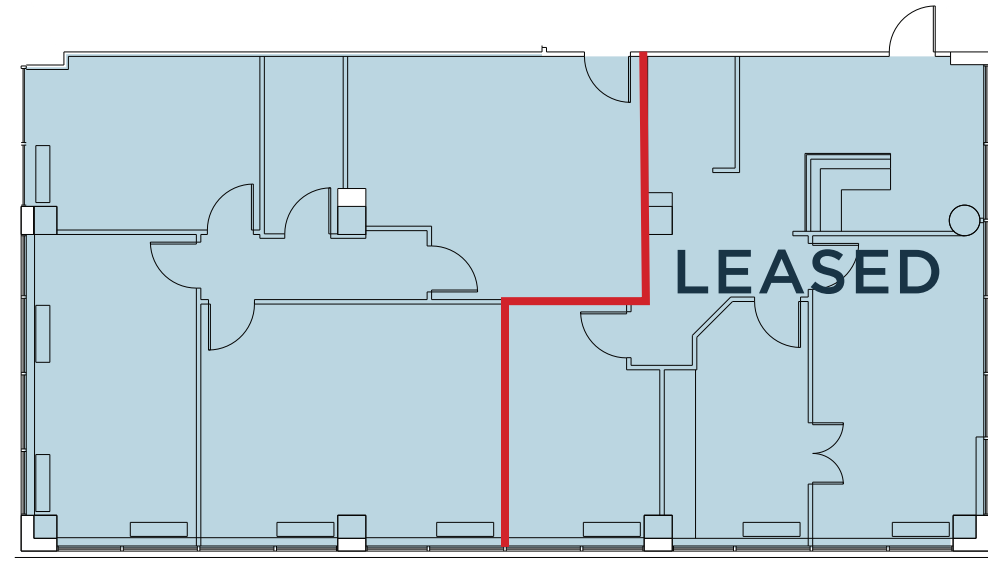
3,942 RSF



FLOORPLANS

Suite 230

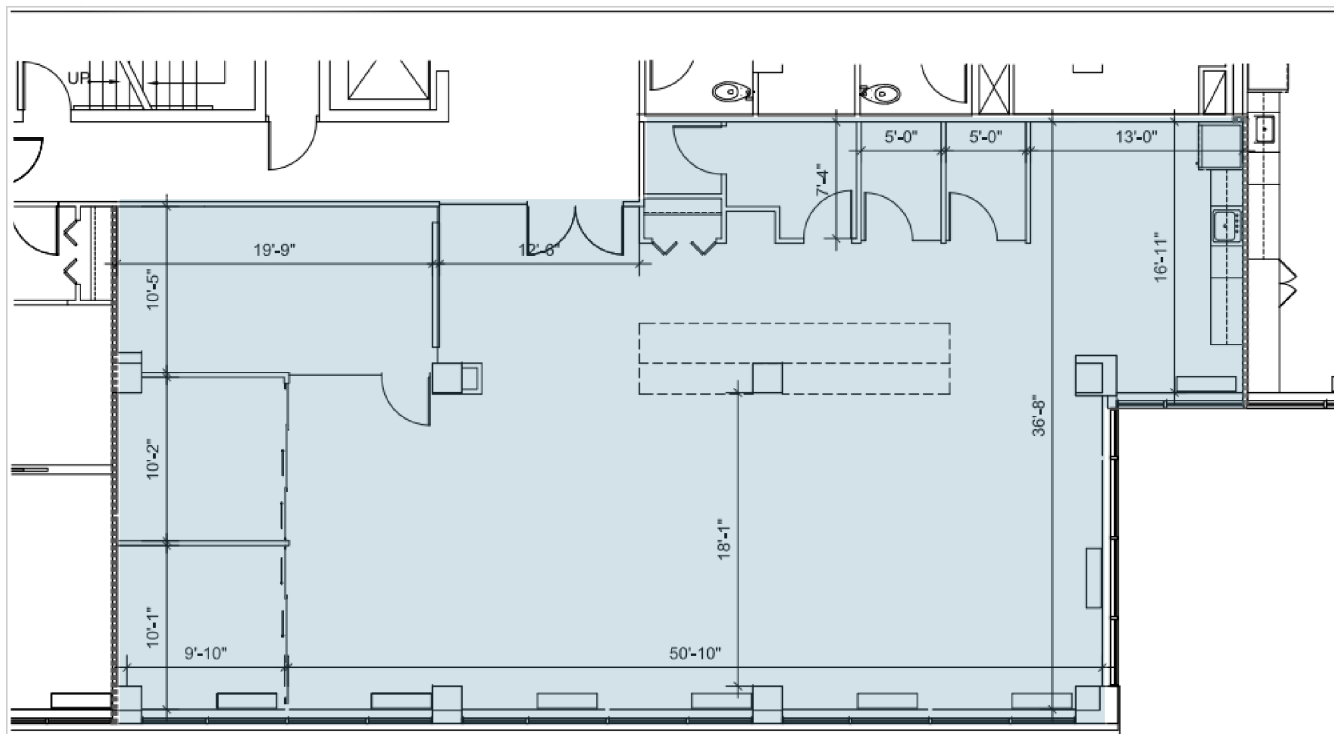
1,569 RSF



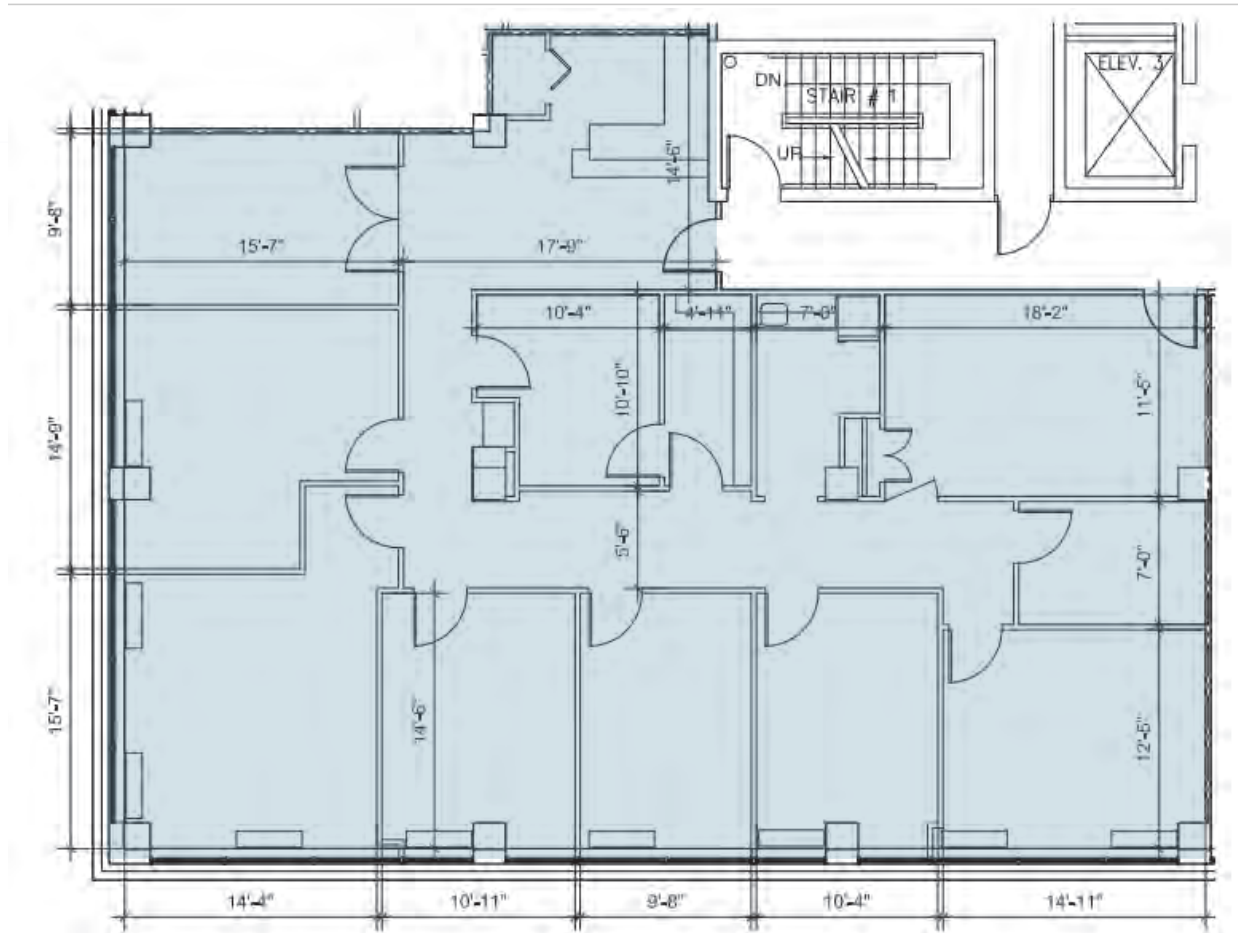
FLOORPLANS

Suite 320

2,832 RSF



FLOORPLANS



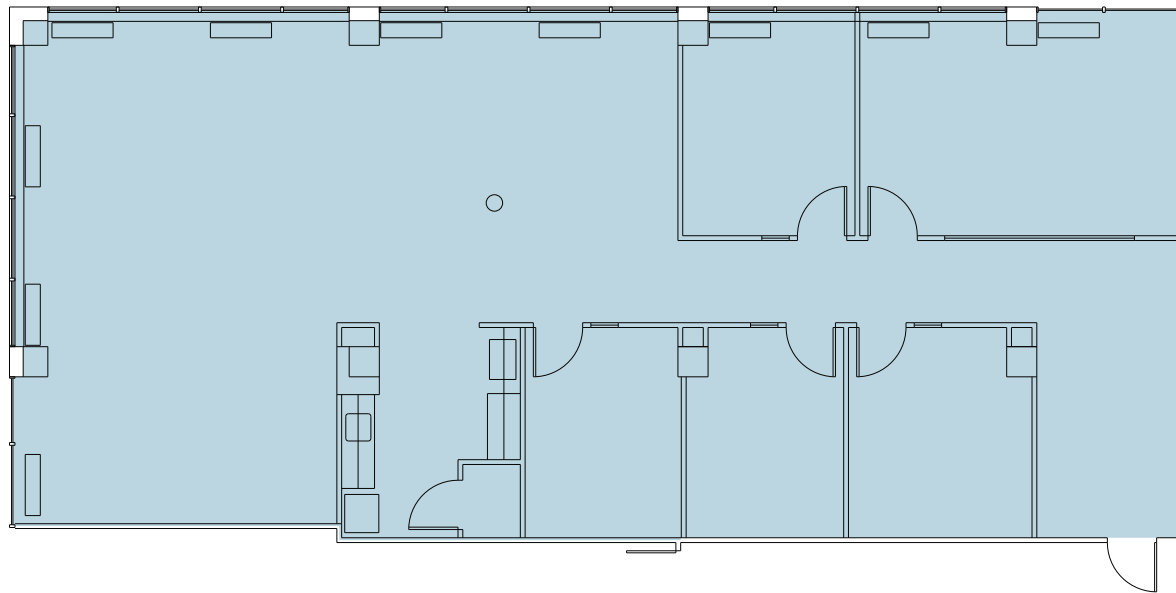
Suite 410

3,009 RSF

FLOORPLANS

Suite 430

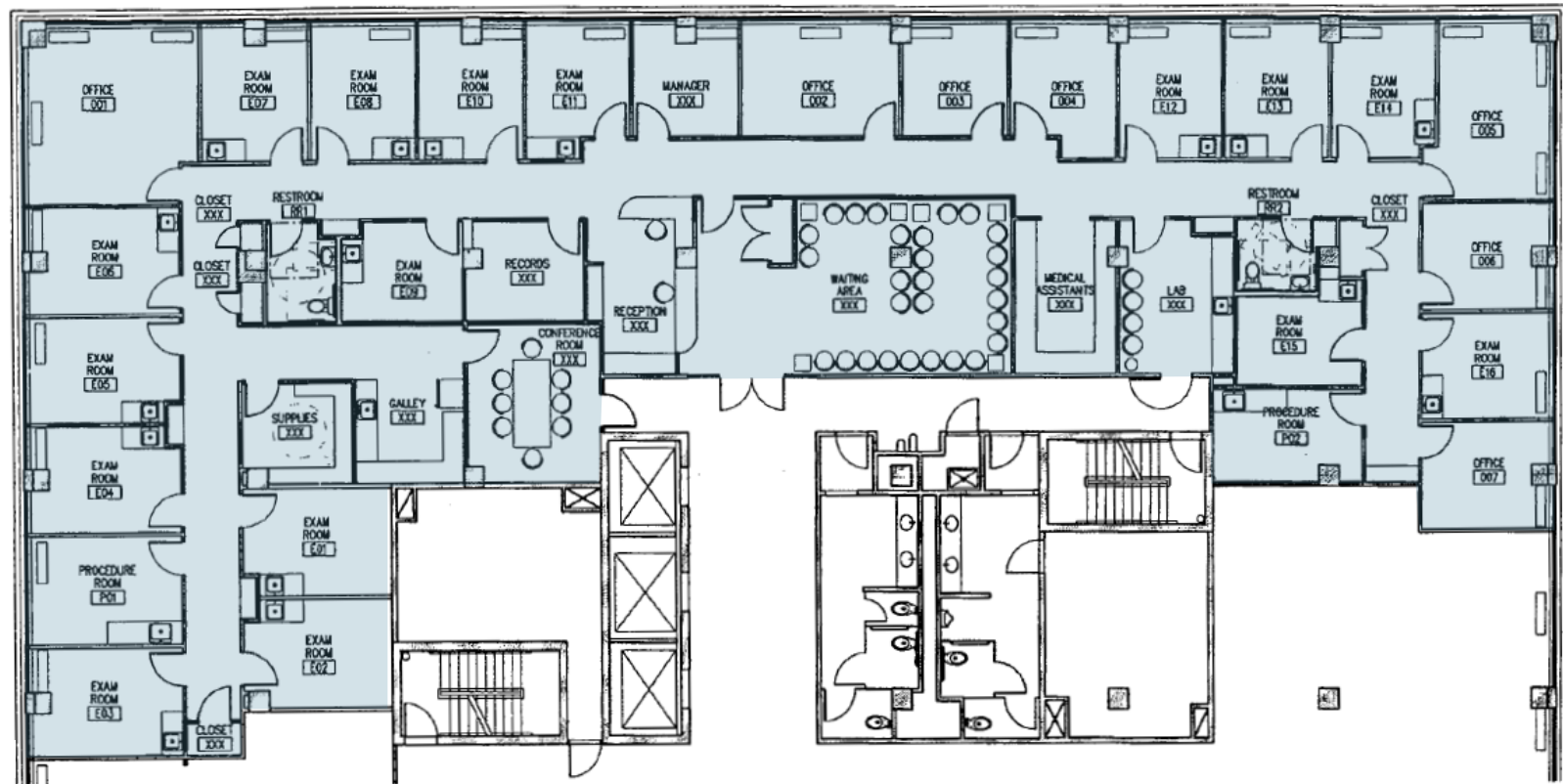
2,875 RSF



FLOORPLANS

Suite 600

7,630 RSF





FOR MORE INFORMATION CONTACT:

LARRY FITZGERALD

LARRY.FITZGERALD@NMRK.COM
703.918.0221

COLE SPALDING

COLE.SPALDING@NMRK.COM
703.918.0230

NICK KUHN

NICHOLAS.KUHN@NMRK.COM
571.215.9213

