



Summary

Available SF: 5,136 SF
 Lease Rate: \$15.50/SF NNN

Property Highlights

- Located in the I-95 corridor submarket of Northern Virginia, just south of the “Mixing Bowl” intersection of I-495, I-395, and I-95
- 13 miles from Washington DC
- Close proximity to NGA & Fort Belvoir
- Immediate access to Fairfax County Parkway/ Route 286
- Zoned I-5, Fairfax County
- 18-20 foot clear ceiling heights
- Suite 7666F - 4,000 SF
- Suite 7666I-2 - 1,136 SF
- Dock Access

Demographics

2 Mile **5 Mile** **10 Mile**

Total Households: 6,944 63,241 223,679

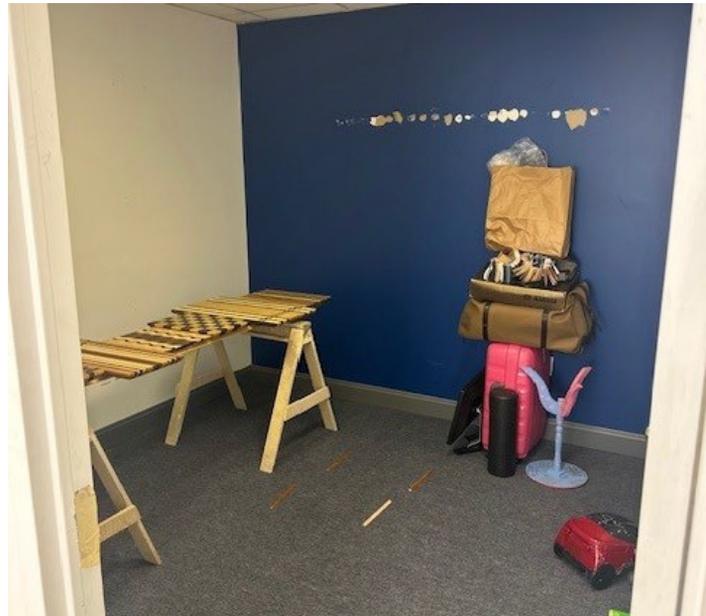
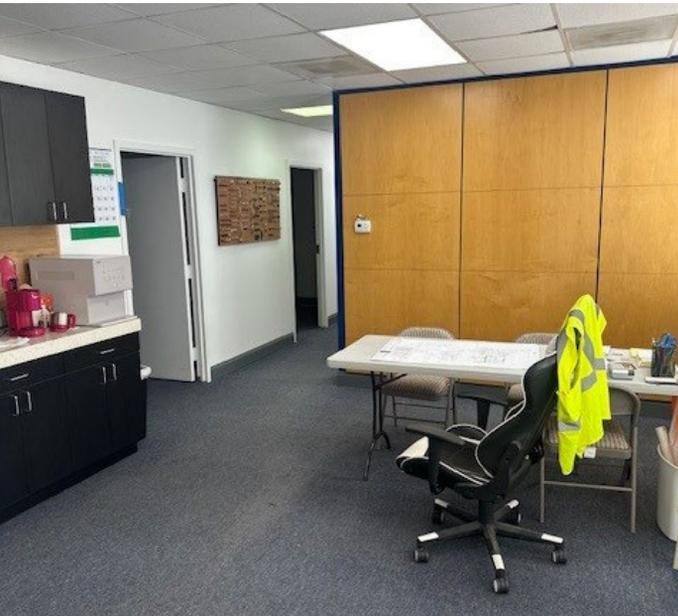
Total Population: 22,301 194,317 646,075

Average HH Income: \$203,863 \$181,577 \$174,215

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Photos



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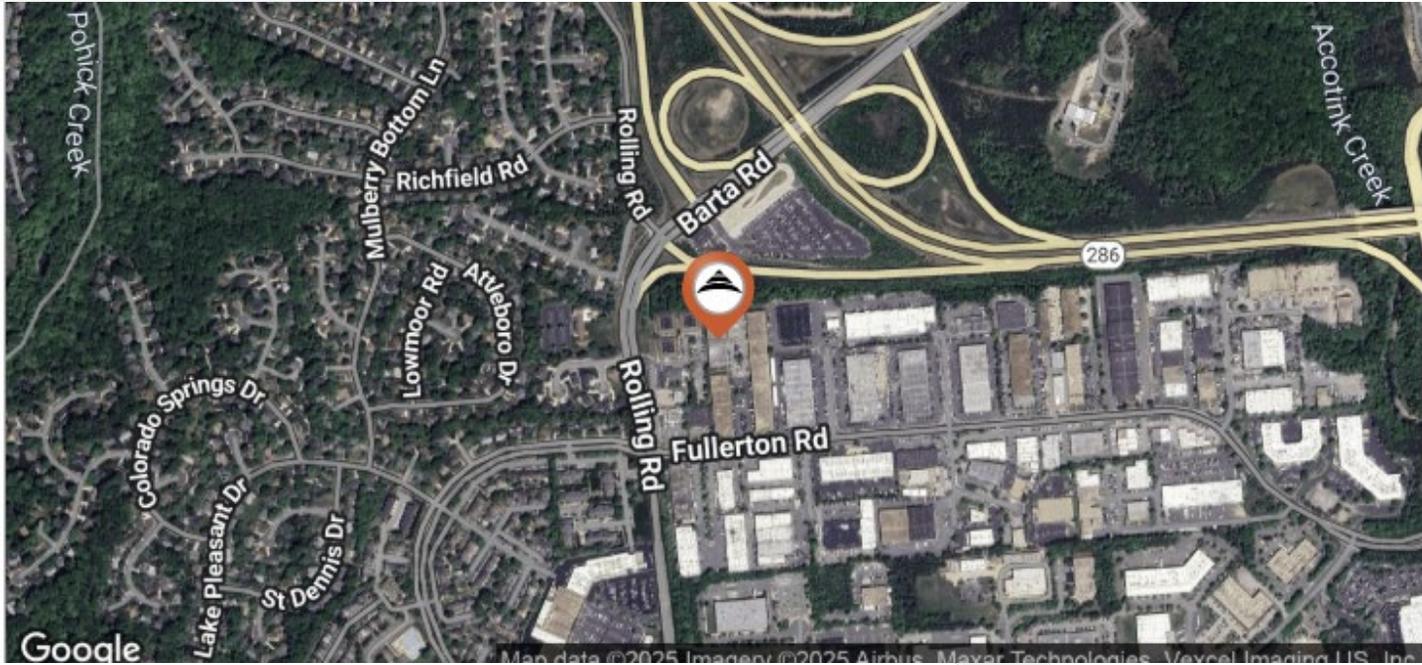
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Maps



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