



Summary

Available SF: 1,904 SF
 Suite D: 1,030 SF
 Suite E: 874 SF
 Lease Rate: \$21/SF + Utilities & Cleaning

Property Highlights

- Prime location in the heart of Vienna
- Private entrance with independent HVAC control
- Second-floor suite with dedicated stair access
- Signage opportunities + reserved parking
- Perfect for contractors, architects, designers, and similar professional uses



Demographics **2 Miles** **5 Miles** **10 Miles**

Total Households:	14,510	101,137	429,088
Total Population:	42,486	266,569	1,156,665
Average HH Income:	\$213,933	\$180,173	\$173,628

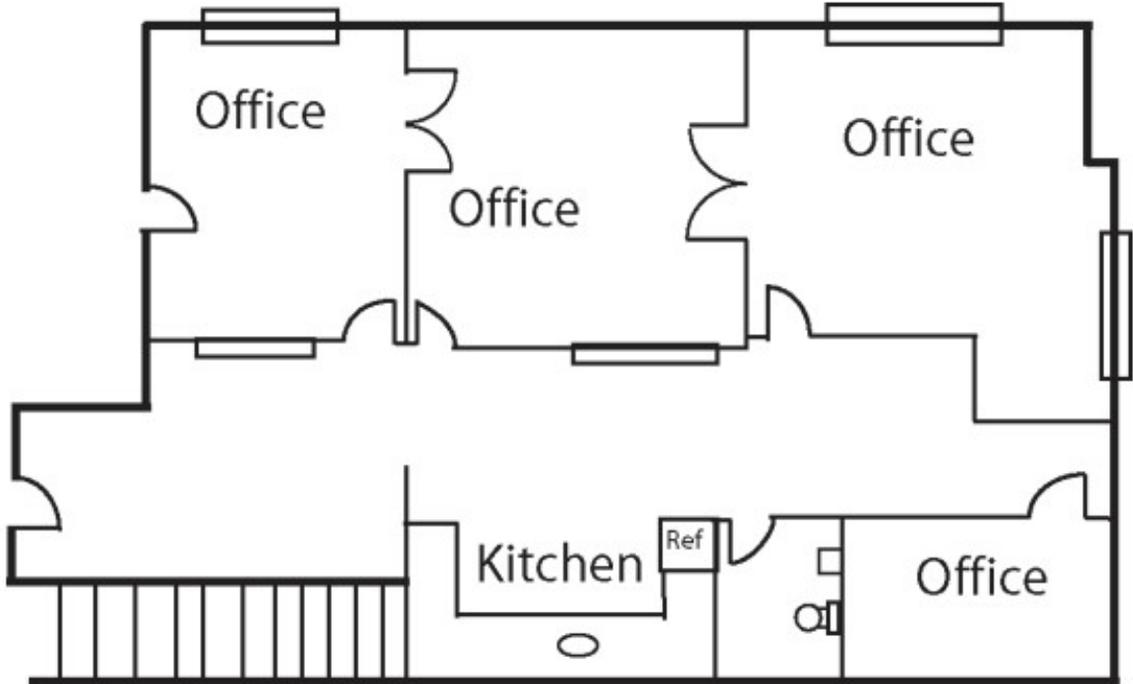
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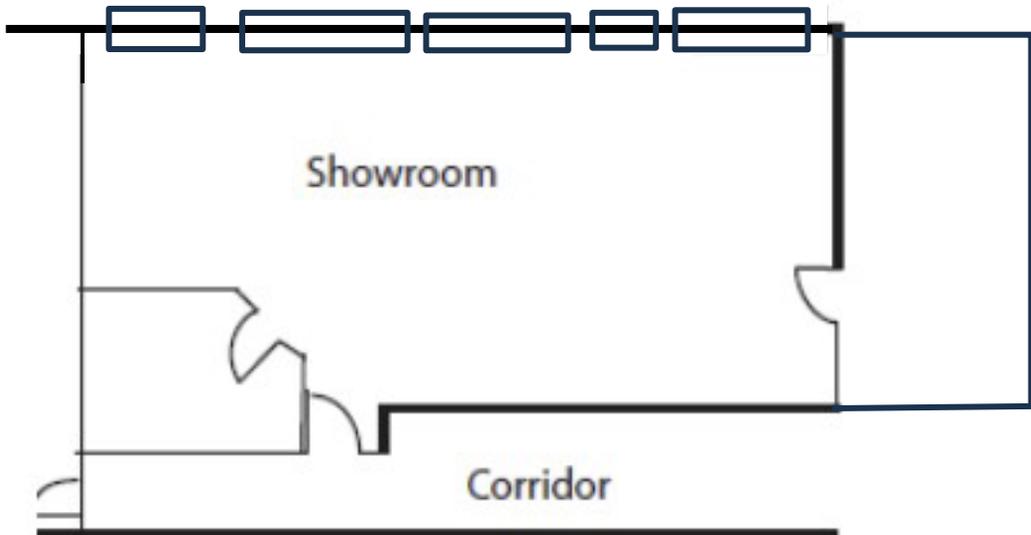
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Floor Plan

Suite D



Suite E



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Suite Photos

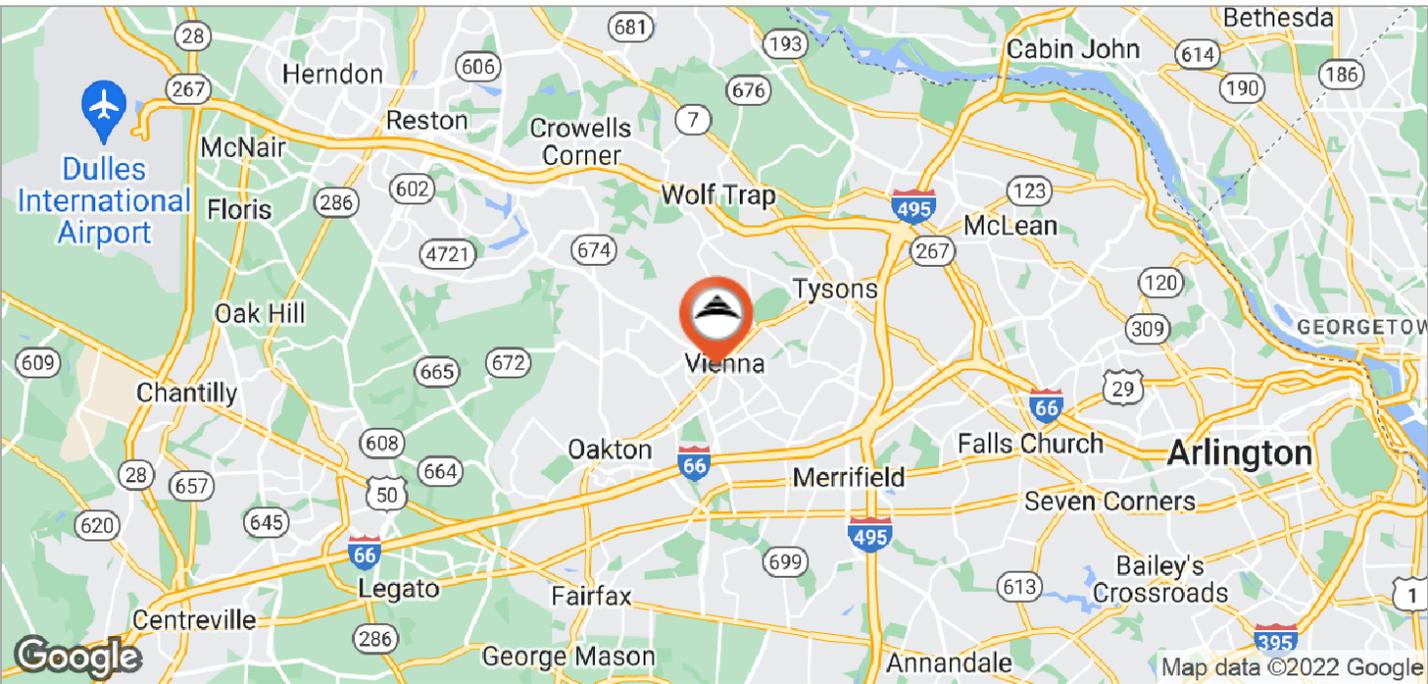
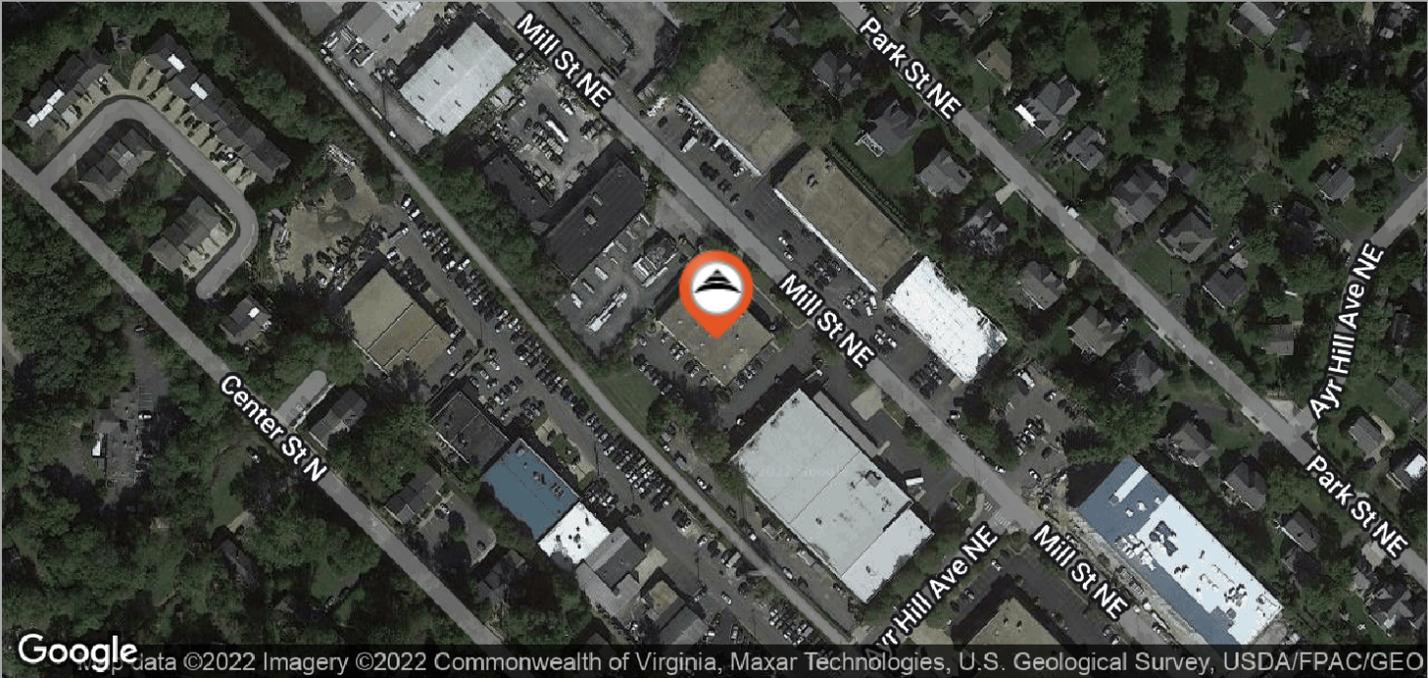


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Maps



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