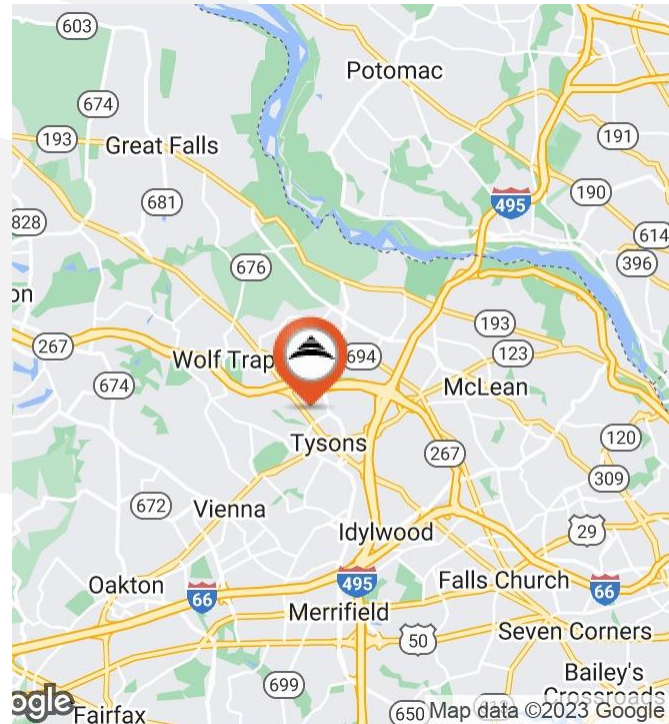




**Property Highlights**

- Within 7-minute walk to Spring Hill Metro Station (Silver Line)
- 3.6 per 1,000 SF parking ratio.
- Free covered parking and dedicated visitor parking.
- On-site food service – Yido Ramen
- Local ownership and on-site management
- Easy access to the Dulles Toll Road
- Numerous walkable amenities



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

Total Households:	20,420	91,276	496,939
Total Population:	48,076	243,953	1,271,681
Average HH Income	\$176,262	\$183,063	\$165,554

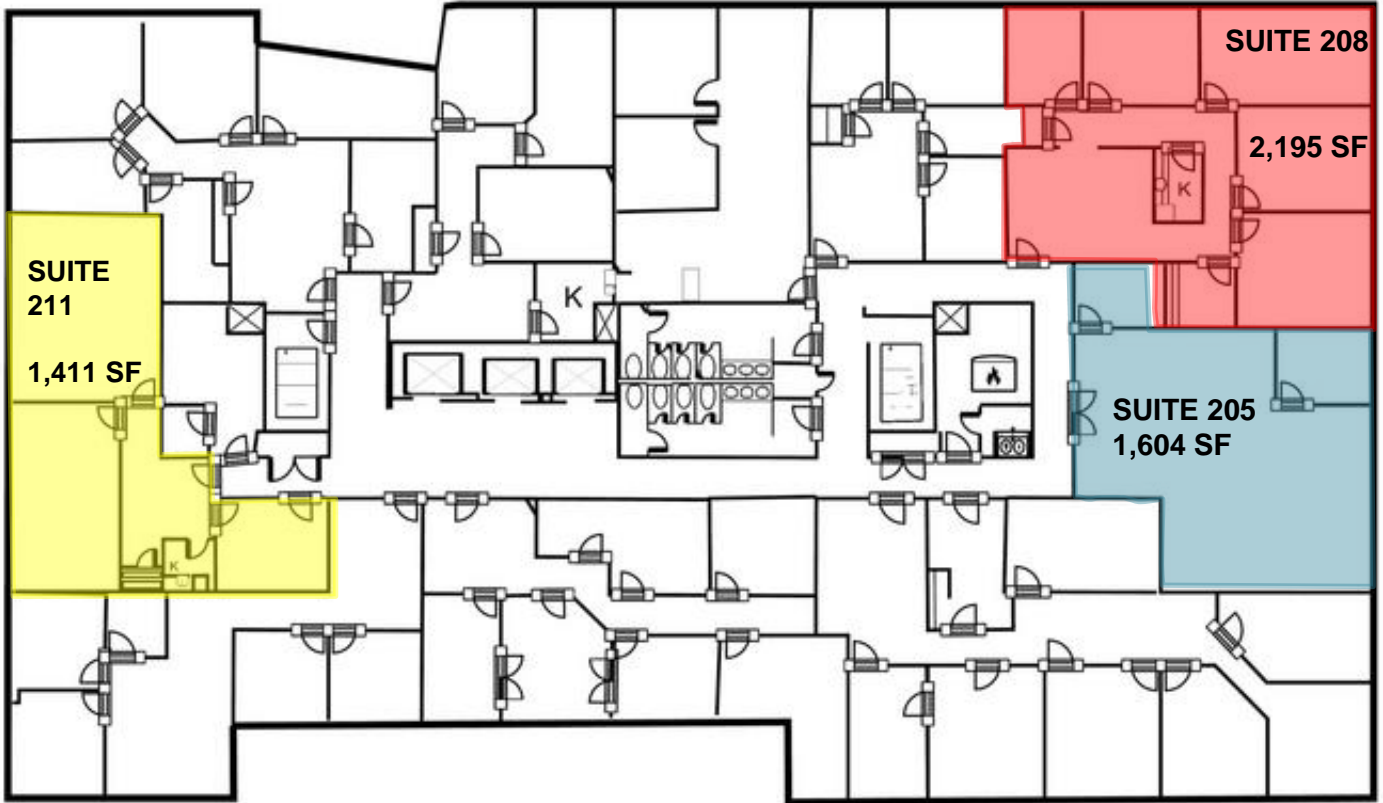
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**David Colvin**  
703.435.4007 x 115  
dcolvin@veritycommercial.com

**Ken Traenkle**  
703.435.4007 x 102  
ktraenkle@veritycommercial.com

FLOOR PLANS

SECOND FLOOR



FI – Suite	Size (SF)	Lease Rate
2 <sup>nd</sup> – 205	1,604	\$25.00 FS
2 <sup>nd</sup> – 208	2,195	\$25.00 FS
2 <sup>nd</sup> – 211	1,411	\$25.00 FS

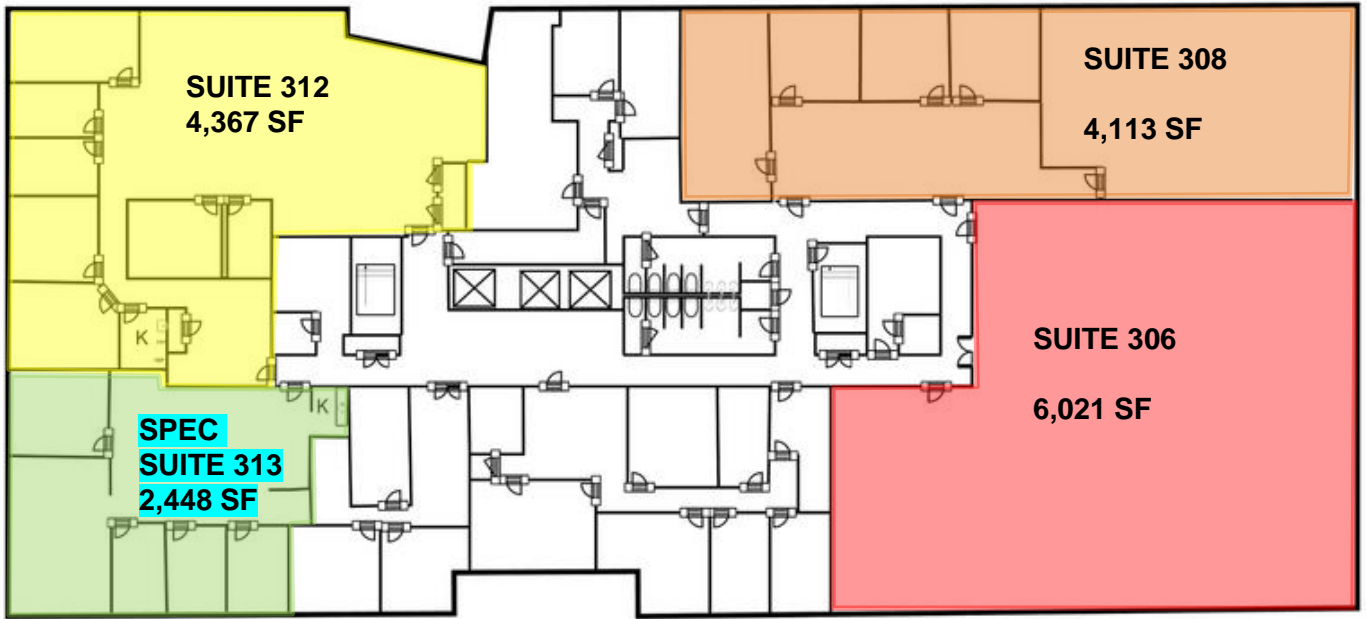
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FLOOR PLANS

THIRD FLOOR



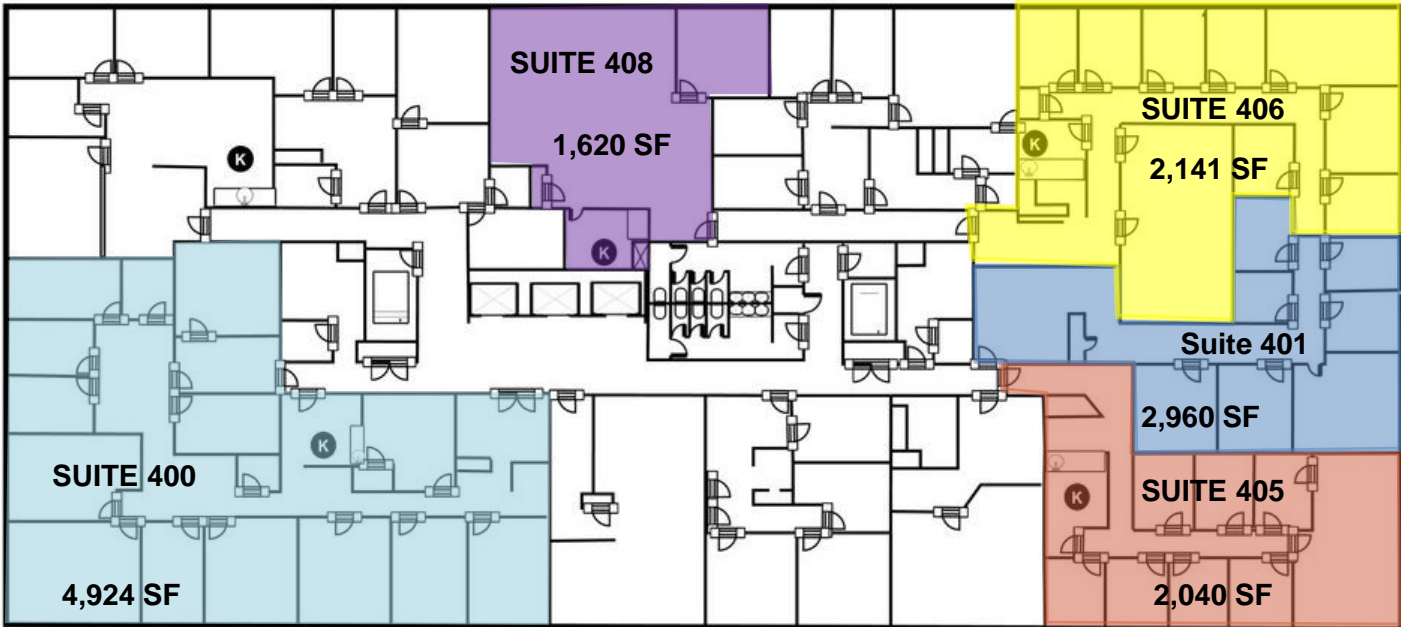
FI – Suite	Size (SF)	Lease Rate
3 <sup>rd</sup> – 306	6,021	\$25.00 FS
3 <sup>rd</sup> – 308	4,113	\$25.00 FS
3 <sup>rd</sup> – 312	4,367	\$25.00 FS
Spec Suite		
3 <sup>rd</sup> – 313	2,448	\$25.00 FS

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## FOURTH FLOOR



Fl – Suite	Size (SF)	Lease Rate
4 <sup>th</sup> – 400	4,924	\$25.00 FS
4 <sup>th</sup> – 401	2,960	\$25.00 FS
4 <sup>th</sup> – 405	2,040	\$25.00 FS
4 <sup>th</sup> - 406	2,141	\$25.00 FS
4 <sup>th</sup> – 408	1,620	\$25.00 FS

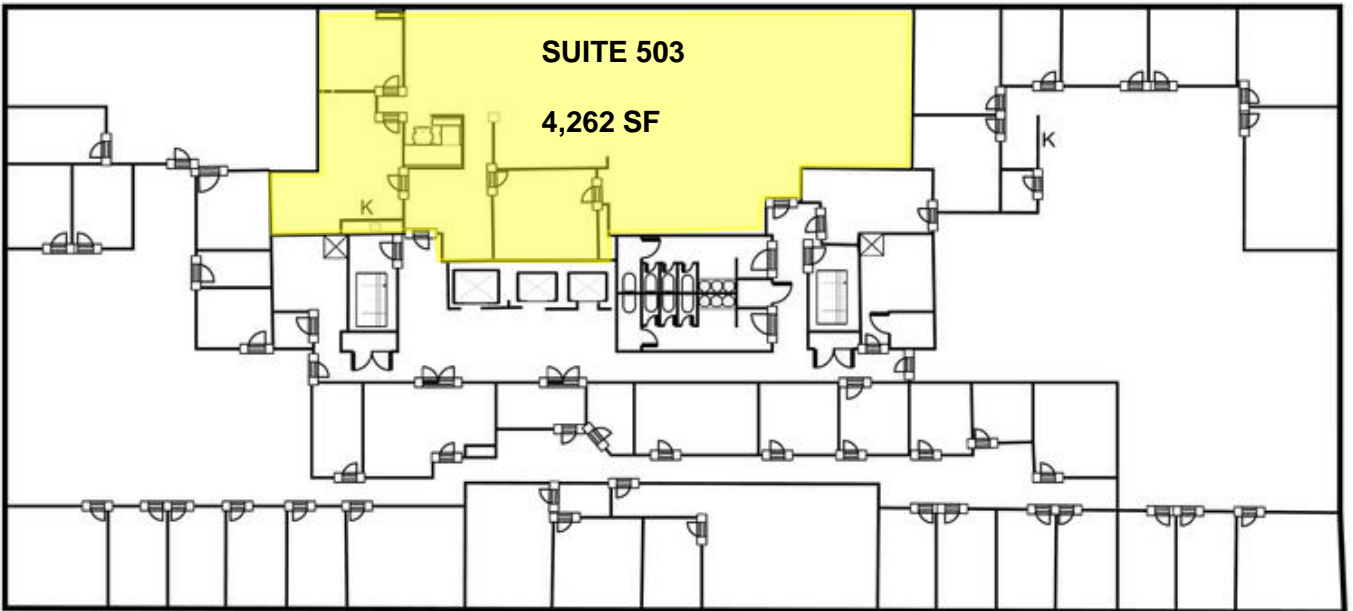
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## FLOOR PLANS

## FIFTH FLOOR


**FI – Suite**
**Size (SF)**
**Lease Rate**

 5<sup>th</sup> – 503

4,262

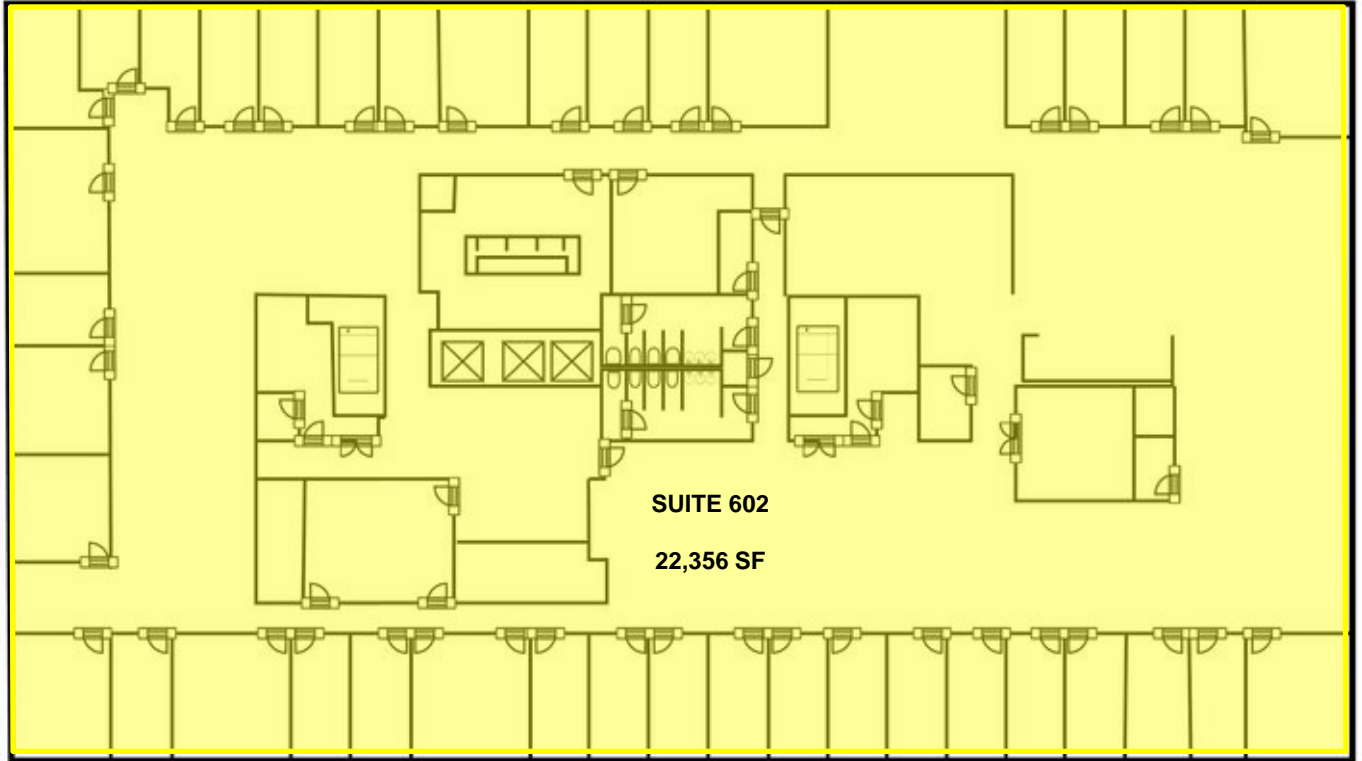
\$25.00 FS

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## SIXTH FLOOR


**Fl – Suite**
**Size (SF)**
**Lease Rate**

 6<sup>th</sup> – 602

22,356

\$25.00 FS

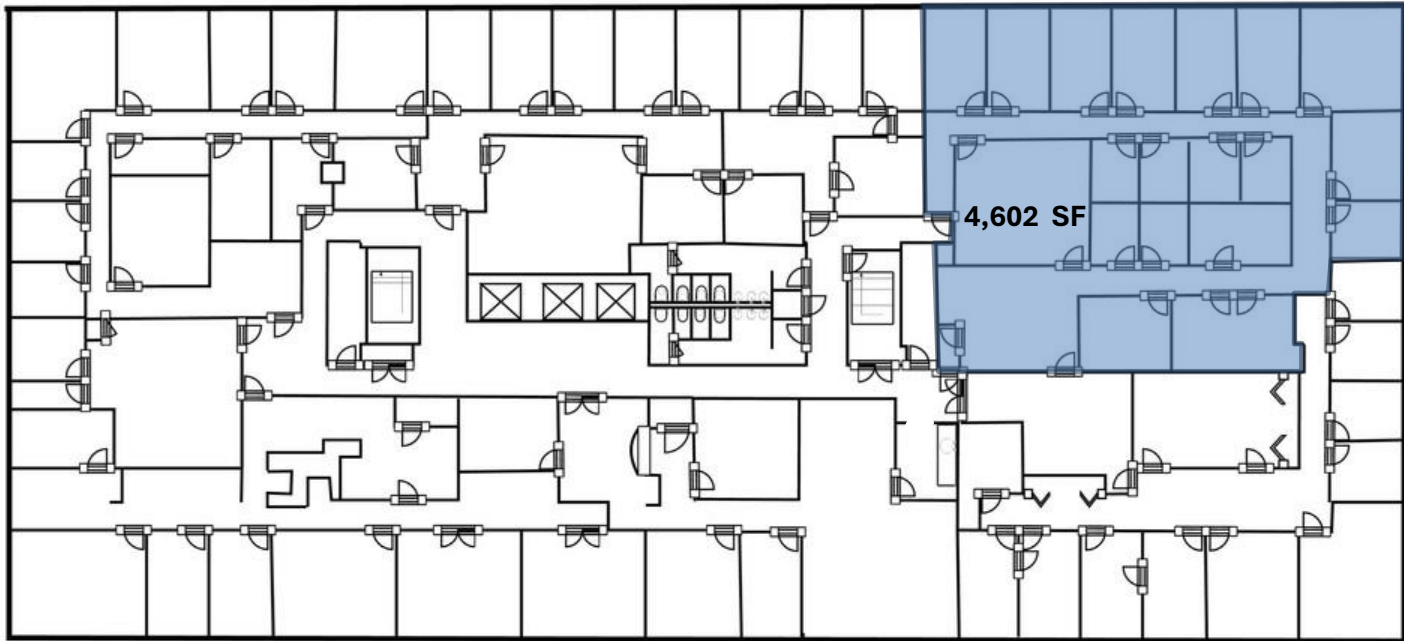
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## FLOOR PLANS

## SEVENTH FLOOR



## FI – Suite

## Size (SF)

## Lease Rate

 7<sup>th</sup> – NEW

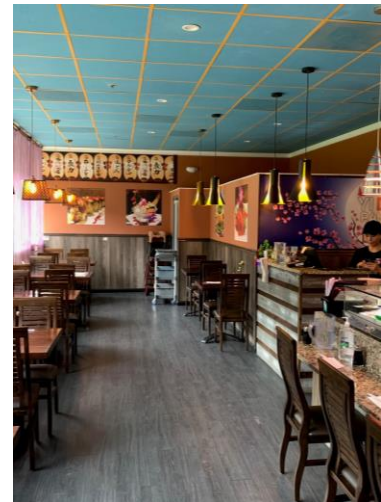
4,602

\$25.00 FS

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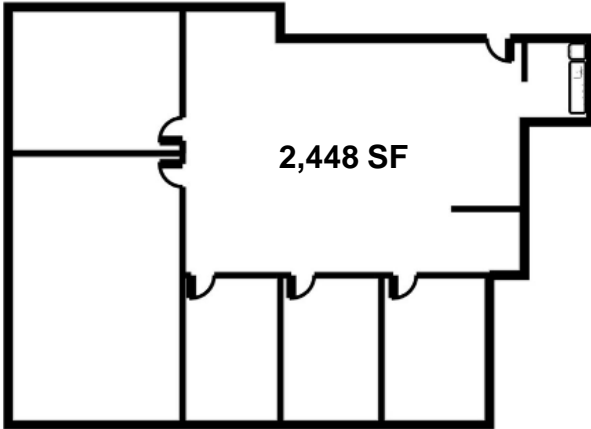
**David Colvin**  
703.435.4007 x 115  
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Spec Suite 313 Photos

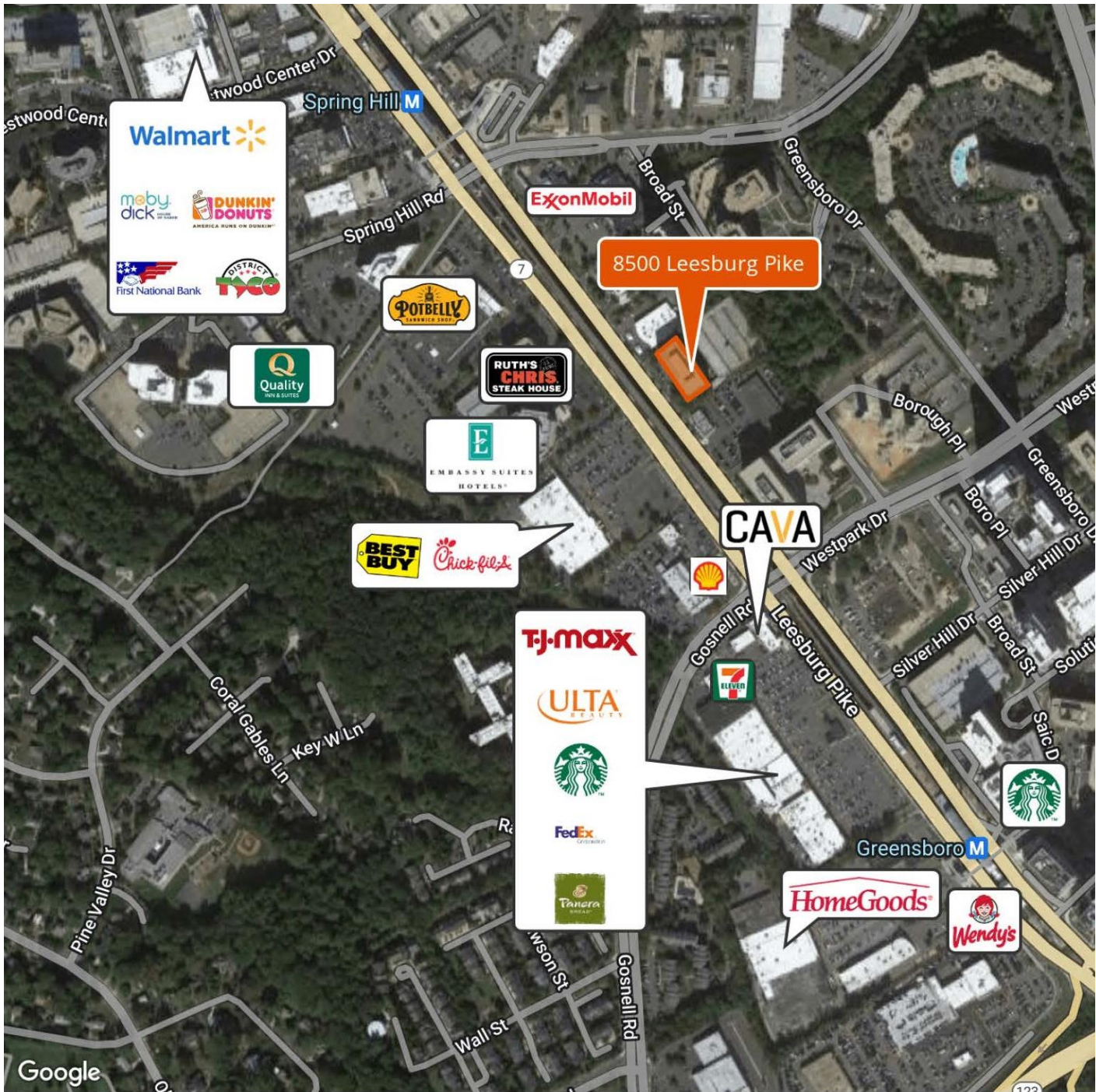
Suite 313



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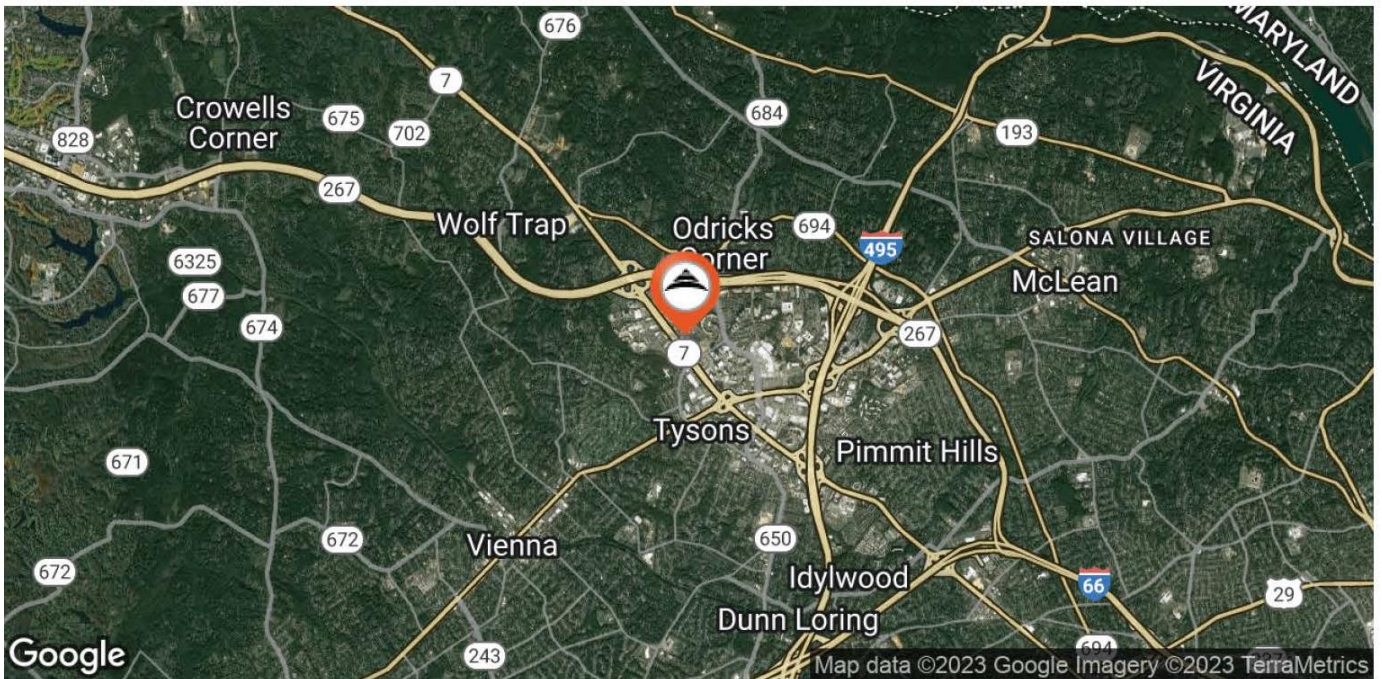
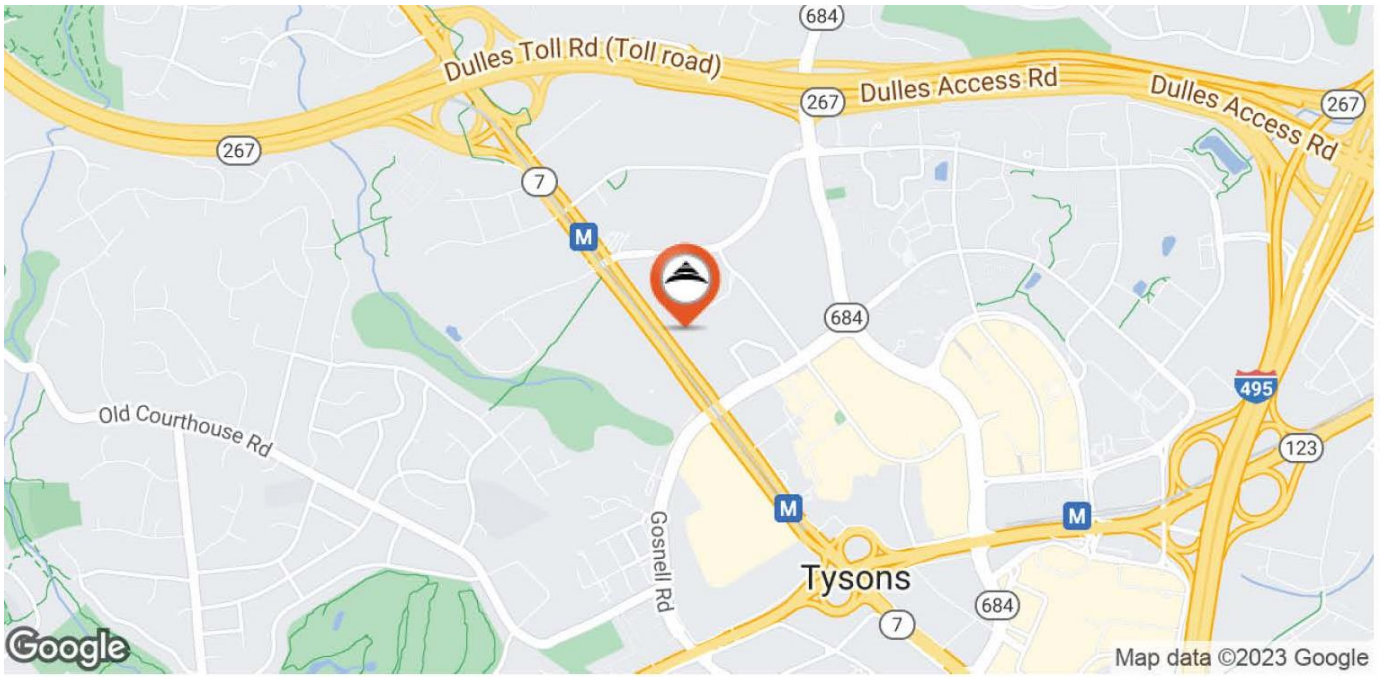


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LOCATION MAP



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