



14377 HEREFORD ROAD

Woodbridge, VA 22193

LEASE



LEASE RATE	\$23.00 SF/YR
------------	---------------

OFFERING SUMMARY

Available SF:	1,200 SF
Lease Rate:	\$23.00 SF/yr (MG)
Year Built:	1987
Building Size:	6,376 SF
Zoning:	Low rise office
Market:	Woodbridge

PROPERTY OVERVIEW

Beautiful well-maintained office condo with 5 rooms, 2 storage and 1 bathroom in a neighbourhood with a population of 135,245 and average household income of \$121,586.

With a daytime population of 106,873 within 10 minutes drive time, this property could be a very location for a medical doctor, psychiatrist, psychologist, behavioural therapist, consultant, financial advisor, CPA, mortgage & insurance broker, chiropractor, acupuncturist, etc.

PROPERTY HIGHLIGHTS

- Corner lot at a signalled cross-section with daily traffic of 47000 vehicles per day.
- Abundant free parking.
- Public bus in front of the building
- Easy access to I-95
- Minutes away from Prince William Commons Shopping Center and Famous Potomac Mill Mall.

CBCWORLDWIDE.COM

Deniz Senyurt
703.938.5600
deniz.senyurt@cbcncrt.com



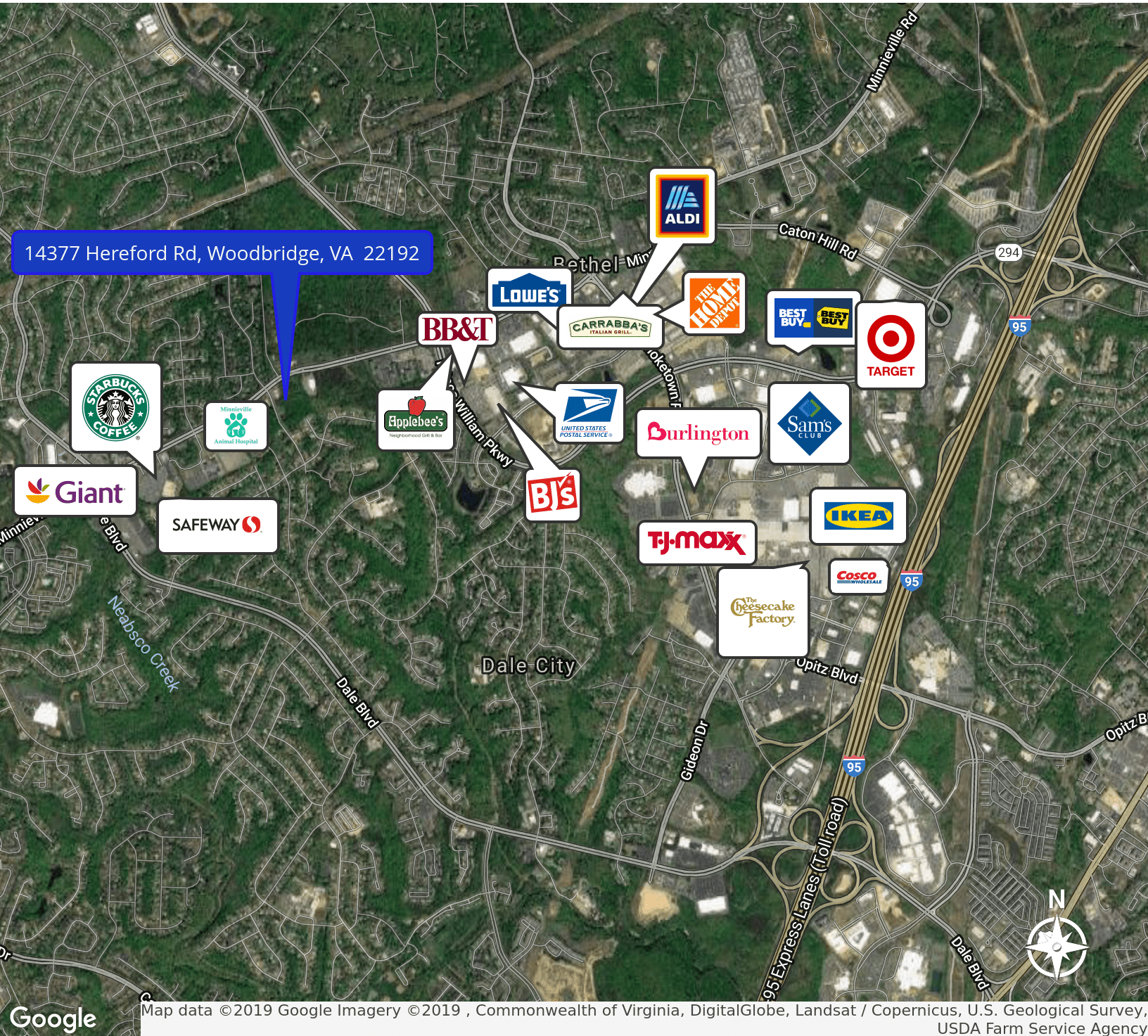
COLDWELL
BANKER
COMMERCIAL

NRT



14377 HEREFORD ROAD

Woodbridge, VA 22193



CBCWORLDWIDE.COM

Deniz Senyurt
571.271.6604
deniz.senyurt@cbcncr.com



**COLDWELL
BANKER
COMMERCIAL**

NRT