

Offering Memorandum

For Sale or For Lease

8050 Piney Branch Ln Bristow, VA



cresa

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Executive Summary



Property Highlights:



43,200 RSF
approximately



225+
parking spaces



4.96 AC
land area



Industrial District,
M-1 Heavy Industrial

Site Map



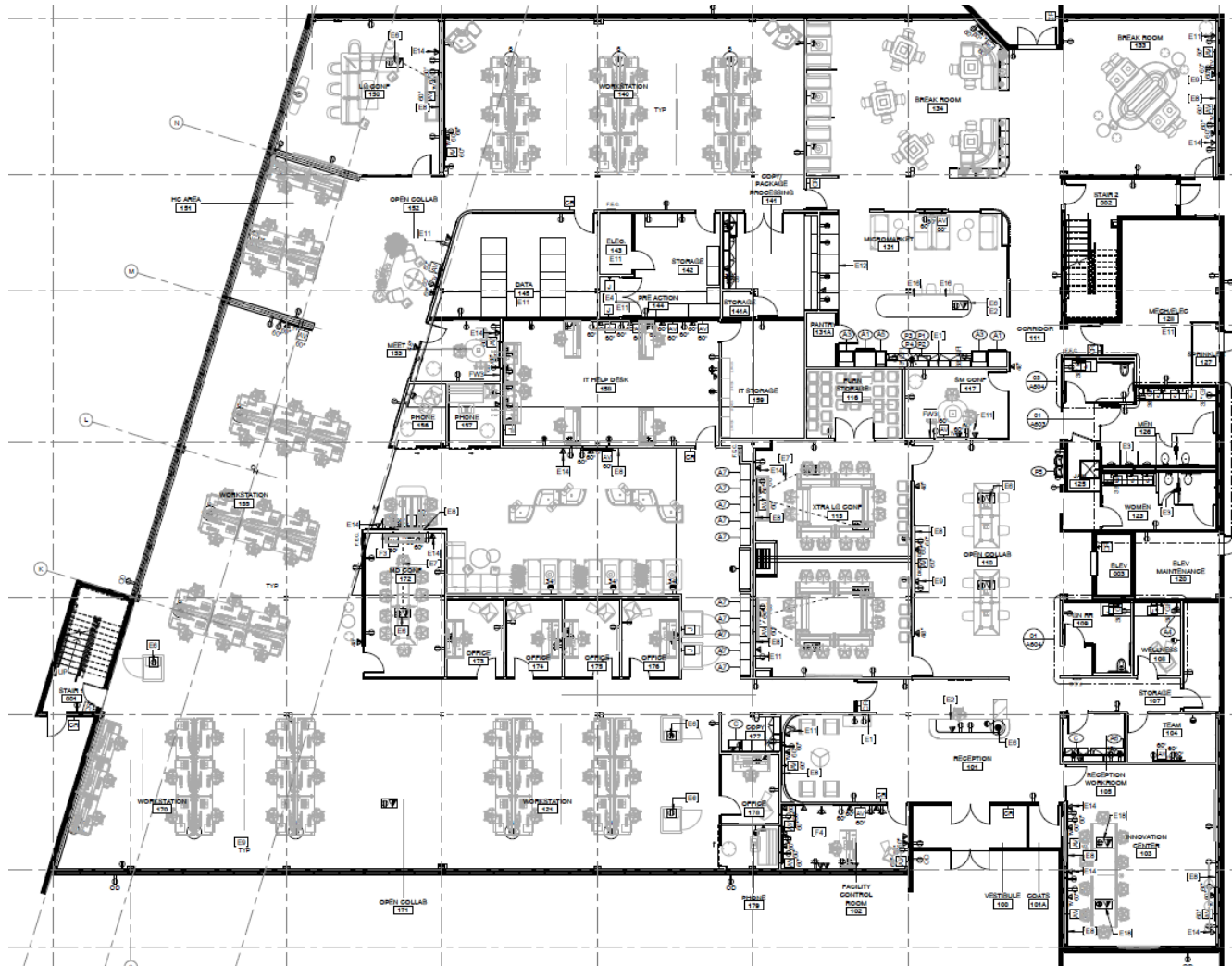
[Take a virtual tour](#)

Capital Improvements

- \$14MM Full Base Building and Interior Renovation Completed in 2024
- Multiple Conference Rooms
- Fitness Facility
- Heavy AV Infrastructure
- Elevator Modernization
- New 350KW Diesel Generator and Exterior Enclosure
- New 600A ATS, New 225kva UPS
- Two (2) New RTUs, Two (2) New CRAC Units for Data Room and MDF/IDF, Three (3) New Condensate Units
- Ameristar Impasse II with Gantlet Style Pickets and Anti-Scale Picket Spacing.
- New Property Entry Drive and Security Gate from Piney Branch Lane Currently in for Permit
- New EIFS Façade for Better Building Efficiency
- 322.64 kW Solar Photovoltaic System Installed with Solar Arrays Located in Parking Lot for Net-Zero Capabilities

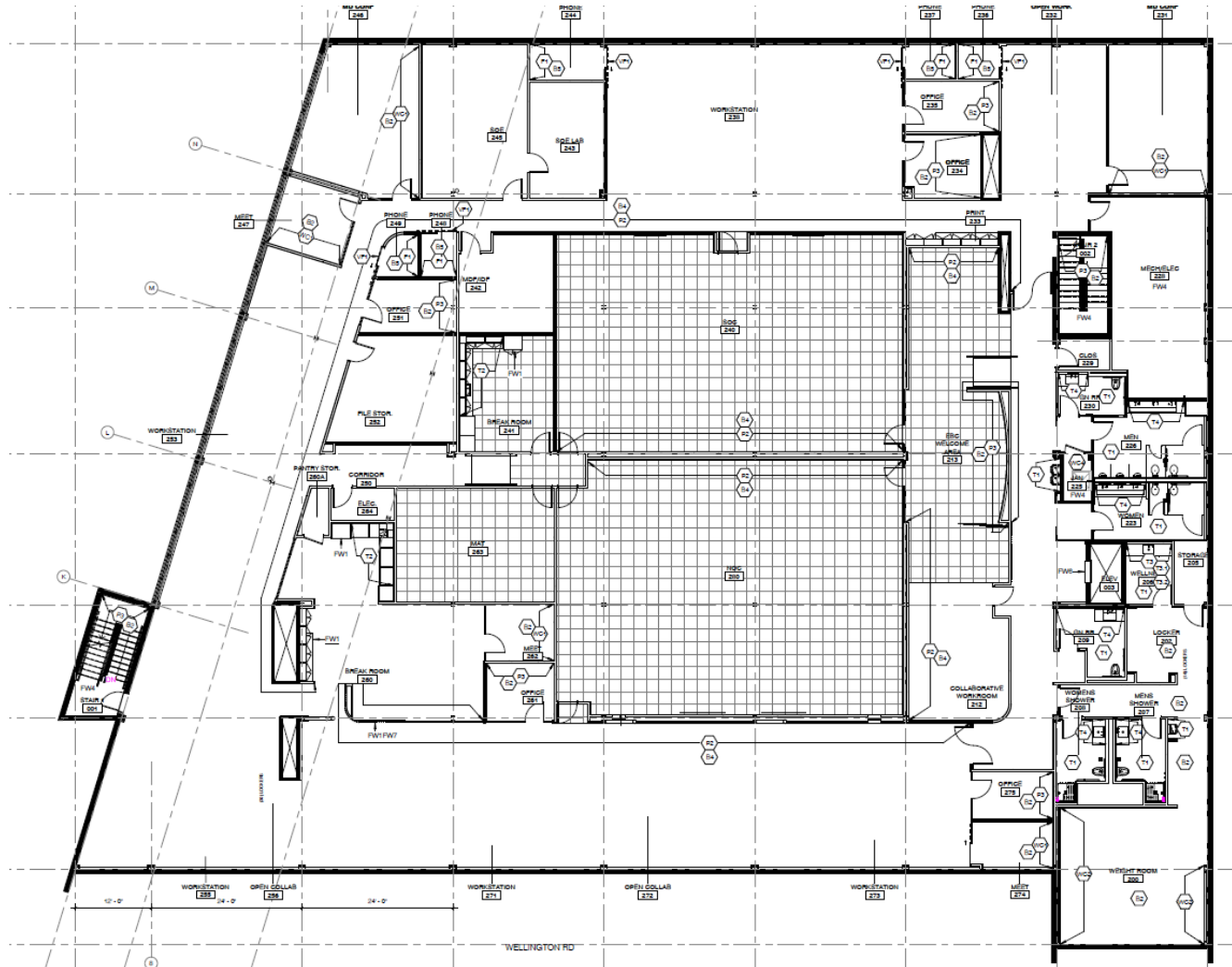
Building Floor Plans - As Built

1st Floor - 20,963 USF



Building Floor Plans - As Built

2nd Floor - 21,394 USF

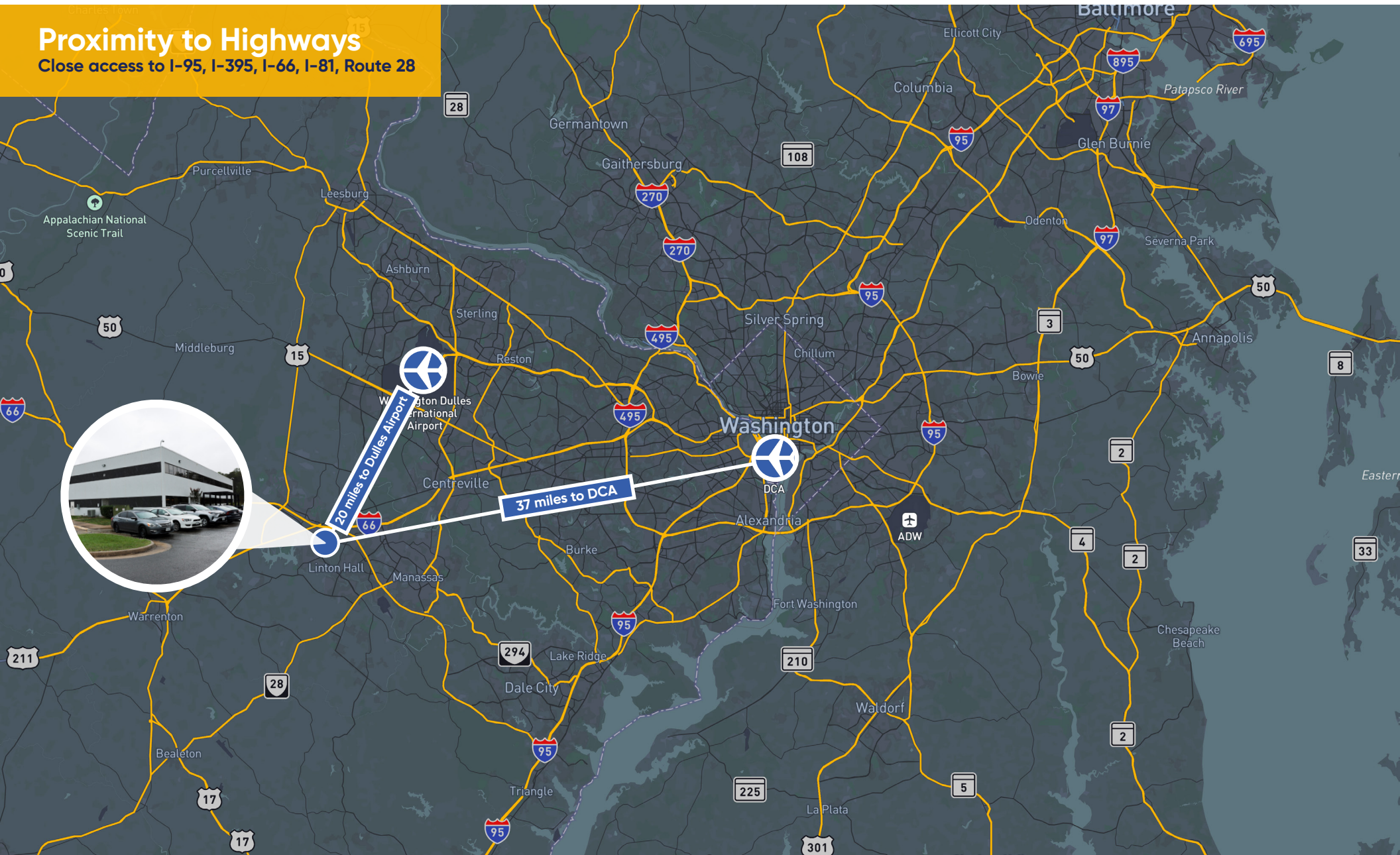


- Chick-Fil-A
- Chipotle Mexican Grill
- Panda Express
- CAVA
- Panera Bread
- Five Guys
- Giant Food
- Best Buy
- Starbucks
- Costco Wholesale
- Chili's Grill & Bar
- Amazon Fresh
- Café Rio
- Wingstop
- ALDI
- 7-Eleven
- Golden Corral
- Cracker Barrel
- Wendy's
- Wawa

Bristow, VA Proximity Map

Proximity to Highways

Close access to I-95, I-395, I-66, I-81, Route 28



Route 29/I-66 Corridor



Office Market Overview

The Route 29/I-66 Corridor is a competitive office submarket, with roughly 3.3M square feet of inventory. The submarket is well-positioned from a transportation standpoint, with direct access to major roadways. The submarket vacancy rate is 6.2% as of the 2nd quarter of 2024, sitting well below the regional average. Average rental rates in the submarket are approximately \$28.00/SF, representing a 5.6% increase over the past three years.

Exceptional Demographic Profile

(within 15 minutes of location)

130,000+ Labor Force Population
2.61% Unemployment Rate
5.87% 5-Year Population Growth Rate

Companies with major presences:

Kaiser Permanente
UVA Health
Microsoft
Inova
Northern Virginia Community College
FBI

Solar Array



System Metrics

Design	Construction Design: 322.6kw
Module DC Nameplate	322.6 kW
Inverter AC Nameplate	240.0 kW Load Ratio: 1.34
Annual Production	454.4 MWh
Performance Ratio	87.3%
kWh/kWp	1,408.5
Weather Dataset	TMY, 10km Grid (38.85,-77.65),NREL (prospector)
Simulator Version	6e9545e8a1-06596dbece-7f5d45512b-e056b431aa































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