

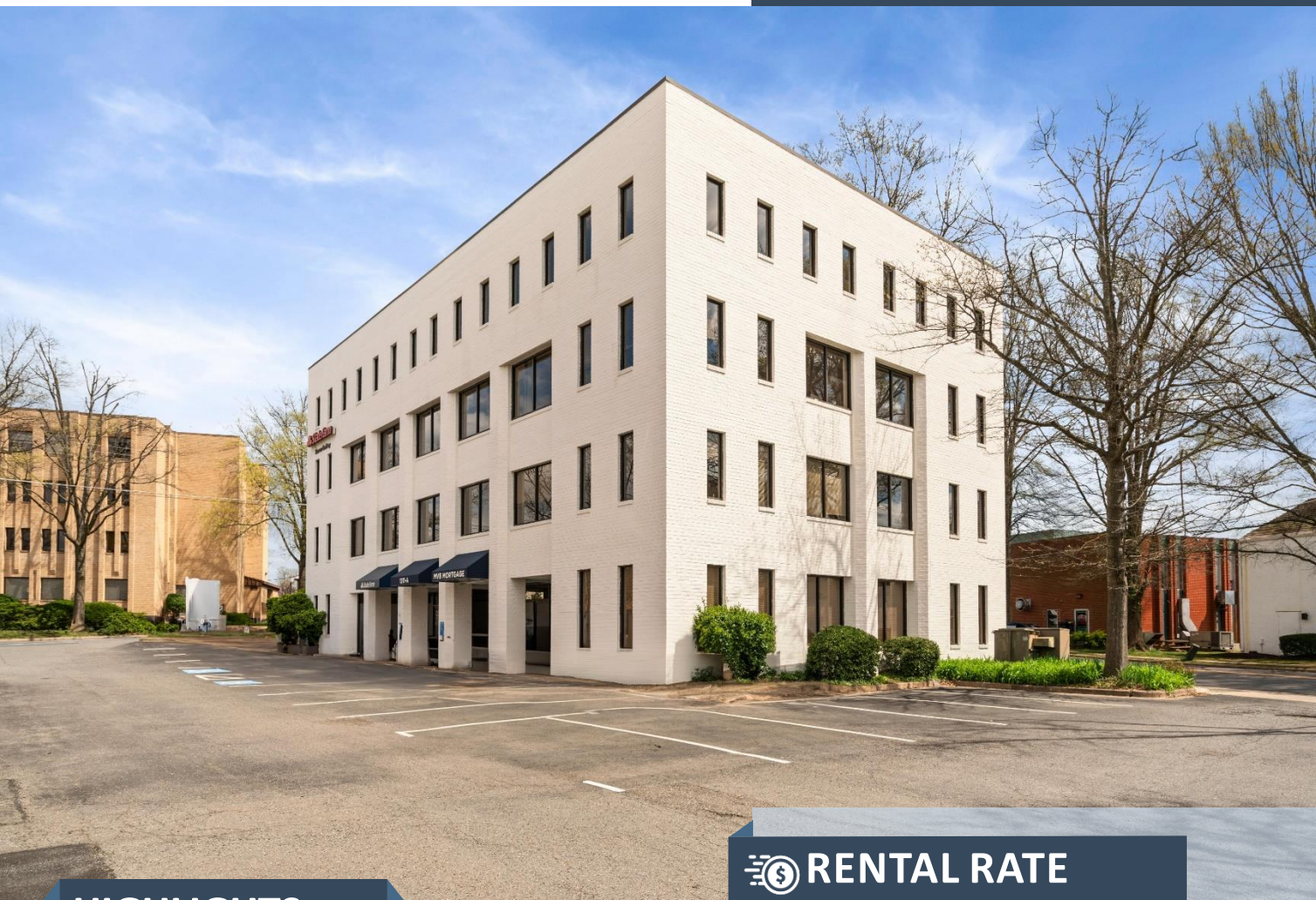
OFFICE SPACE FOR SALE OR LEASE!

RARE DOWNTOWN MCLEAN OWNERSHIP OPPORTUNITY!

1311-A Dolley Madison Blvd., McLean VA

OPPORTUNITY

- Suite 1B: 1,652 SF (Private exterior entrance)
- Suite 2D & 2E: 1,896 SF
- Suite 3B: 1,558 SF
- Suite 3D: 777 SF (Executive office suites)



HIGHLIGHTS

BUILDING HIGHLIGHTS

- Office and medical suites available for lease or purchase
- Zoned C-2 Fairfax County
- Building signage available
- Common area restrooms
- Weekend access on demand
- All utilities included in condo fee

LOCATION HIGHLIGHTS

- Highly desirable location at the corner of Old Chain Bridge Road and Fleetwood Road
- Right off of Dolley Madison Blvd signaled intersection

RENTAL RATE

- \$30.00 – \$35.00/SF Full Service

SALE PRICE

- First floor Suite 1B with direct exterior entrance: \$1,500,000
- Upper floor suites: \$777/SF



LEGAT
COMMERCIAL REAL ESTATE, LLC

JAMES LEGAT

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OFFICE SPACE FOR SALE OR LEASE

Rare small suite ownership opportunity in McLean
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AERIAL SHOWING LOCAL AMENITIES



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OFFICE SPACE FOR LEASE OR SALE

Rare first-floor suite with retail style exterior entrance
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Suite 1B: 1,652 SF

FIRST FLOOR – FLOOR PLAN



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SUITE 1B PHOTOS



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SUITE 1B PHOTOS



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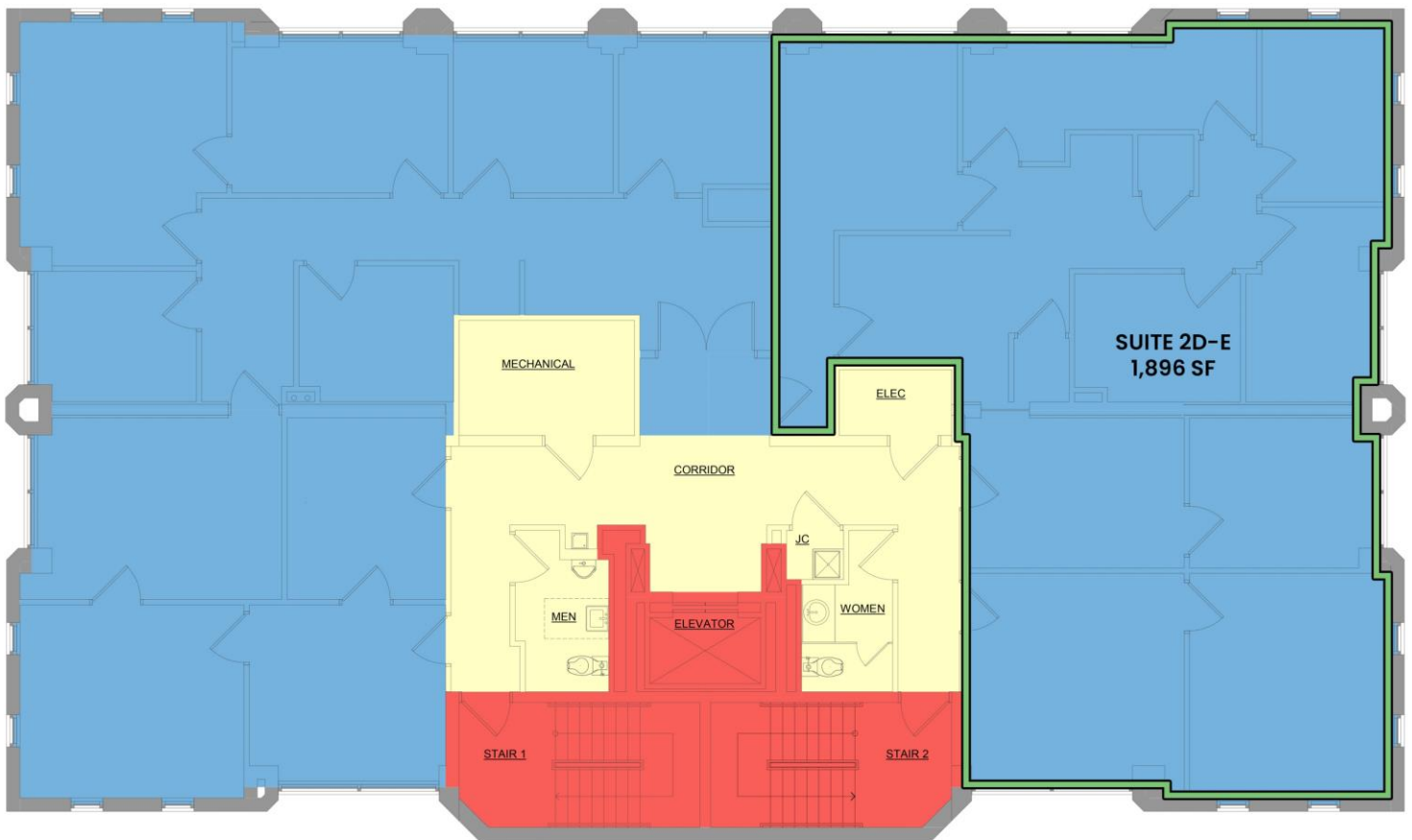
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Suite 2D: 1,120 SF

Suite 2E: 776 SF (Contiguous with 2D – 1,896 SF)

SECOND FLOOR - FLOOR PLAN



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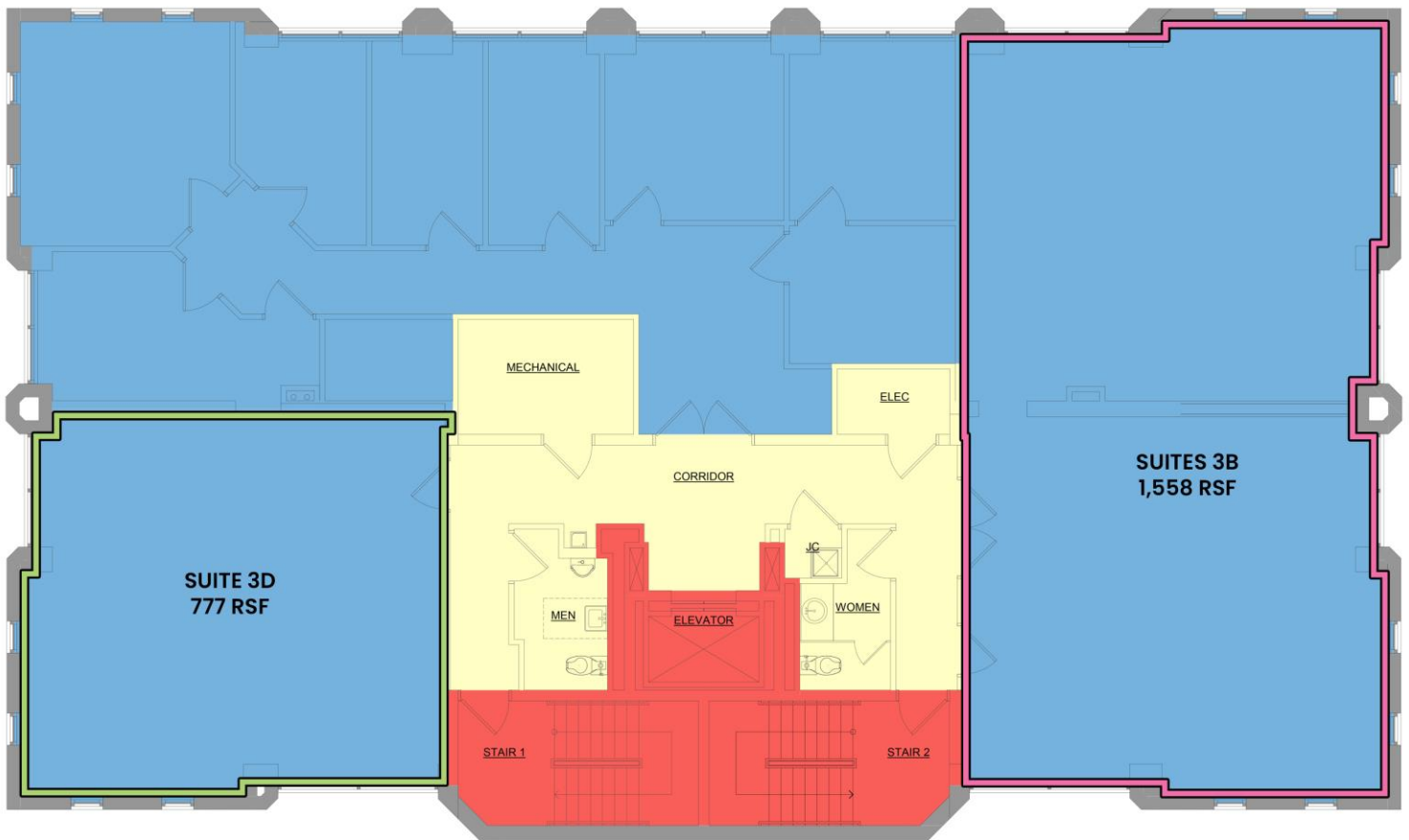
OFFICE SPACE FOR LEASE OR SALE

Rare small suite ownership opportunity in McLean
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Suite 3B: 1,558 SF

Suite 3D: 777 SF

THIRD FLOOR – FLOOR PLAN



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OFFICE SPACE FOR LEASE OR SALE

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EXTERNAL PHOTOS



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INTERNAL COMMON AREA PHOTOS

