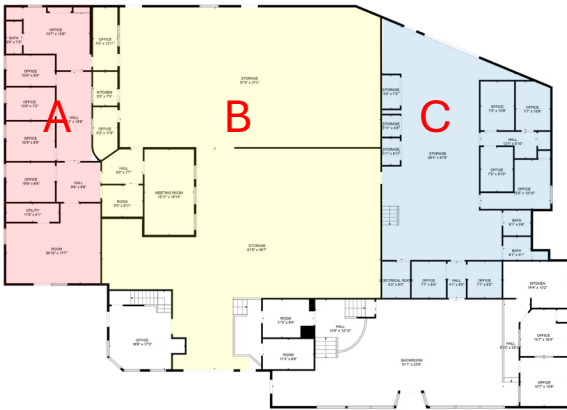


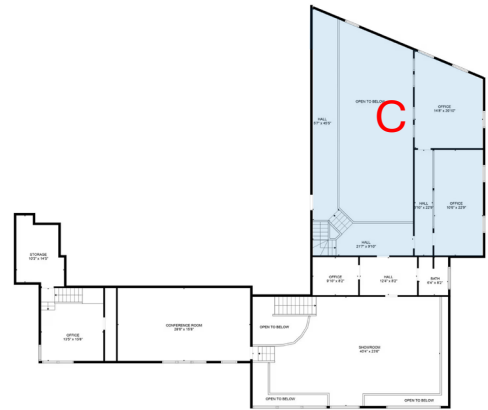
1,223 SF – 8,202 SF OFFICE / RETAIL / FLEX SPACE FOR LEASE

101 E Marshall St, Remington, VA 22734

Executive Summary



TOTAL: 6756 sq. ft.
FLOOR 1: 4023 sq. ft., FLOOR 2: 2729 sq. ft.
EXCLUDED AREAS: ROOM: 395 sq. ft., ELECTRICAL ROOM: 54 sq. ft., STORAGE: 4973 sq. ft.,
OPEN TO BELOW: 854 sq. ft., CLOSET: 41 sq. ft.
MEASUREMENTS ARE CALCULATED BY CURCUMA TECHNOLOGY. DEEMED REASONABLE BUT NOT GUARANTEED.



TOTAL: 6756 sq. ft.
FLOOR 1: 4023 sq. ft., FLOOR 2: 2729 sq. ft.
EXCLUDED AREAS: ROOM: 395 sq. ft., ELECTRICAL ROOM: 54 sq. ft., STORAGE: 4973 sq. ft.,
OPEN TO BELOW: 854 sq. ft., CLOSET: 41 sq. ft.
MEASUREMENTS ARE CALCULATED BY CURCUMA TECHNOLOGY. DEEMED REASONABLE BUT NOT GUARANTEED.

Property Highlights

- ❑ Flexible leasing options – rent from 1,223 sq ft up to 8,202 sq ft
- ❑ SUITE A – Office Space : 1,223 sq ft office space divided into five private offices
- ❑ SUITE B – Flex : 515 sq ft of office space and 3,319 sq ft of warehouse space with one 12’ drive-in door for easy loading, unloading, and equipment access.
- ❑ SUITE C – Flex: Two-level, 1,500 sq ft of office space and 1,645 sq ft of warehouse with one 12’ drive-in door
- ❑ Flexible and negotiable terms
- ❑ C-2 zoned
- ❑ Full service



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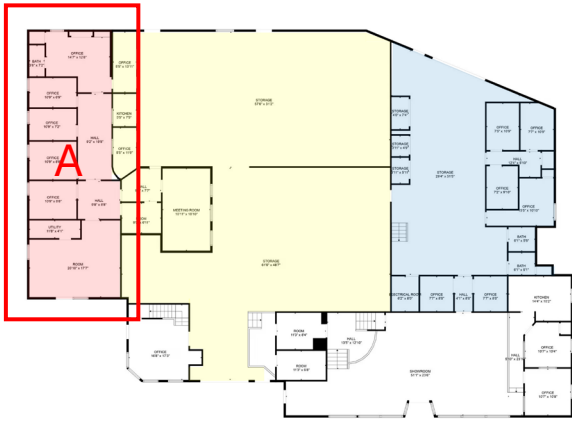


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101 E Marshall St, Remington, VA 22734

SUITE A – Office Space



TOTAL: 6756 sq. ft.
FLOOR 1: 4627 sq. ft., FLOOR 2: 2129 sq. ft.
EXCLUDED AREAS: ROOM: 393 sq. ft., ELECTRICAL ROOM: 54 sq. ft., STORAGE: 4973 sq. ft.,
OPEN TO BELOW: 854 sq. ft., CLOSET: 41 sq. ft.

MEASUREMENTS ARE PROVIDED BY COURTESY TECHNOLOGY. DOUBLE CHECKED BUT NOT GUARANTEED.

SUITE A

- Features five (5) offices and one large reception area of approximately 1,223 sq ft of space on the ground level (see the red shaded area on the floorplan)



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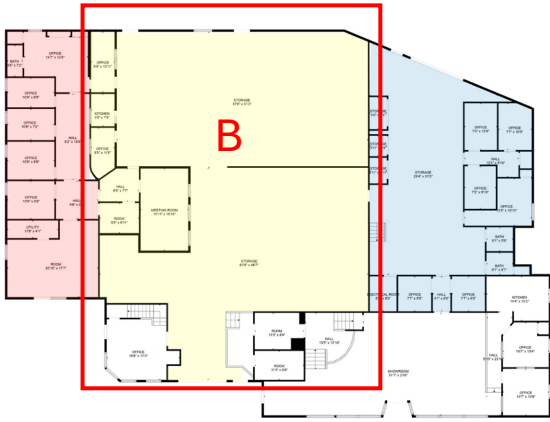


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SUITE B - Flex



TOTAL: 6758 sq. ft.
FLOOR 1: 4627 sq. ft., FLOOR 2: 2129 sq. ft.
EXCLUDED AREAS: ROOM: 393 sq. ft., ELECTRICAL ROOM: 34 sq. ft., STORAGE: 4973 sq. ft.,
OPEN TO BELOW: 854 sq. ft., CLOSET: 41 sq. ft.

SUITE B

- Features approximately 3,319 sq ft of warehouse space with 12' drive-in door and 515 sq ft of office space including 3 offices, 1 meeting room, and 1 kitchenette on the ground level (see the yellow shaded area on the floorplan)



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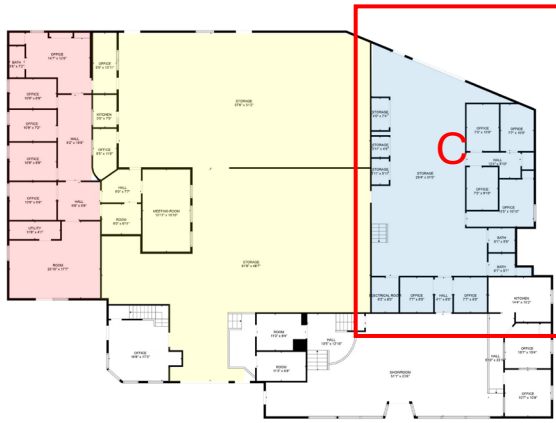


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1,223 SF – 8,202 SF OFFICE / RETAIL / FLEX SPACE FOR LEASE

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SUITE C - Flex



SUITE C - Flex

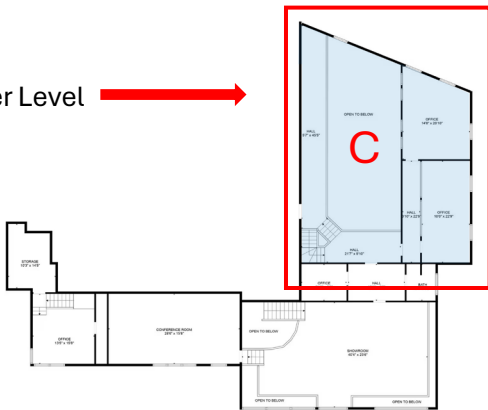
- Features approximately 1,500 sq ft of warehouse space with one 12' drive-in door and 1,645 sq ft of office space including 8 offices on the ground and upper level (see the blue shaded area on the floorplan)

Ground Level

TOTAL: 6756 sq. ft.
FLOOR 1: 4627 sq. ft. FLOOR 2: 2129 sq. ft.
EXCLUDED AREAS: ROOM: 395 sq. ft. ELECTRICAL ROOM: 54 sq. ft. STORAGE: 4973 sq. ft.
OPEN TO BELOW: 854 sq. ft. CLOSET: 41 sq. ft.

MEASUREMENTS ARE CALCULATED BY SURVEYING TECHNOLOGIES. SOURCE: RECENTLY OBTAINED BUT NOT GUARANTEED.

Upper Level



TOTAL: 6756 sq. ft.
FLOOR 1: 4627 sq. ft. FLOOR 2: 2129 sq. ft.
EXCLUDED AREAS: ROOM: 395 sq. ft. ELECTRICAL ROOM: 54 sq. ft. STORAGE: 4973 sq. ft.
OPEN TO BELOW: 854 sq. ft. CLOSET: 41 sq. ft.

MEASUREMENTS ARE CALCULATED BY SURVEYING TECHNOLOGIES. SOURCE: RECENTLY OBTAINED BUT NOT GUARANTEED.



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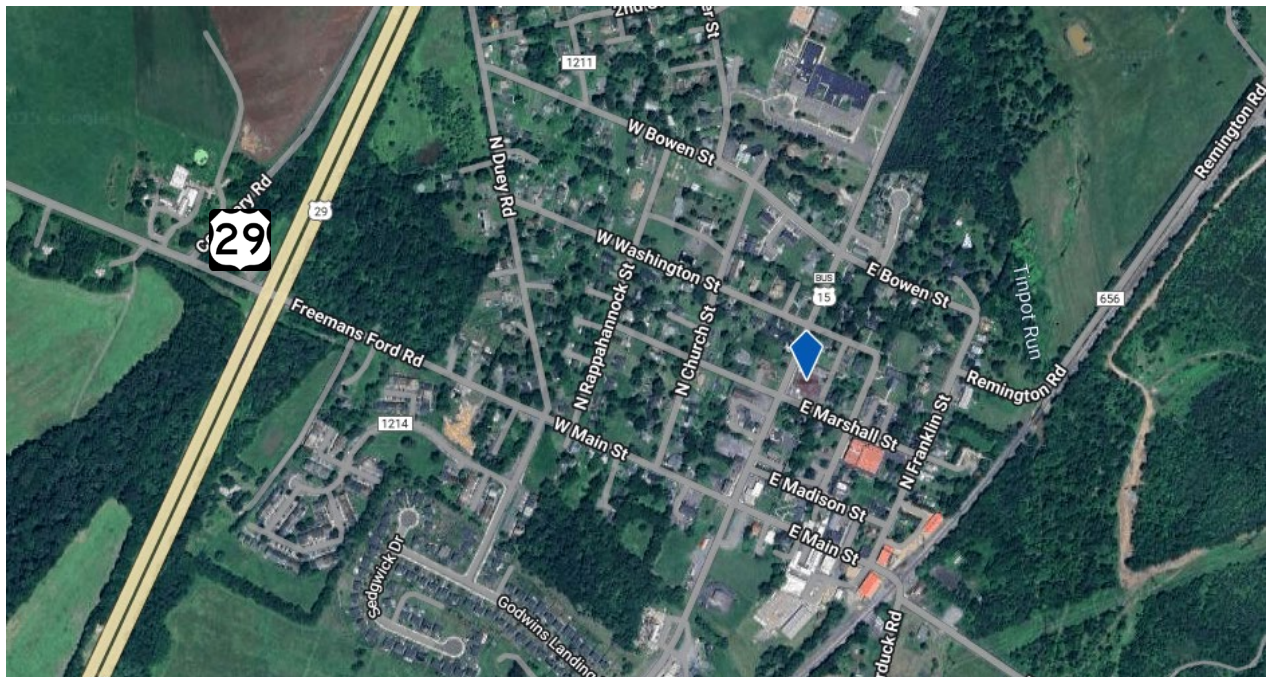
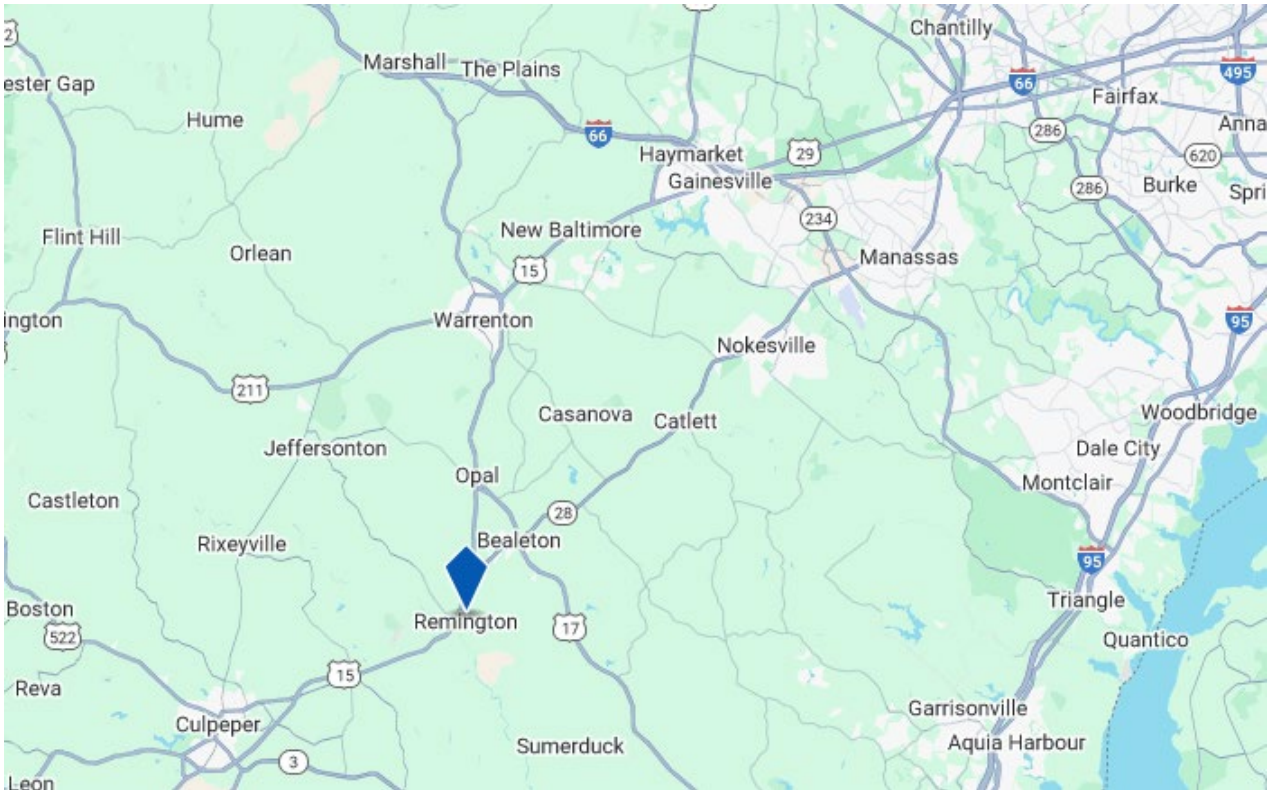


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Location



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