



### Summary

Available SF: 5,523 SF  
 Lease Rate: \$24/SF NNN  
 NNN: \$4.50/SF

### Property Highlights

- Fully conditioned flex space suitable for office, showroom, industrial, or service use
- Loading docks with efficient rear access
- Located within a semi-truck accessible corridor
- Ample surface parking for employees and visitors
- Well-maintained Class A condo building
- Clean, professional exterior and common areas
- Efficient layout allowing for flexible tenant improvements
- Easy access to Route 28, I-66, and Dulles Toll Road
- Close proximity to Dulles International Airport
- Ideal for regional distribution, tech, defense contractors, and service-oriented businesses

### Demographics

**2 Mile**      **5 Mile**      **10 Mile**

Total Households:	4,649	60,461	248,523
Total Population:	15,910	182,938	724,880
Average HH Income:	\$194,725	\$178,087	\$165,869

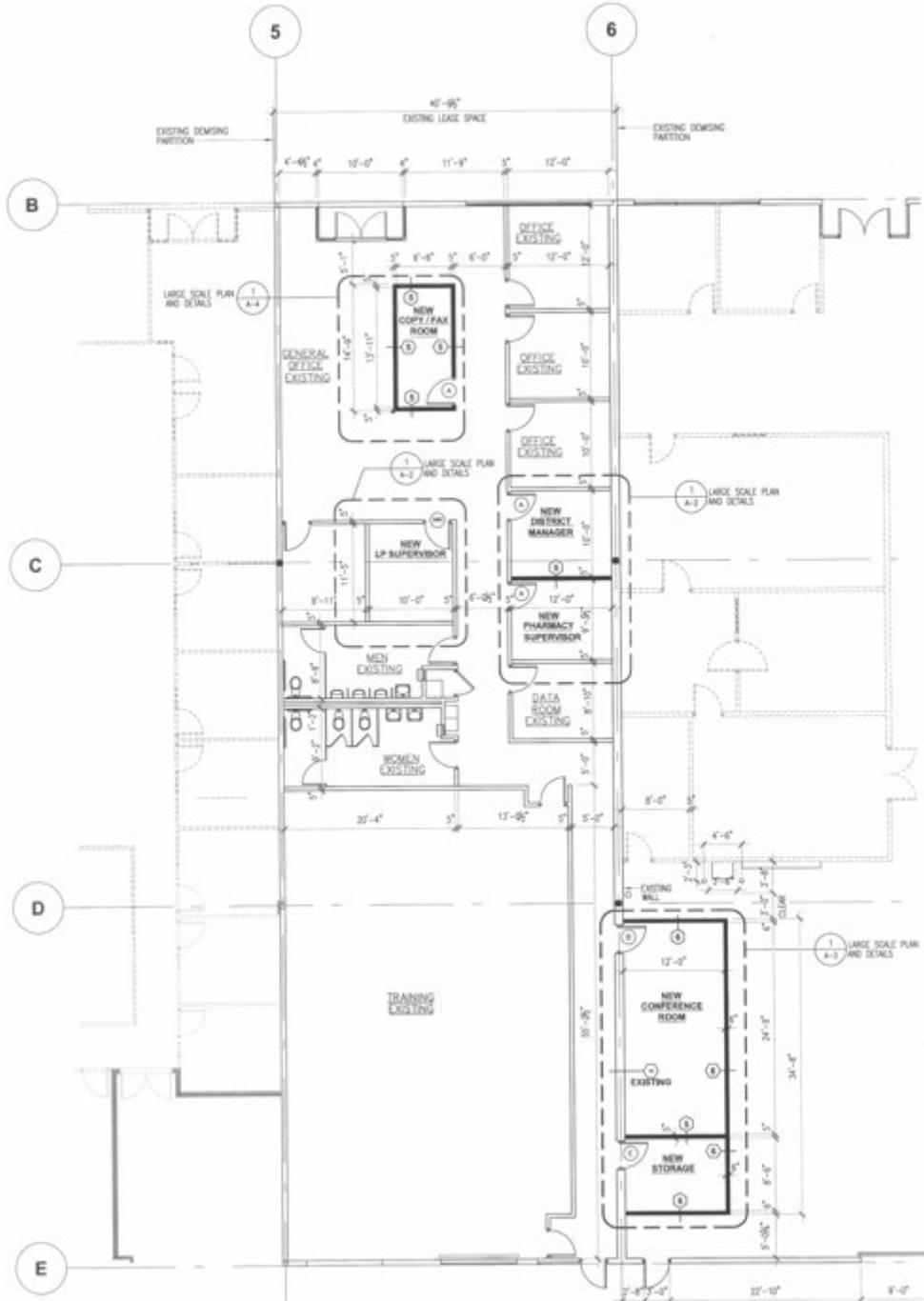
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**Oyku Hanna**

703.435.4007 x 109

ohanna@veritycommercial.com

Floor Plan



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Suite Photos

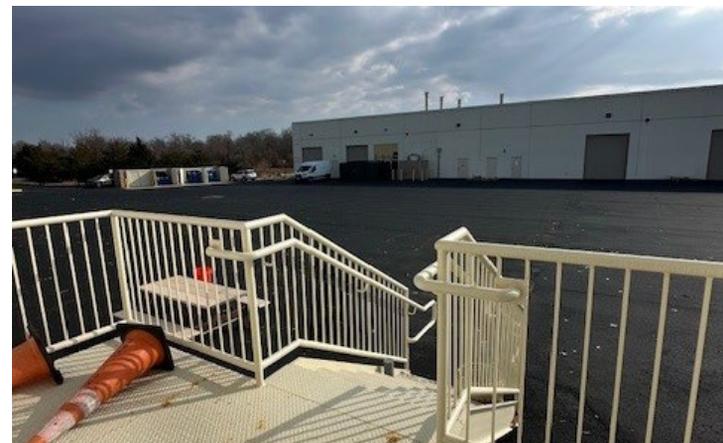


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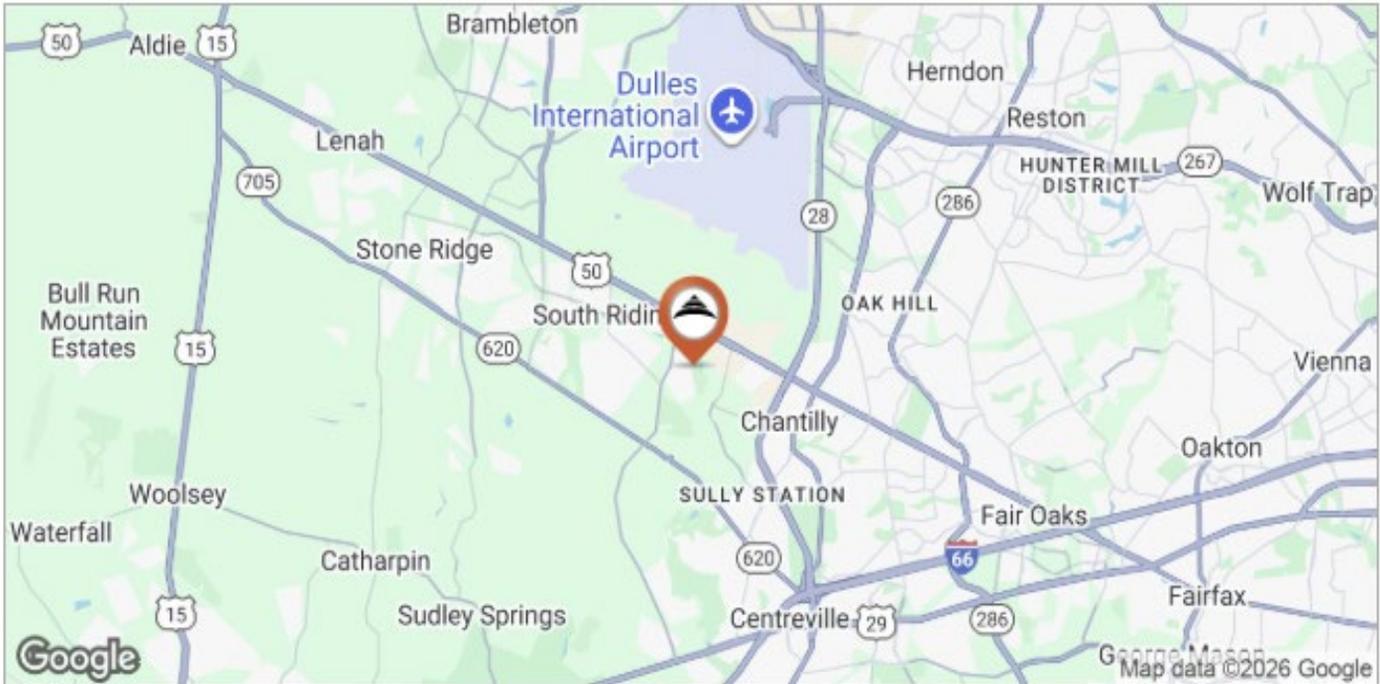


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Maps



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