



OFFERING SUMMARY

Available SF:	10,354 - 46,363 SF
Lease Rate:	\$9.50 SF/yr (NNN)
Building Size:	81,172 SF
Zoning:	I-4

PROPERTY HIGHLIGHTS

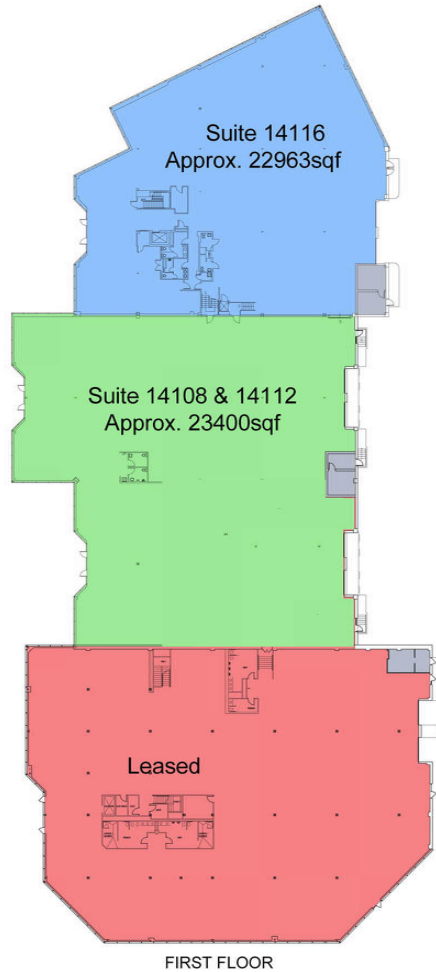
- SCIF space available
- 2 dock high and 4 drive in loading docks
- Elevator
- Ample shared parking at close to 3.5/1,000 SF which sits mostly vacant during the week
- Access to Route 28 and Interstate 66, Route 50, Close proximity to NRO
- Convenient area amenities including hotels, restaurants, and retail shops

- | | | |
|---|--|---|
| <p>14108</p> <ul style="list-style-type: none"> • Conditioned Warehouse • Shared Bathrooms | <p>14112</p> <ul style="list-style-type: none"> • Conditioned Warehouse • Shared Bathrooms • 4 offices | <p>14116</p> <ul style="list-style-type: none"> • Conditioned Warehouse • 7 Private Bathrooms • 17 offices • SCIF space • Kitchenette, IT Room, Conference Room, Lobby, Large Meeting Room, Elevator, Mail Room |
|---|--|---|

LEASE TYPE **NNN | TOTAL SPACE** **10,354 - 46,437 SF | LEASE TERM** **NEGOTIABLE | LEASE RATE** **\$9.50 SF/YR**

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
14108 Newbrook Drive	10,354 SF	NNN	\$9.50 SF/yr
14112 Newbrook Drive	13,046 SF	NNN	\$9.50 SF/yr
14116 Newbrook Drive	22,963 SF	NNN	\$9.50 SF/yr





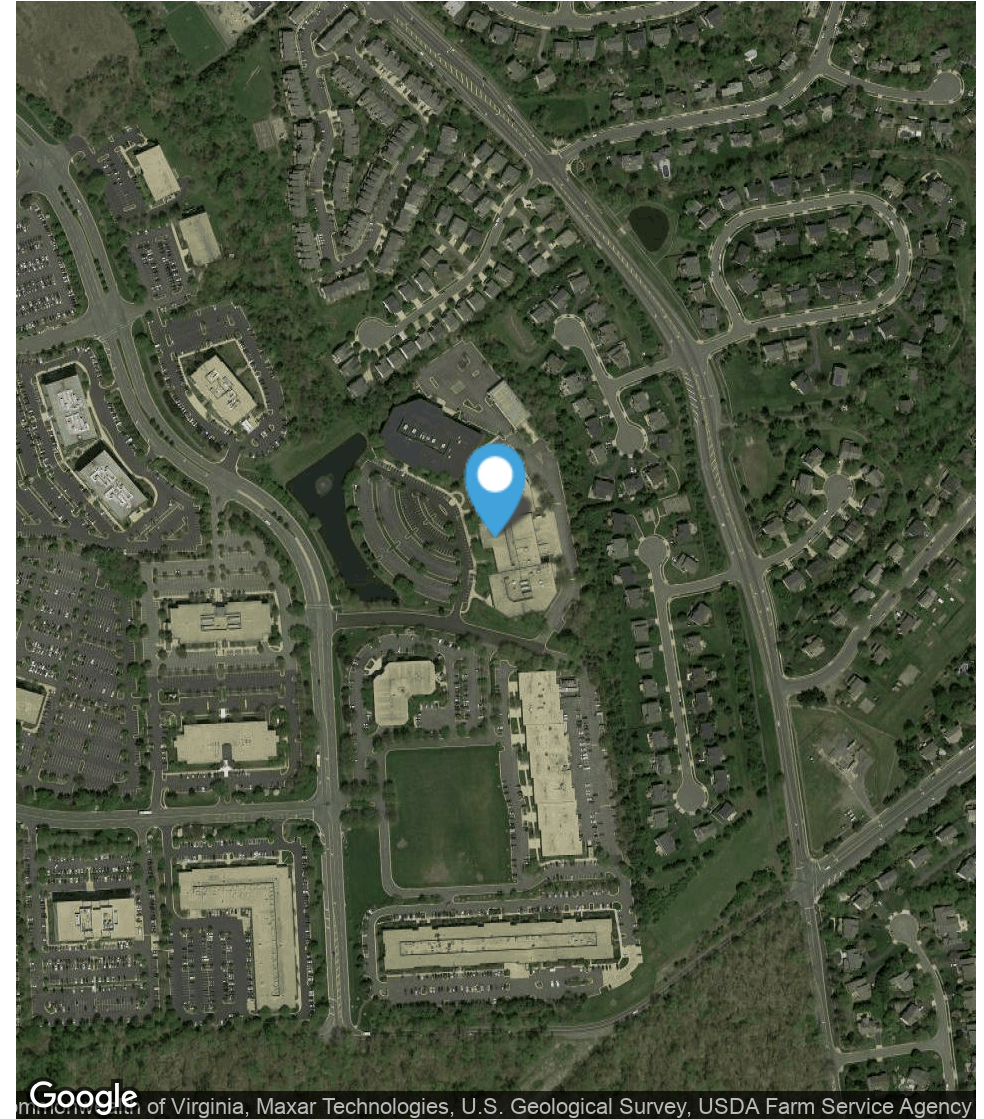
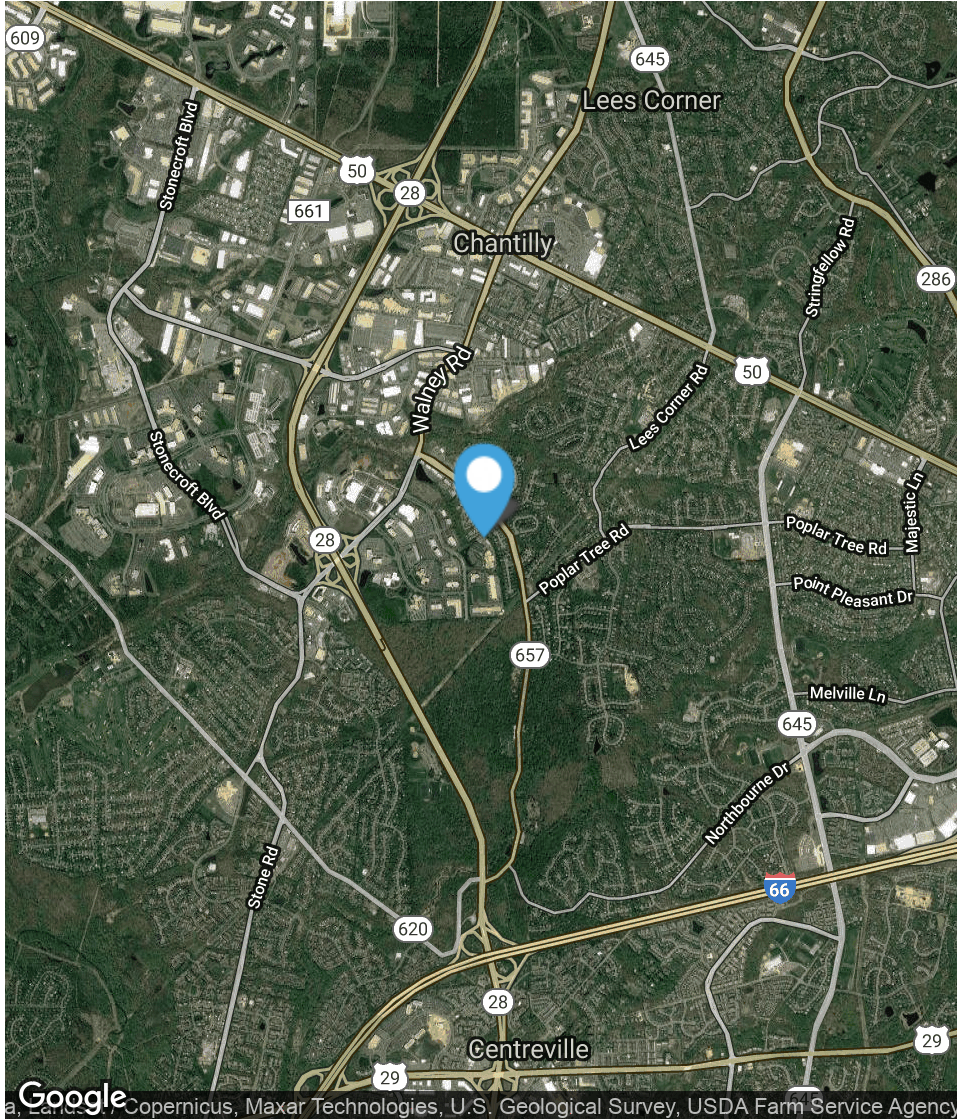
- SUITE 14116
- SUITE 14108 & 14112
- Leased
- BUILDING COMMON

BUILDING CORE FACTOR - 1.019%
TOTAL USABLE - 79,659 USF
TOTAL RENTABLE - 81,172 RSF

M:\01700\017002101\017002101.dwg (Sheet) - 01/05/18 10:00:00 AM

LAKESIDE I
14104 - 14116 NEWBROOK DRIVE

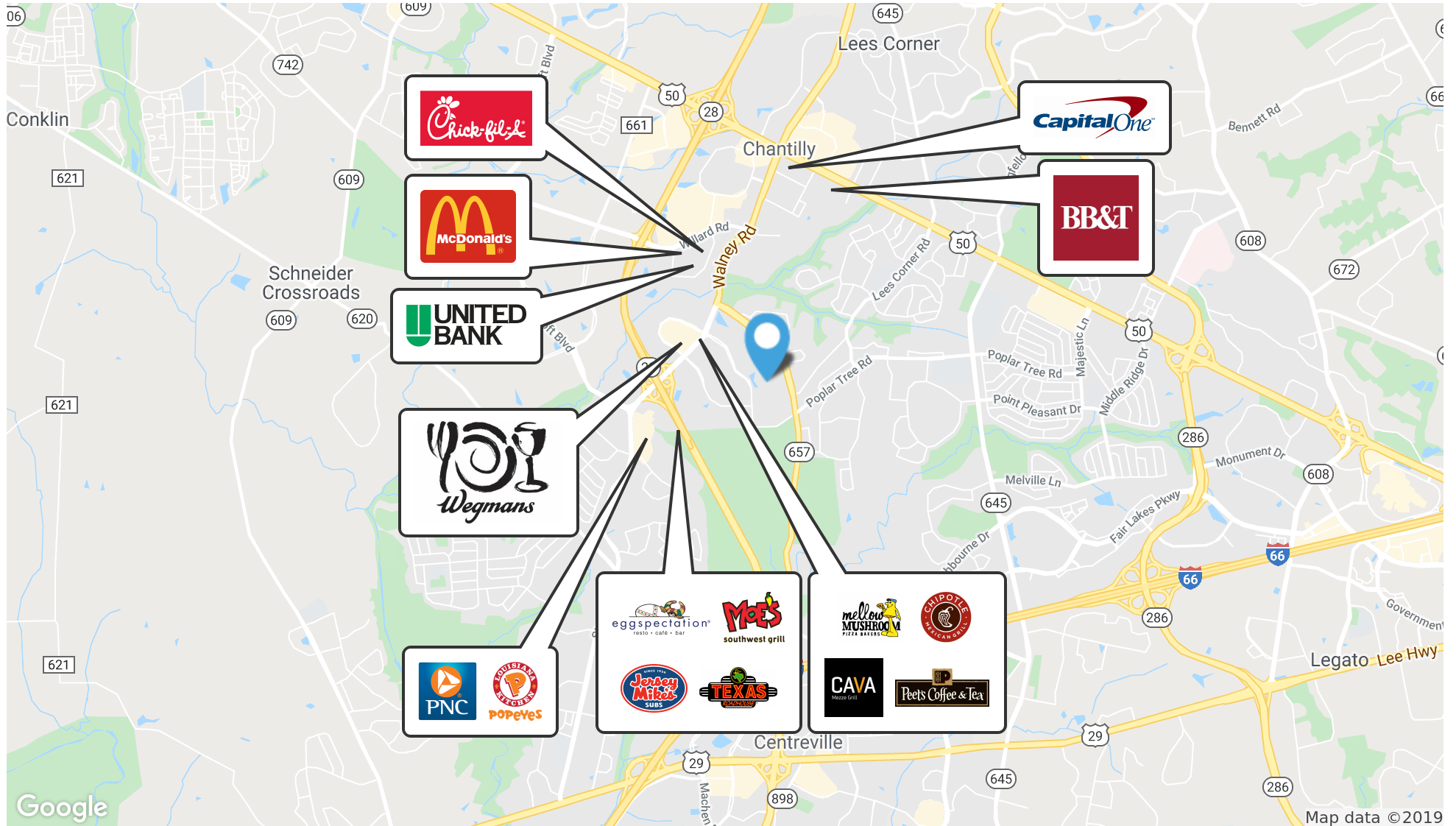
AI-100
1.05.18 **dcs**
DESIGN



Michael Shor | 703.342.2250 | michael.shor@LNF.com
Bobby Kauffman | 540.292.0415 | bobby.kauffman@LNF.com

Long & Foster Commercial | 703.506.2850 | 8227 Old Courthouse Suite 200 | Vienna, VA 22182





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,841	103,427	217,401
Median age	33.1	34.5	35.1
Median age (Male)	33.0	34.0	34.7
Median age (Female)	33.8	35.2	35.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	3,842	35,682	74,435
# of persons per HH	3.1	2.9	2.9
Average HH income	\$119,881	\$119,445	\$134,271
Average house value	\$496,452	\$498,349	\$537,902

* Demographic data derived from 2010 US Census

