



# VIRGINIA GATEWAY PROFESSIONAL BUILDING

7500 IRON BAR LN, GAINESVILLE, VA 20155

OFFICE FOR LEASE



VIRGINIA  
GATEWAY

**MARC TASKER, CCIM, SIOR**  
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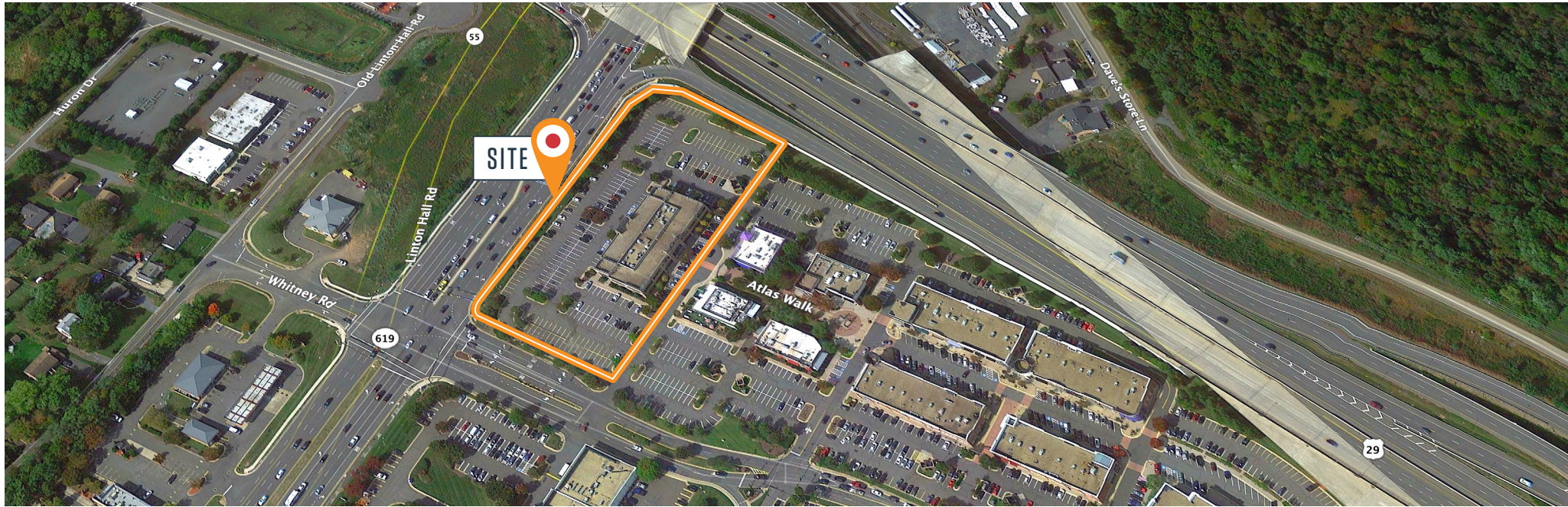
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**CROW HOLDINGS**

8065 Leesburg Pike, Suite 700  
Vienna, VA 22182  
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# Virginia Gateway Professional Building



## PROPERTY OVERVIEW:

Virginia Gateway is a 300,000 square foot retail center offering an upscale mix of office, retail, dining, and entertainment uses along with pedestrian-friendly streets and a dedicated events plaza. Anchored by a 14-screen state-of-the-art Regal Theater. Promenade also features J. Crew Factory, LOFT, Bar Louie, Uncle Julios, BJ's Brewhouse, Firebirds Wood Fired Grill, Nando's Peri Peri, Soma, White House Black Market and much more!

## PROPERTY HIGHLIGHTS:

- Prime location with great visibility
- 2nd Generation Medical/Dental suites
- Signage available
- Close to multiple restaurants and retailers
- Immediate access to I-66 and Route 29
- Close proximity to Prince William County Hospital's Heathcote Health Center
- Quality construction
- Ample parking

## AVAILABILITY:

### First Floor

#### Suite 7504

- 1,923 SF
- \$29.00/SF (net of utilities)

#### Suite 7516

- 1,889 SF
- \$29.00/SF (net of utilities)

### Second Floor

#### Suite 200

- 2,973 SF
- \$29.00/SF (net of utilities)

#### Suite 201

- 2,661 SF
- \$29.00/SF (net of utilities)

#### Suite 203

- 1,614 SF
- \$29.00/SF (net of utilities)

#### Suite 205

- 1,801 SF
- \$29.00/SF (net of utilities)

#### Suite 219

- 5,075 SF
- \$29.00/SF (net of utilities)

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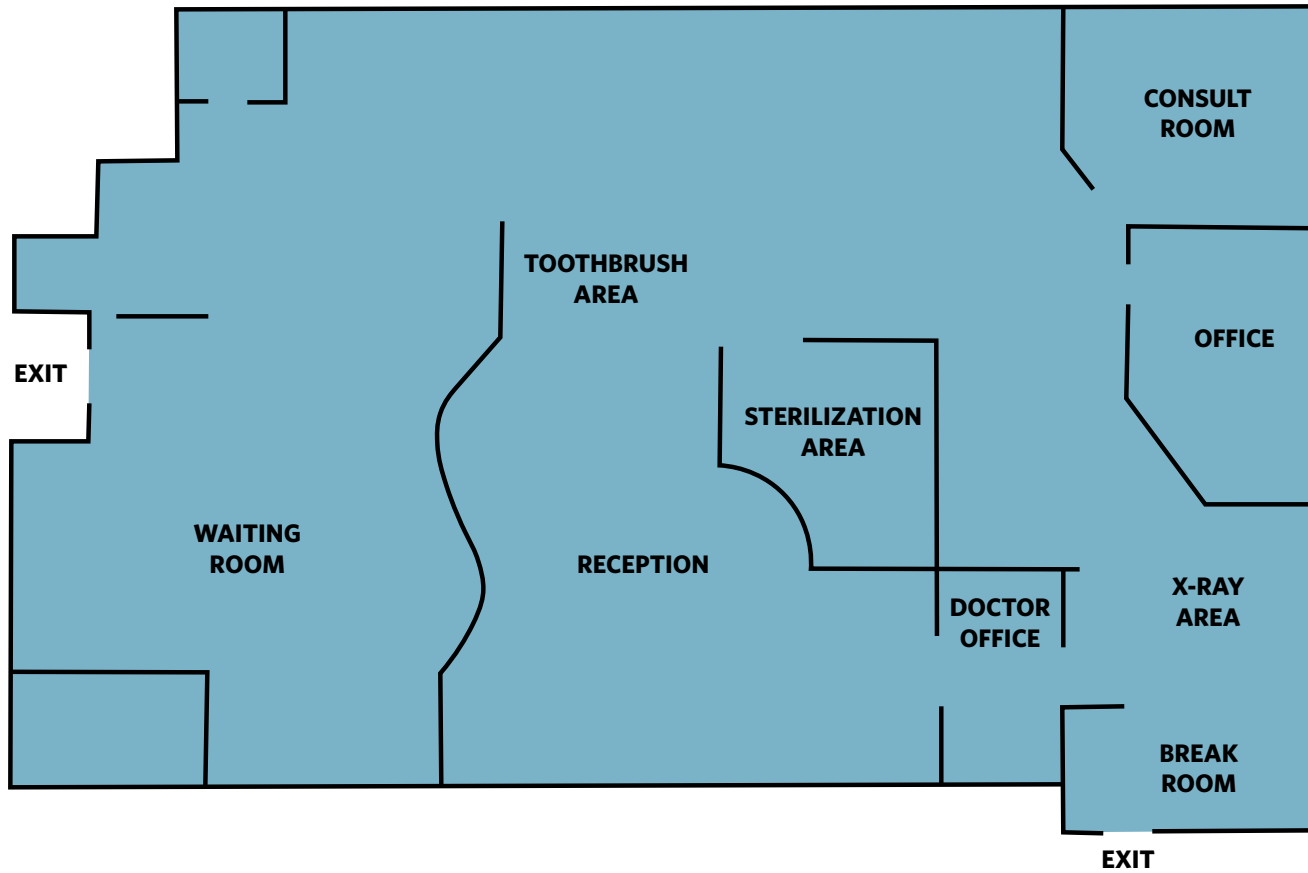
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## FIRST FLOOR - SUITE 7504 | 1,923 SF



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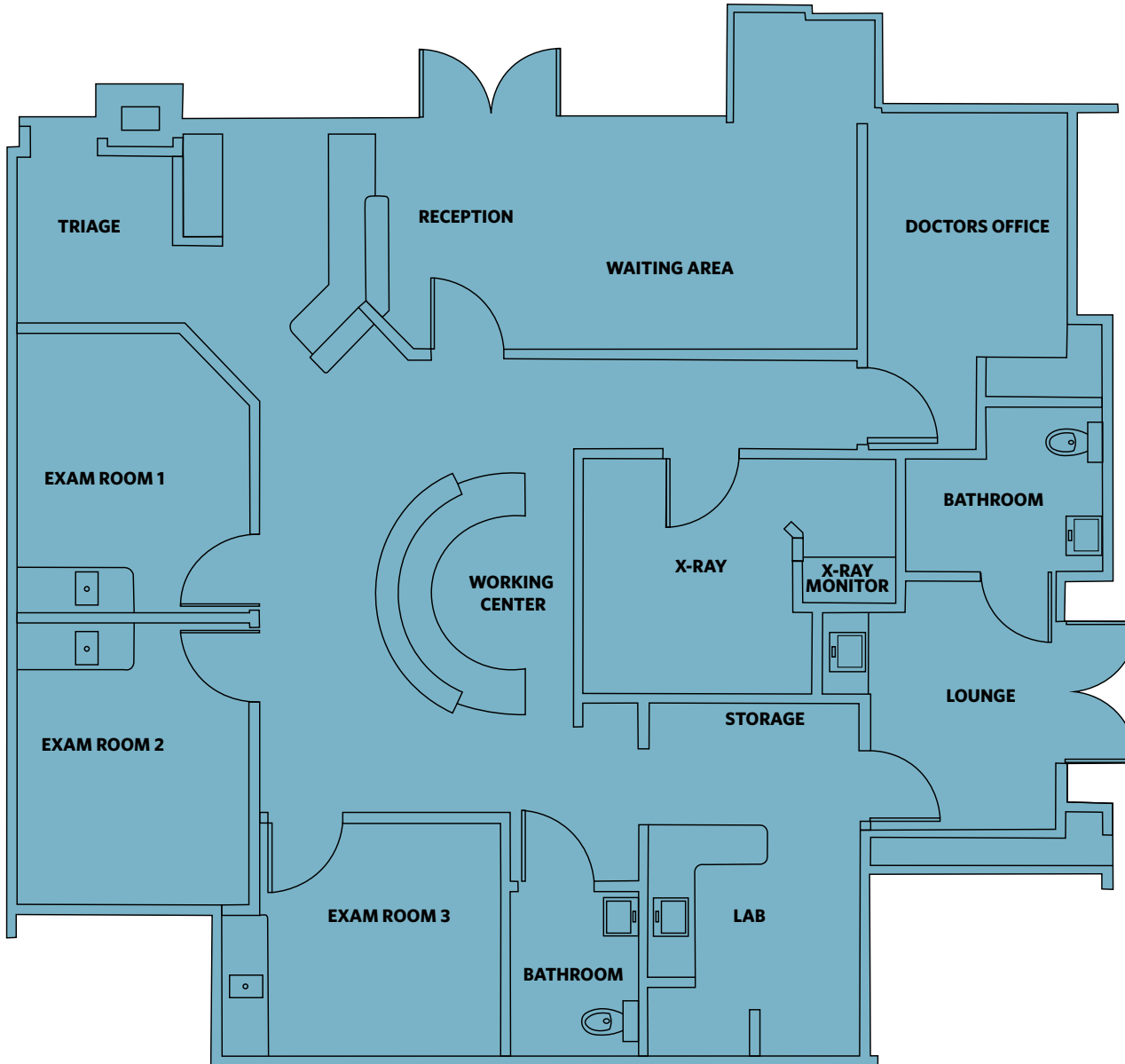
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## 1ST FLOOR - SUITE 7516 | 1,889 SF



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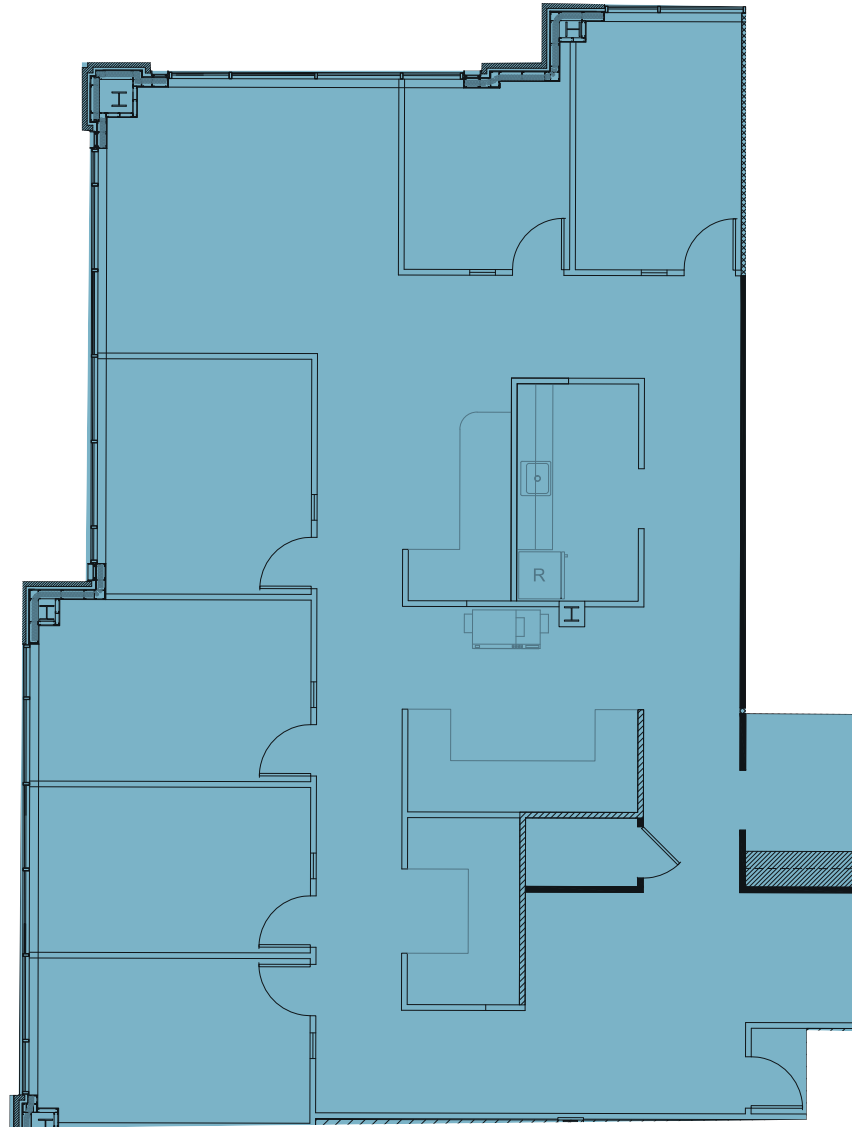
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2ND FLOOR - SUITE 200 | 2,973 SF



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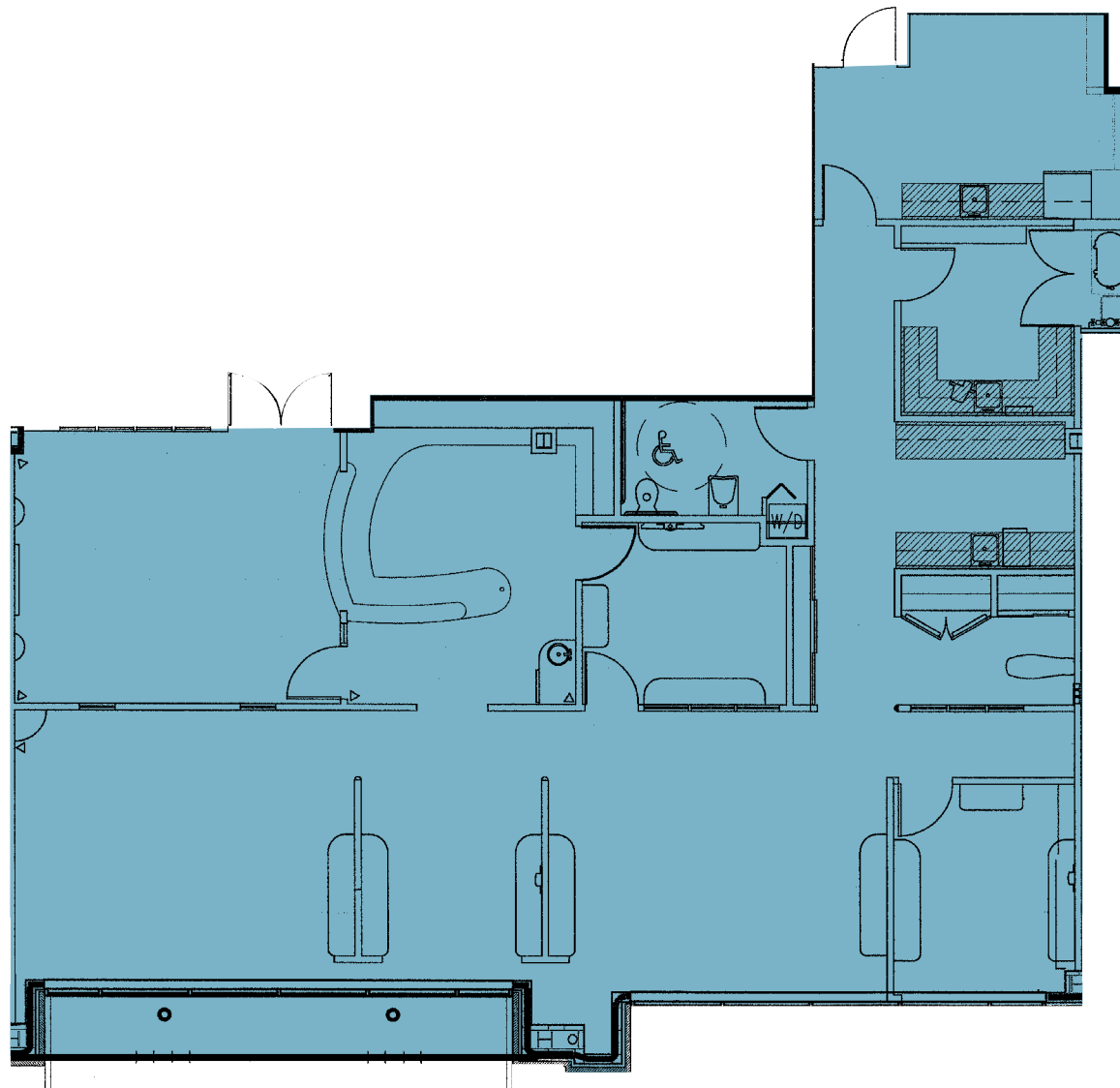
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2ND FLOOR - SUITE 201 | 2,661 SF



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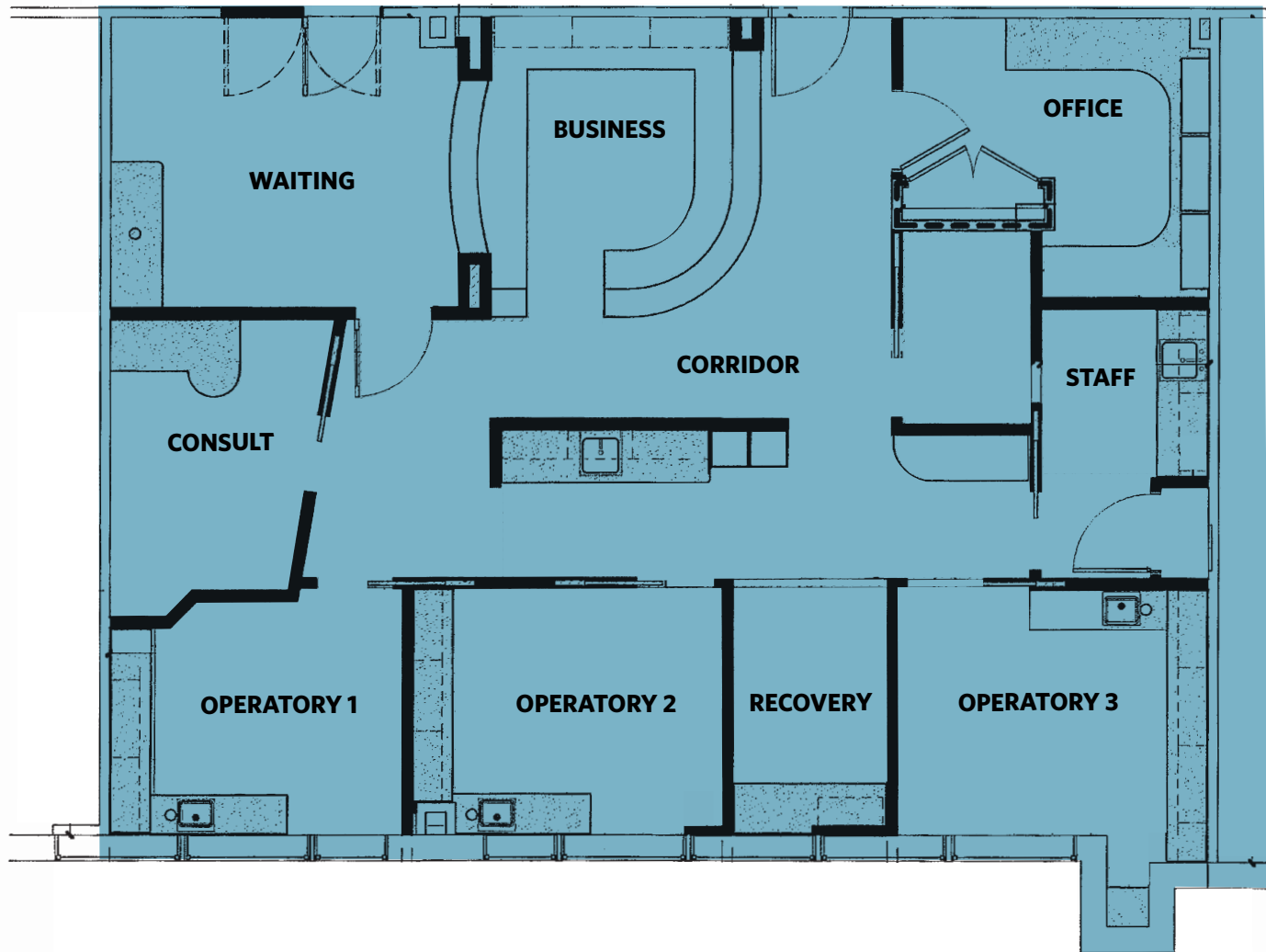
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2ND FLOOR - SUITE 203 | 1,614 SF



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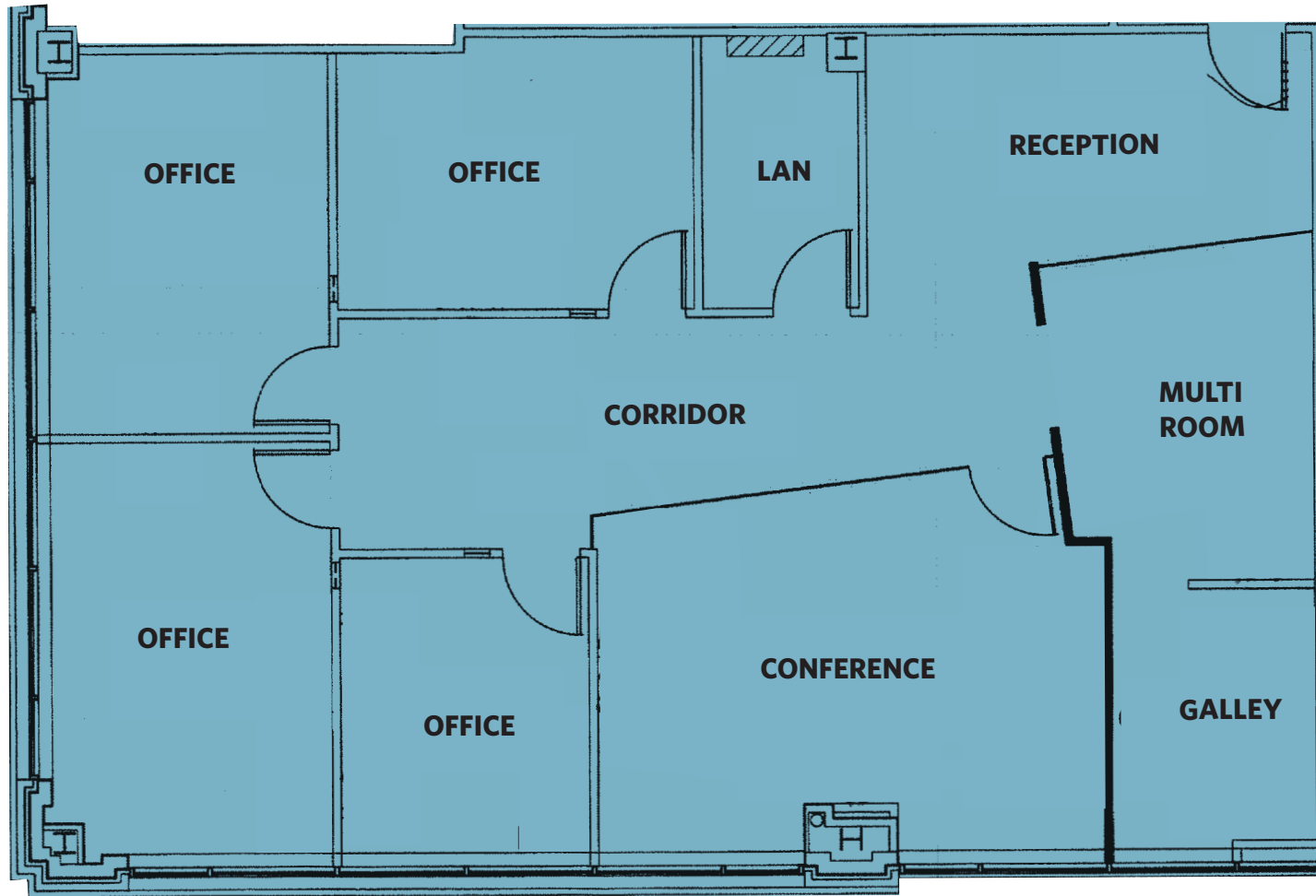
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2ND FLOOR - SUITE 205 | 1,801 SF



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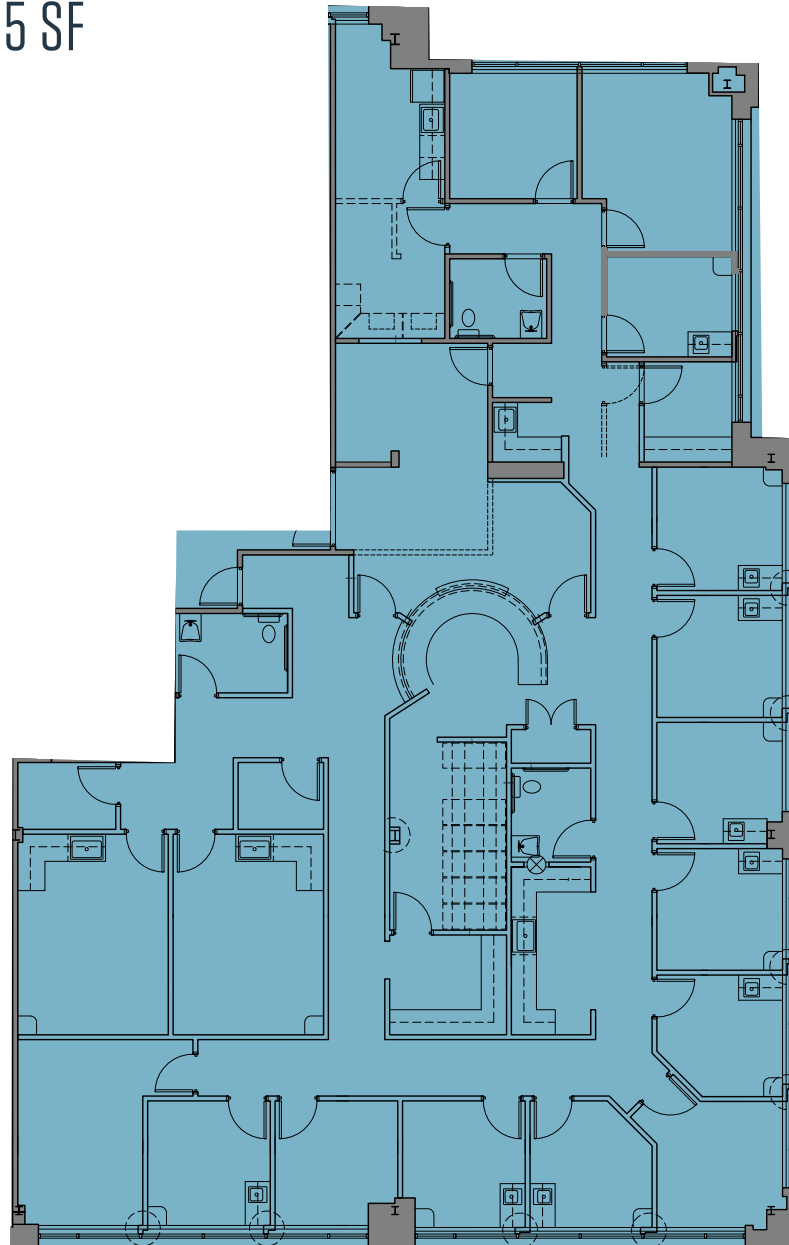
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2ND FLOOR - SUITE 219 | 5,075 SF



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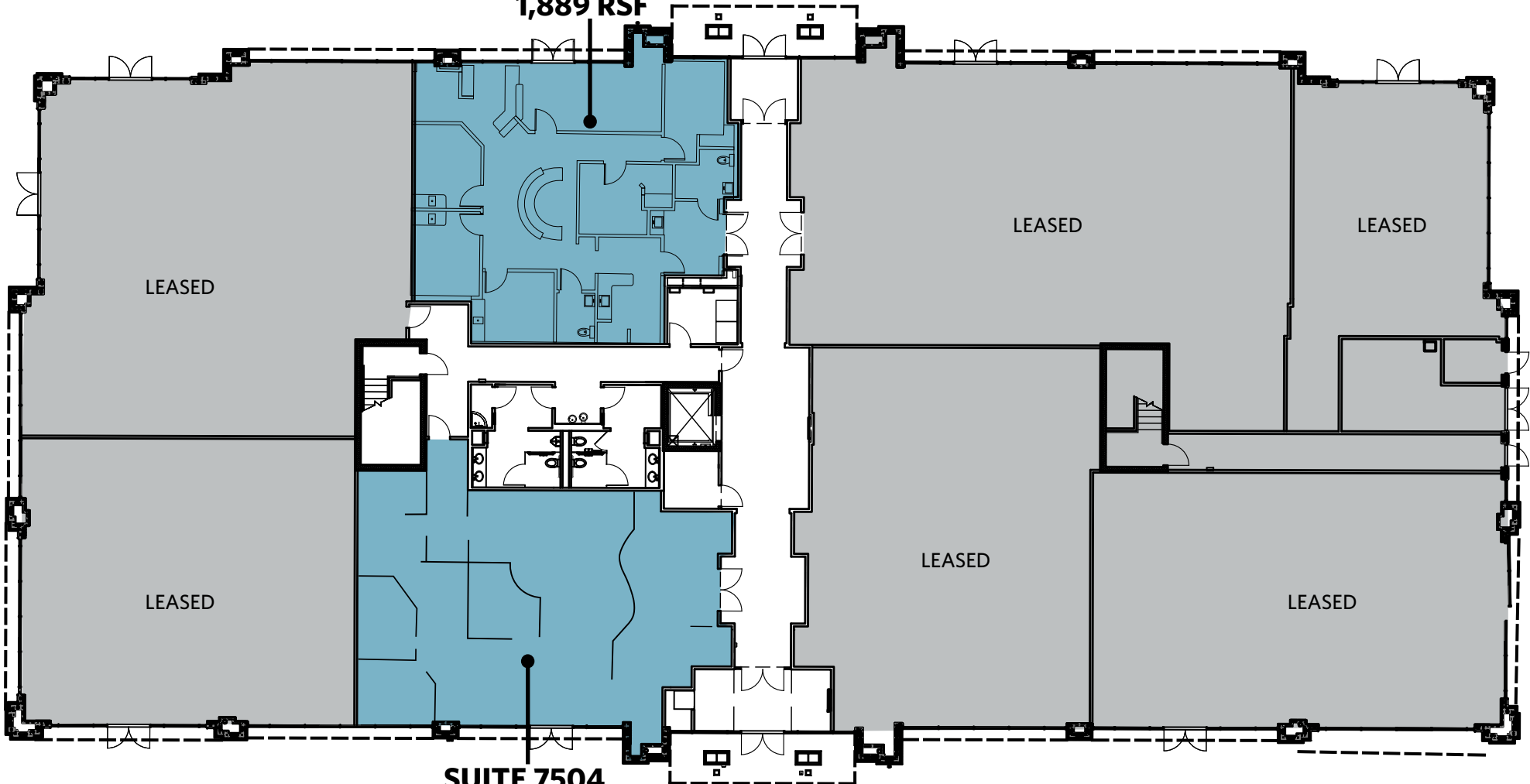
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FIRST FLOOR BLOCKING PLAN

**SUITE 7516  
AVAILABLE  
1,889 RSF**



**SUITE 7504  
AVAILABLE  
1,923 RSF**

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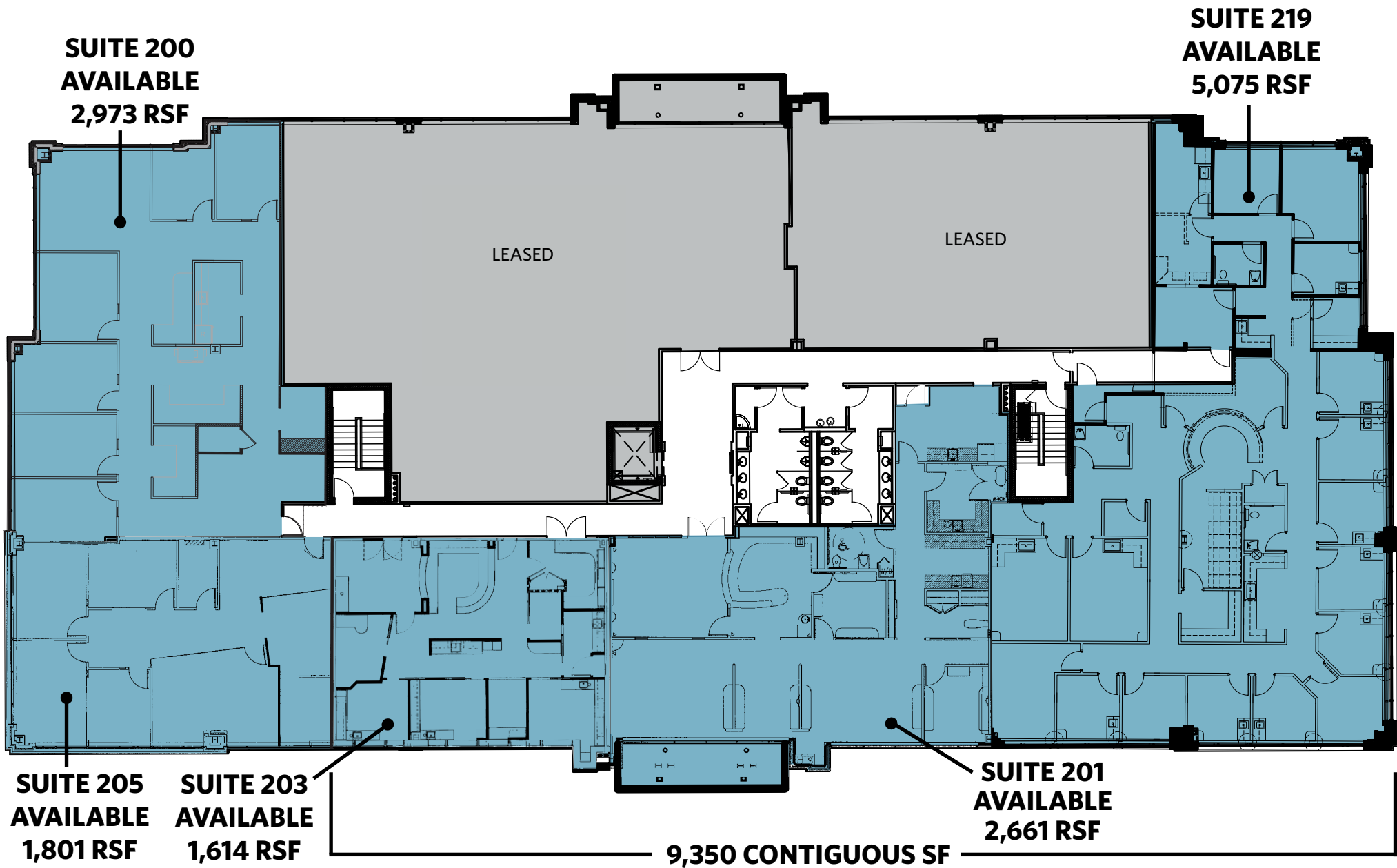
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# SECOND FLOOR BLOCKING PLAN



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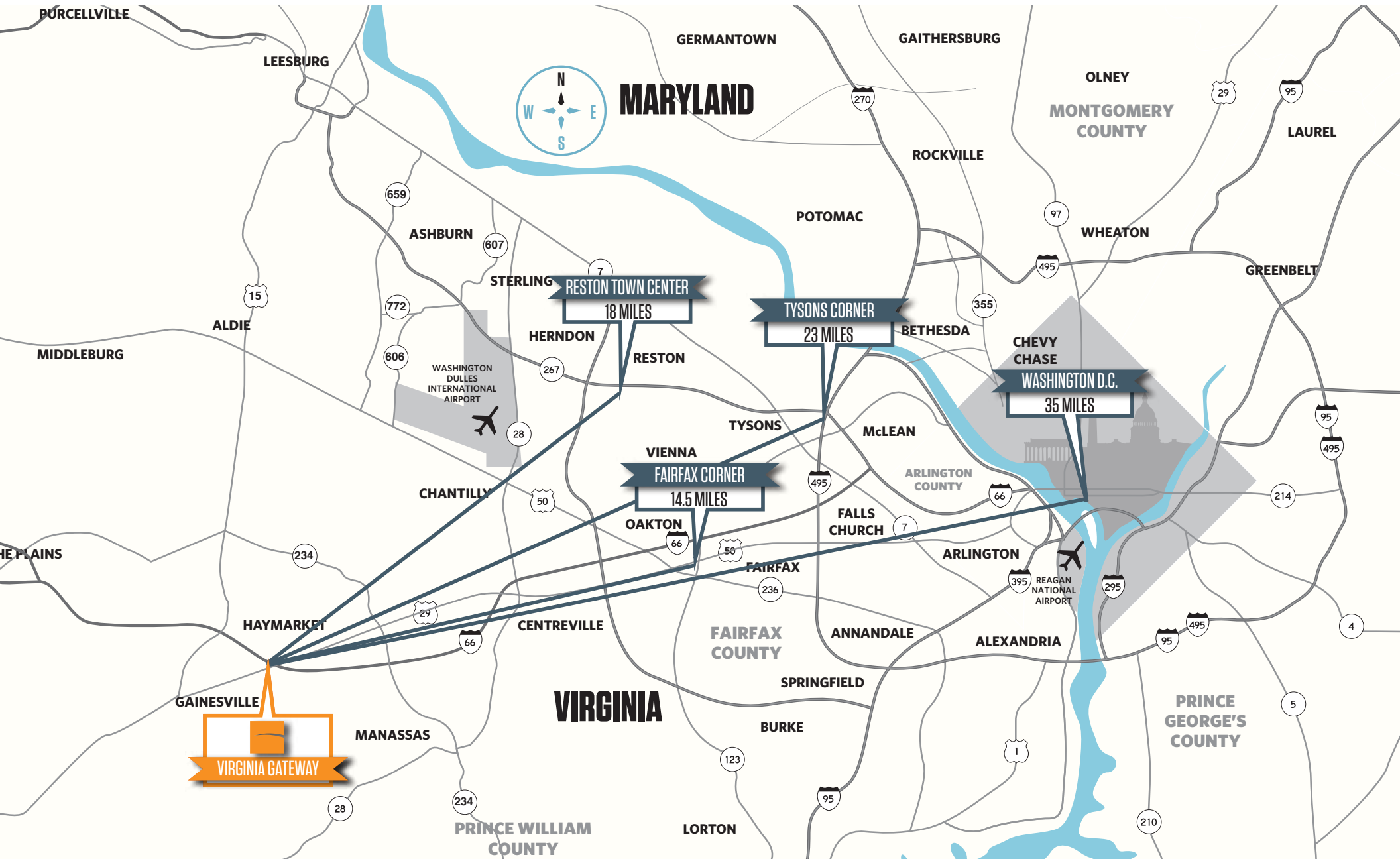
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# The Region



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## RESTAURANTS

1. IHop
2. Rockwood
3. Panera Bread
4. Paisano's Pizza
5. Potbelly
6. Passion Fin
7. Five Guys
8. MVP Bar & Grill
9. KFC
10. Taco Bell
11. El Tio Tex-Mex Grill
12. Burger King
13. Domino's Pizza
14. Out of the Blue
15. Chipotle
16. Buffalo Wild Wings
17. The Honey Baked Ham Co
18. Starbucks
19. Joe's Pizza & Sub
20. McDonalds
21. BJ's Restaurant & Brewhouse
22. Uncle Julio's Mexican
23. Mission BBQ
24. MOD Pizza
25. Cava
26. Trummer's Coffee & Wine Bar
27. Firebirds Wood Fired Grill
28. Nando's Peri-Peri
29. Smashburger
30. Bar Louie
31. Simply Desserts
32. Osaka Japanese Steakhouse
33. Outback Steakhouse

## SHOPS

34. Giant Food
35. Target
36. Home Goods
37. Best Buy
38. Total Wine & More
39. Walgreens
40. The UPS Store
41. AT&T
42. Game Stop
43. La-Z-Boy Furniture

44. Lowe's
45. Hobby Lobby
46. Five Below
47. Loft
48. J-Crew
49. CVS
50. Cubesmart
51. Advance Auto Parts
52. Enterprise Rent-A-Car

## HOTELS

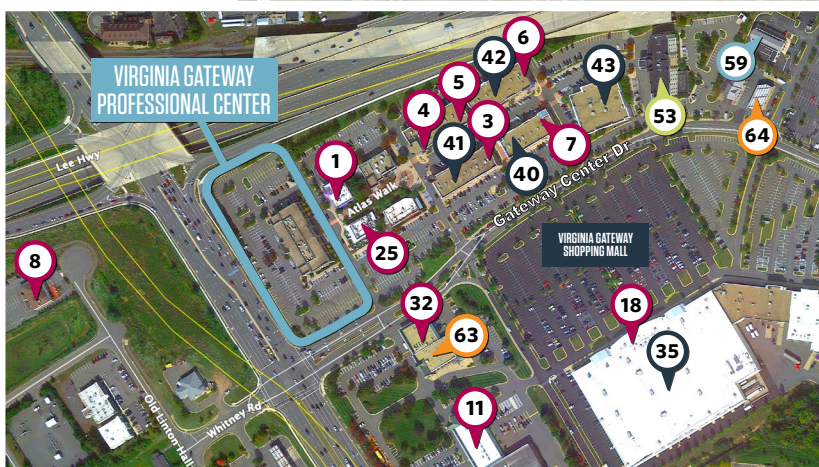
53. Hampton Inn
54. Woodspring Suites
55. Springhill Suites
56. Hillwood Sales

## BANKS

57. PNC Bank
58. BB&T
59. Capital One
60. The Fauquier Bank

## MISCELLANEOUS

61. Sunoco
62. 7 - Eleven
63. Virginia Tire & Auto
64. Shell
65. Orange Theory
66. Onelife Fitness
67. Movement Fitness
68. Lifetime
69. Pure Barre



MAP INSET OF SITE »

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