



Summary

Office Suites:

From 1,604 SF to 22,356 SF (Full Floor)

Lease Rate: \$25/SF Full Service

Property Highlights

- 24/7 HVAC Available
- Within 7-minute walk to Spring Hill Metro Station (Silver Line)
- 3.6 per 1,000 SF parking ratio.
- Free covered parking and dedicated visitor parking.
- On-site food service – Yido Ramen
- Local ownership and on-site management
- Easy access to the Dulles Toll Road
- Numerous walkable amenities



Demographics

2 Mile

5 Miles

10 Miles

| | | | |
|--------------------|-----------|-----------|-----------|
| Total Households: | 20,420 | 91,276 | 496,939 |
| Total Population: | 48,076 | 243,953 | 1,271,681 |
| Average HH Income: | \$176,262 | \$183,063 | \$165,554 |

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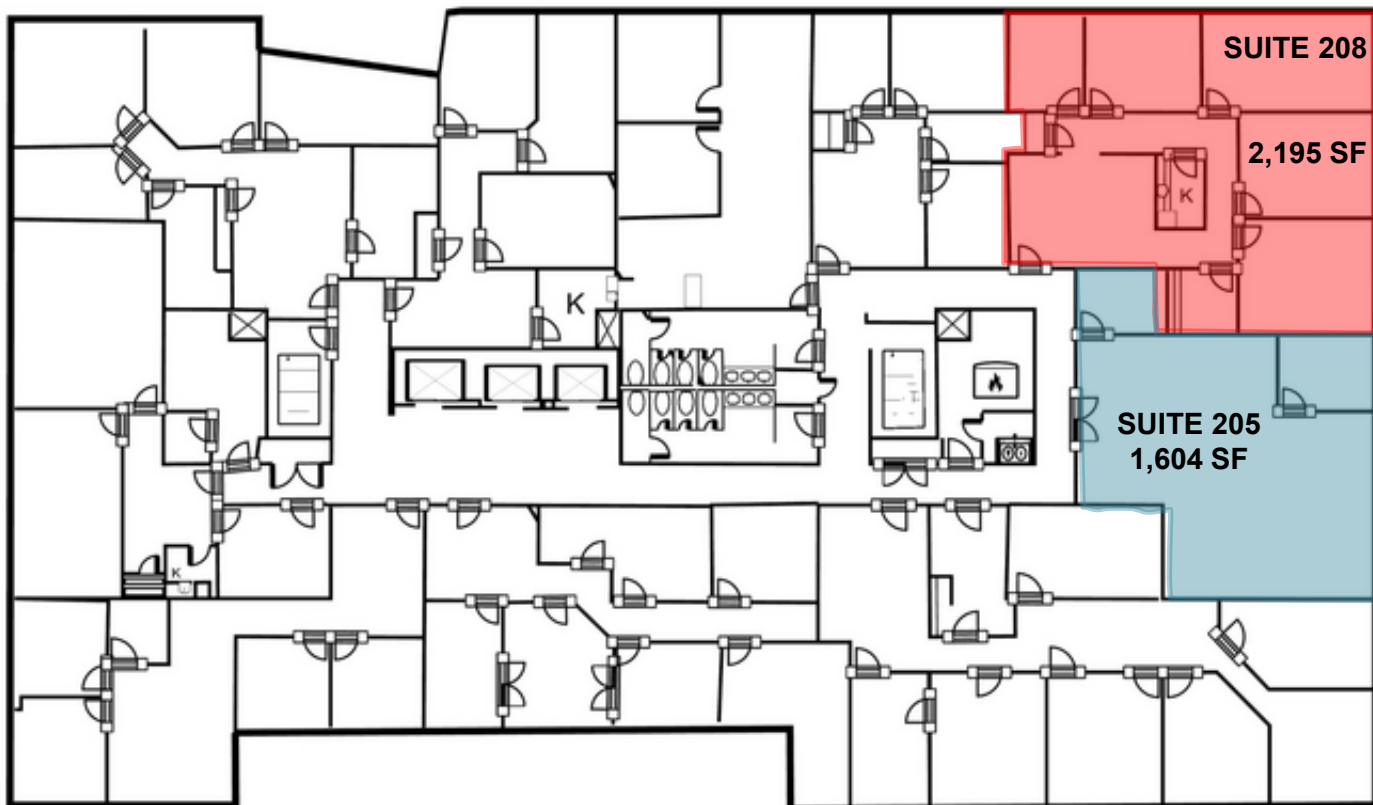
David Colvin
 703.435.4007 x 115
 dcolvin@veritycommercial.com

Jennifer Burke
 703.435.4007 x 118
 jburke@veritycommercial.com

Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com

FLOOR PLANS

SECOND FLOOR



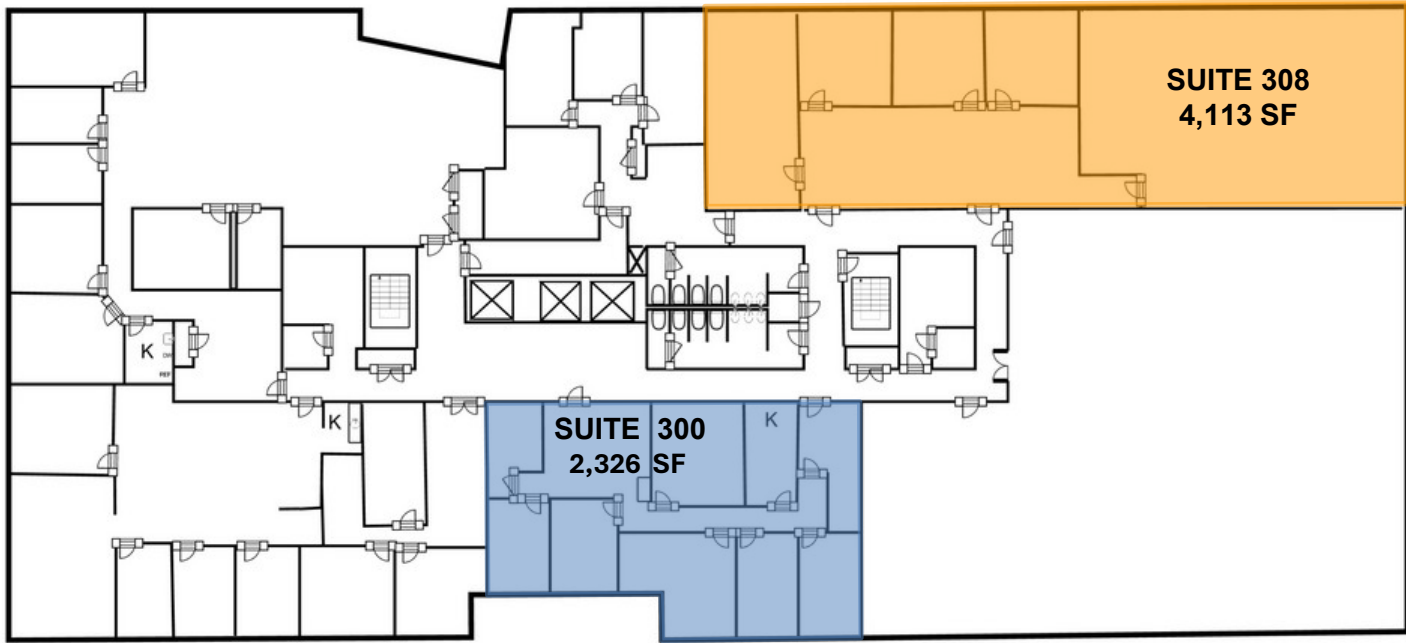
| FI – Suite | Size (SF) | Lease Rate |
|-----------------------|-----------|------------|
| 2 nd – 205 | 1,604 | \$25.00 FS |
| 2 nd – 208 | 2,195 | \$25.00 FS |

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THIRD FLOOR



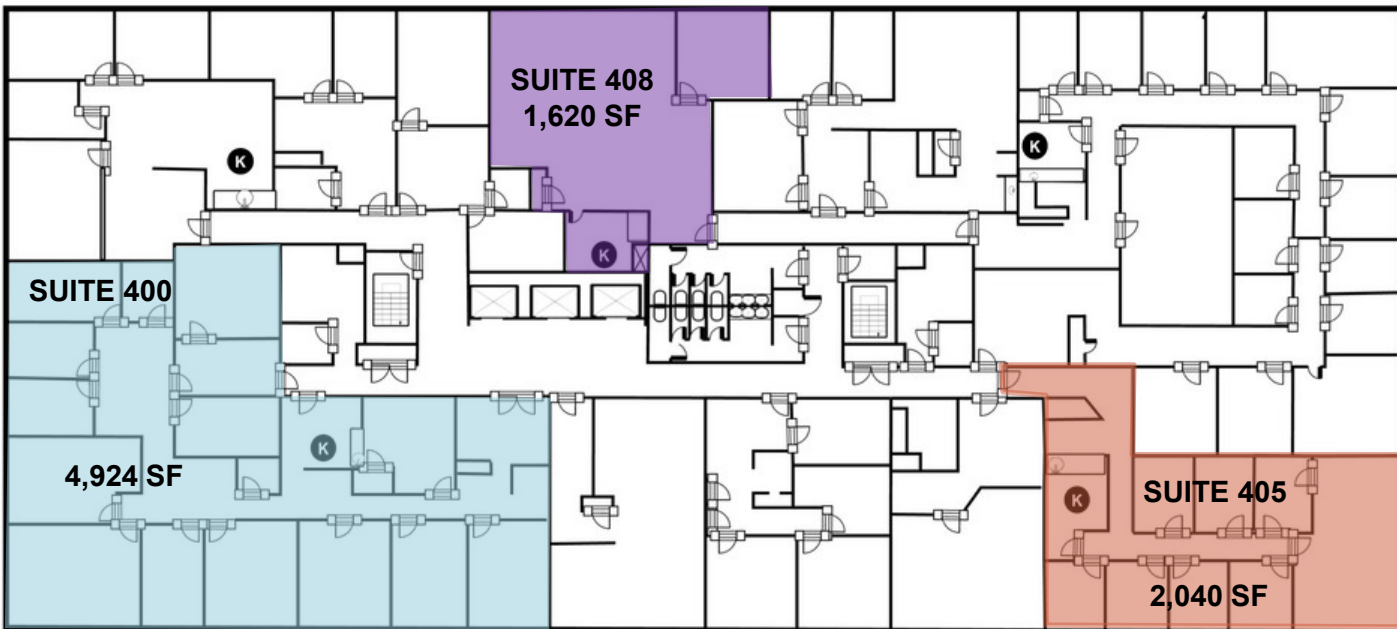
| FI – Suite | Size (SF) | Lease Rate |
|-----------------------|-----------|------------|
| 3 rd – 300 | 2,326 | \$25.00 FS |
| 3 rd – 308 | 4,113 | \$25.00 FS |

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FOURTH FLOOR



| FI – Suite | Size (SF) | Lease Rate |
|-----------------------|-----------|------------|
| 4 th – 400 | 4,924 | \$25.00 FS |
| 4 th – 405 | 2,040 | \$25.00 FS |
| 4 th – 408 | 1,620 | \$25.00 FS |

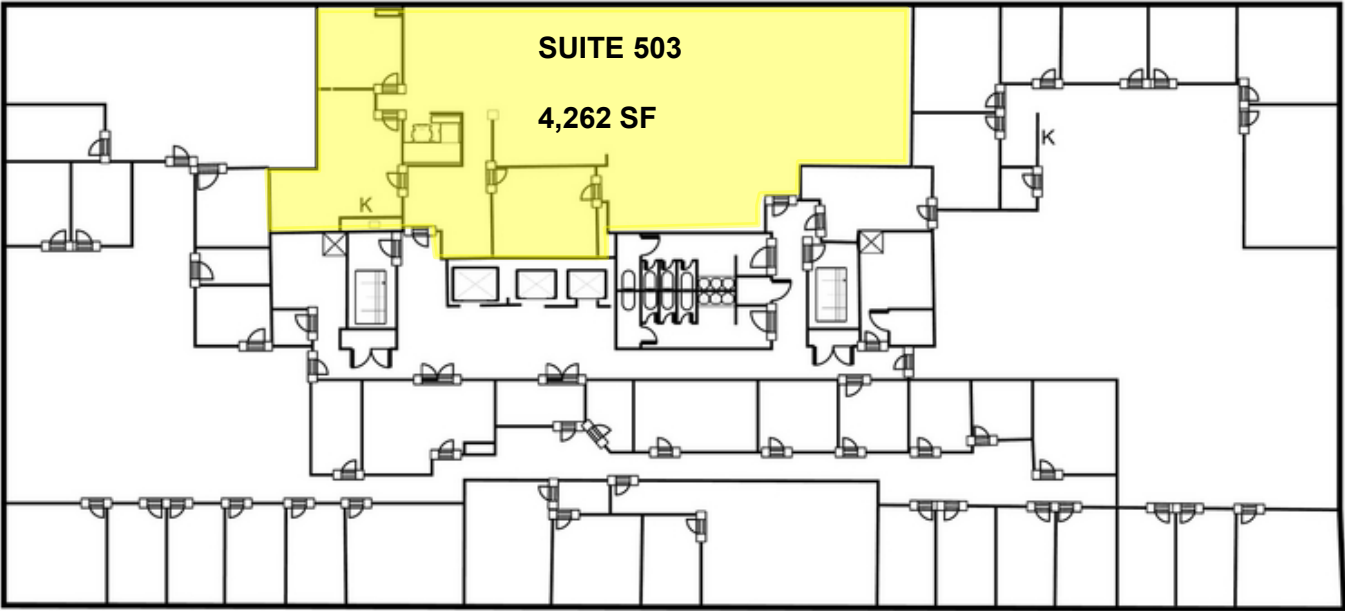
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FLOOR PLANS

FIFTH FLOOR



FI – Suite

Size (SF)

Lease Rate

5th – 503

4,262

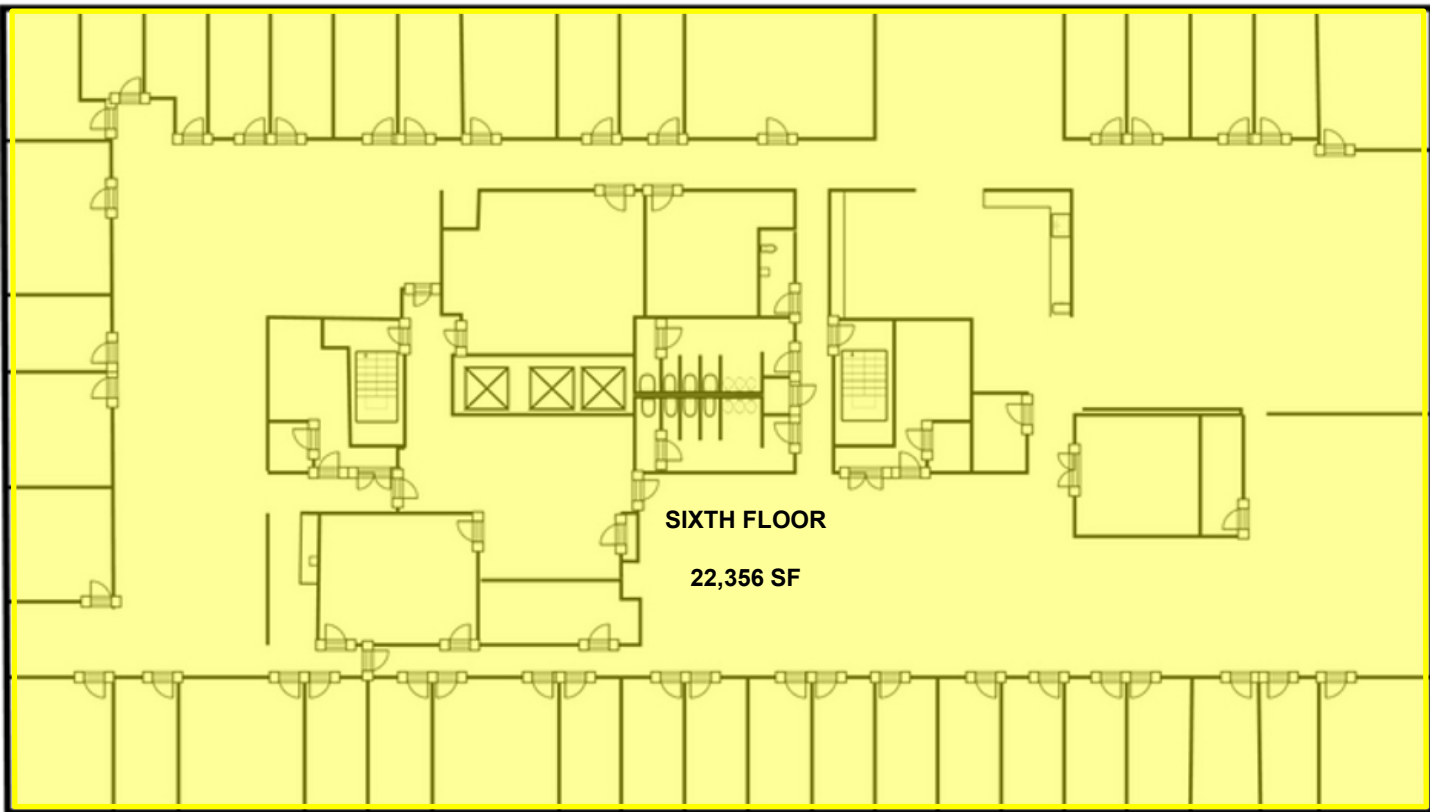
\$25.00 FS

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SIXTH FLOOR



FI – Suite

Size (SF)

Lease Rate

6th – 602

22,356

\$25.00 FS

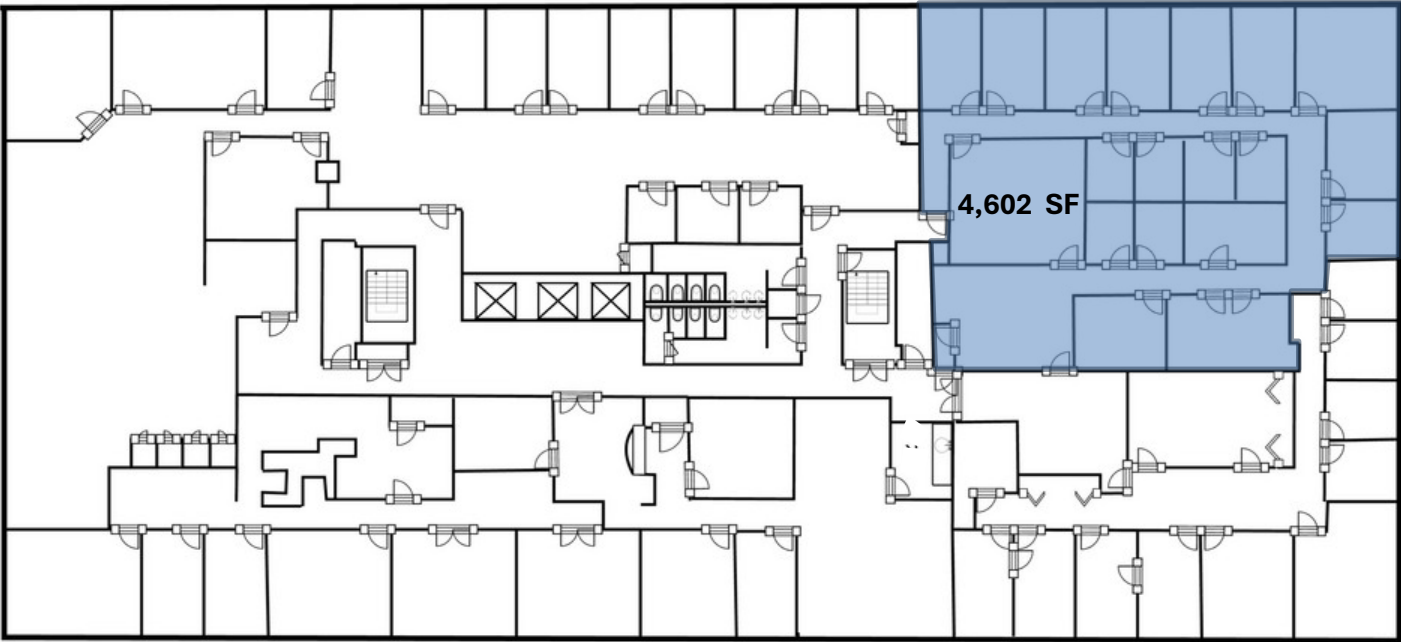
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FLOOR PLANS

SEVENTH FLOOR



FI – Suite

Size (SF)

Lease Rate

7th – NEW

4,602

\$25.00 FS

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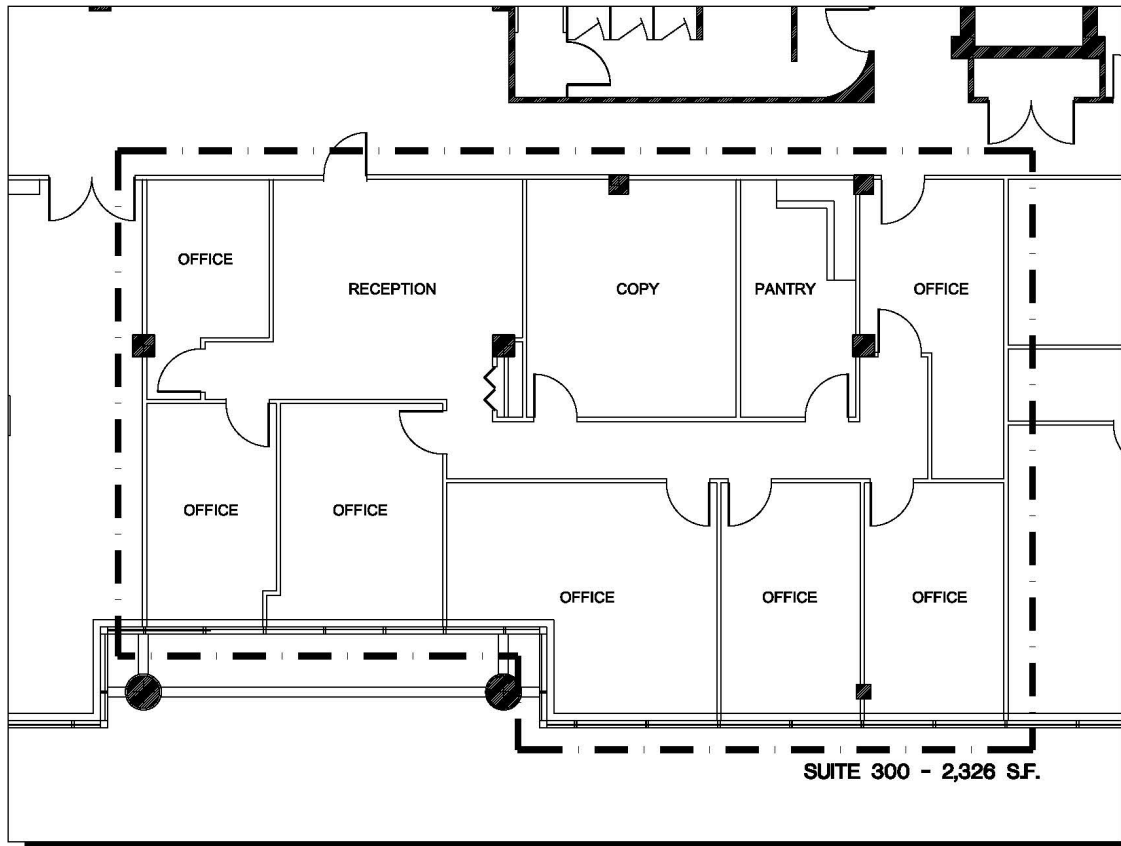
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Suite 300 Floor Plan

8500 LEESBURG PIKE, VIENNA, VIRGINIA



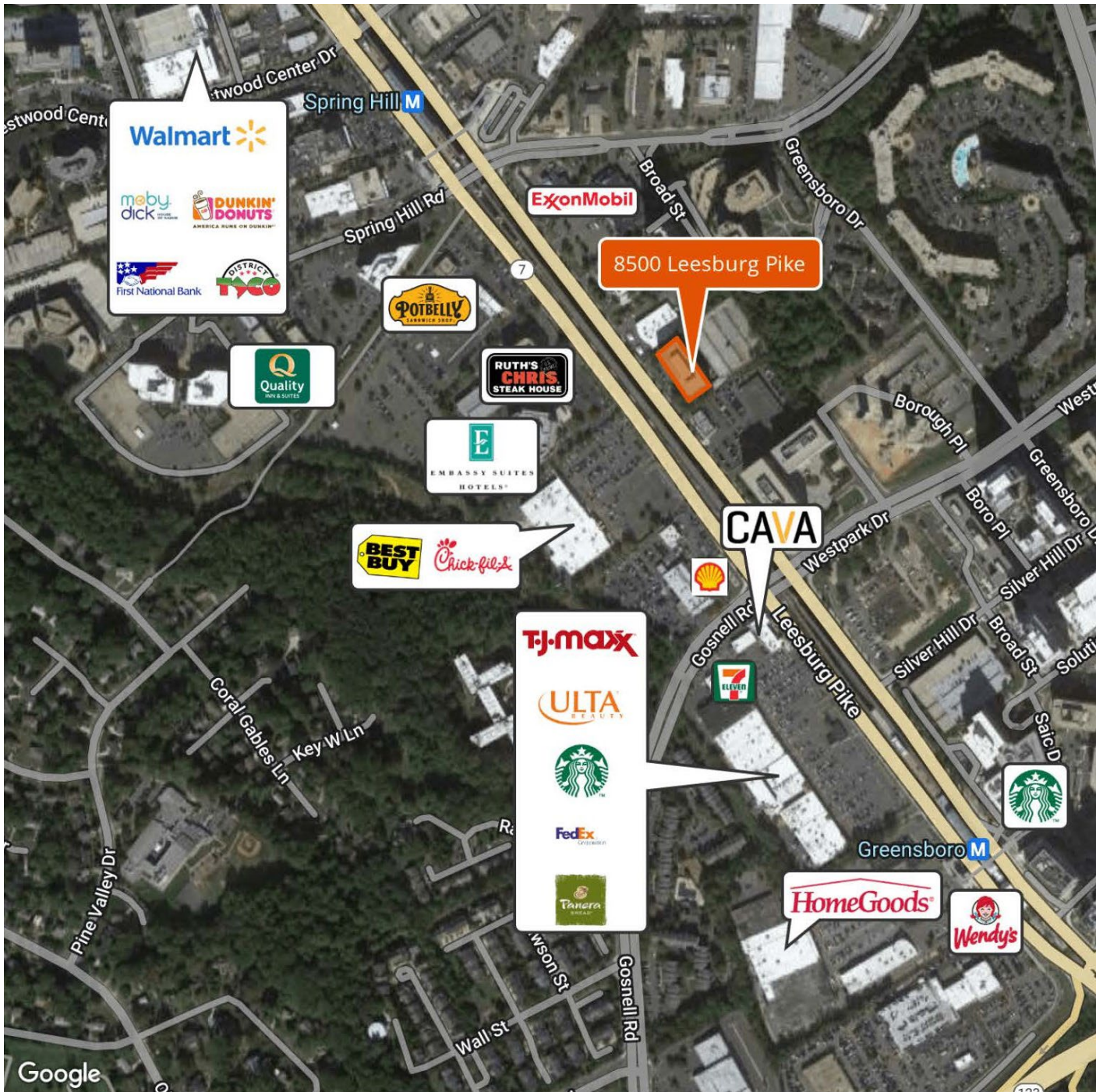
D-B-1

/ 3rd Floor
 / Suite 300
 As-Built Plan
 / 10.26.09
 Not to Scale

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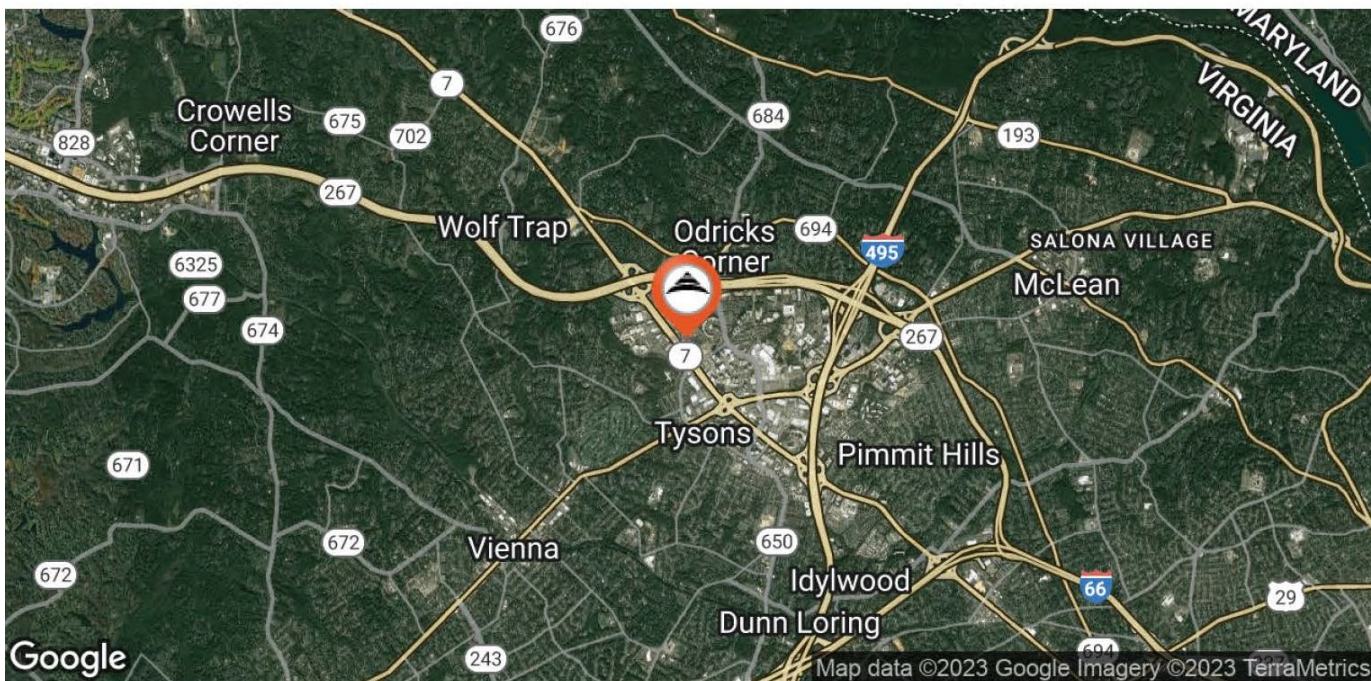
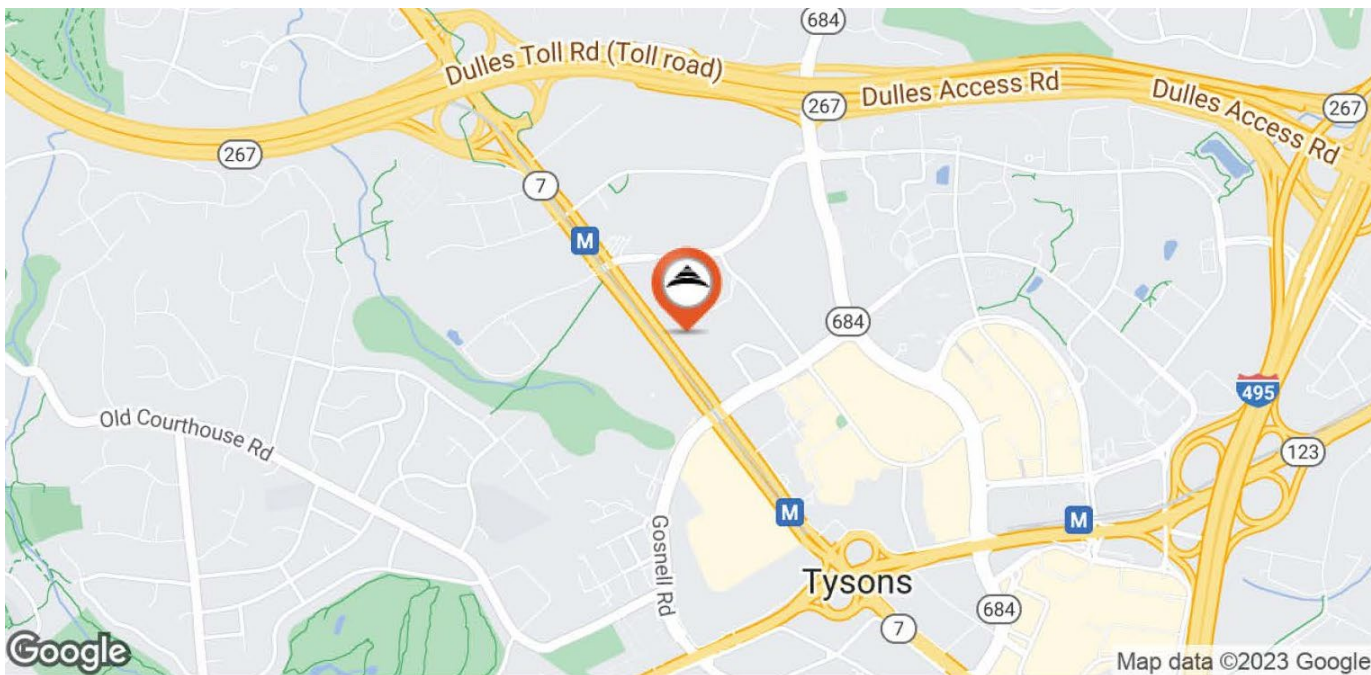
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