

**2750 Killarney Drive**  
Woodbridge, VA 22192, Northern Virginia

**LAKEPOINT BUSINESS PARK**



## PREMIER OFFICE SPACE AVAILABLE FOR SUBLEASE:

### Property Summary & Highlights:

2750 Killarney Dr, Woodbridge, VA 22192, Prince William County, Potomac Mills Submarket, Northern Virginia

Total Available: **5,400 Sq. Ft. (\$25 PSF Full Service Lease)**

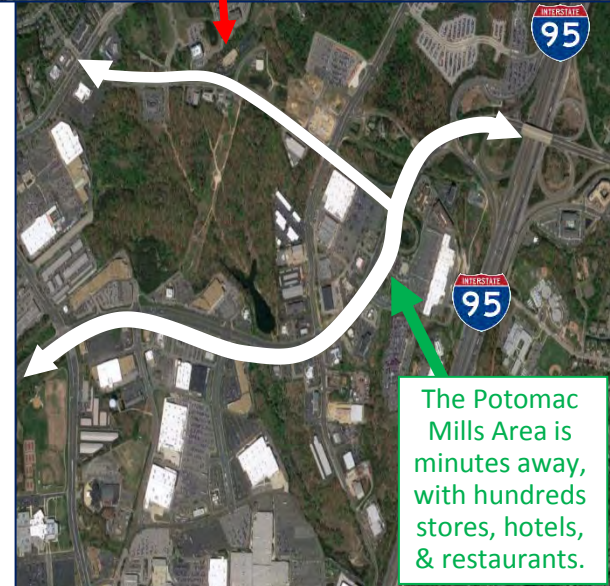
Building Size: 37,200 Sq. Ft., with one shared loading dock.

Sublease Term: October 2020, Available with 30 day notice

Prominently located on the second level, directly in front of the main entranceway, directly from the Two Story Lobby Atrium and with lobby exposure. With a visible and glass door entrance into the reception area, which connects to a Large and Modern Conference Room. Private window lined offices and Corner Offices. Large kitchen and break room. Situated in a highly visible business park, with a park like setting. Building Signage, with the best visibility on Caton Hill Rd. "Class A" finishes throughout the suite, shows well, handicap accessible. Abundant Parking. Outdoor Picnic Area. Upgraded common areas, restrooms finishes, showers and locker room.

### Area Amenities:

- Located near various restaurants, hotels and retail centers. Including Starbucks, Chick-fil-a & more, within a one mile distance.
- Costco, Sam's Club, Walmart & more, located only minutes away.
- Global Food, ALDI, Wegmans, Food Loin grocery stores and more, only a short drive away.
- Only minutes away from the Prince William Parkway, I-95 and Jefferson Davis Hwy / U.S. Route 1.



The Potomac Mills Area is minutes away, with hundreds stores, hotels, & restaurants.

**rlt**

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Photo Gallery:



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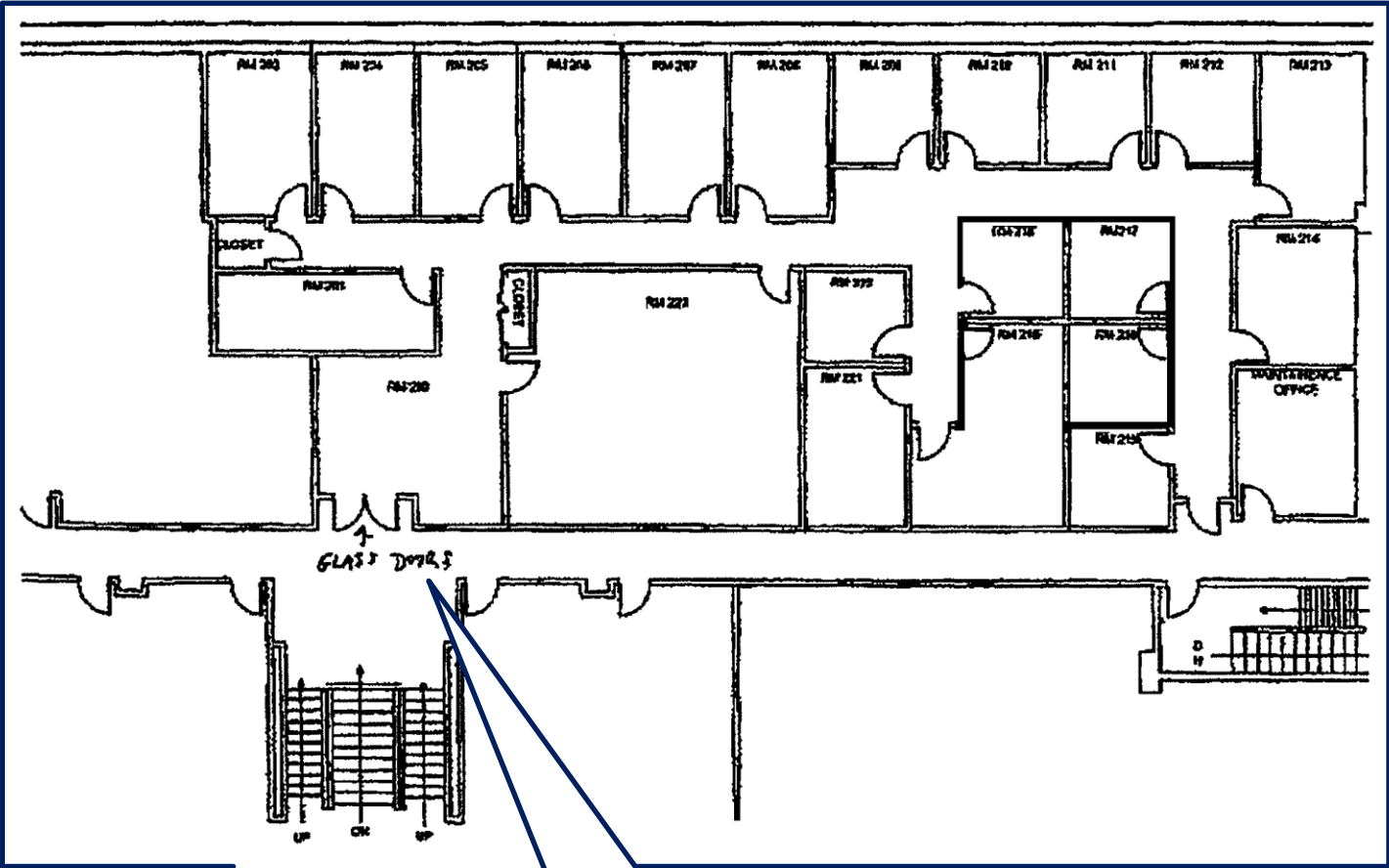
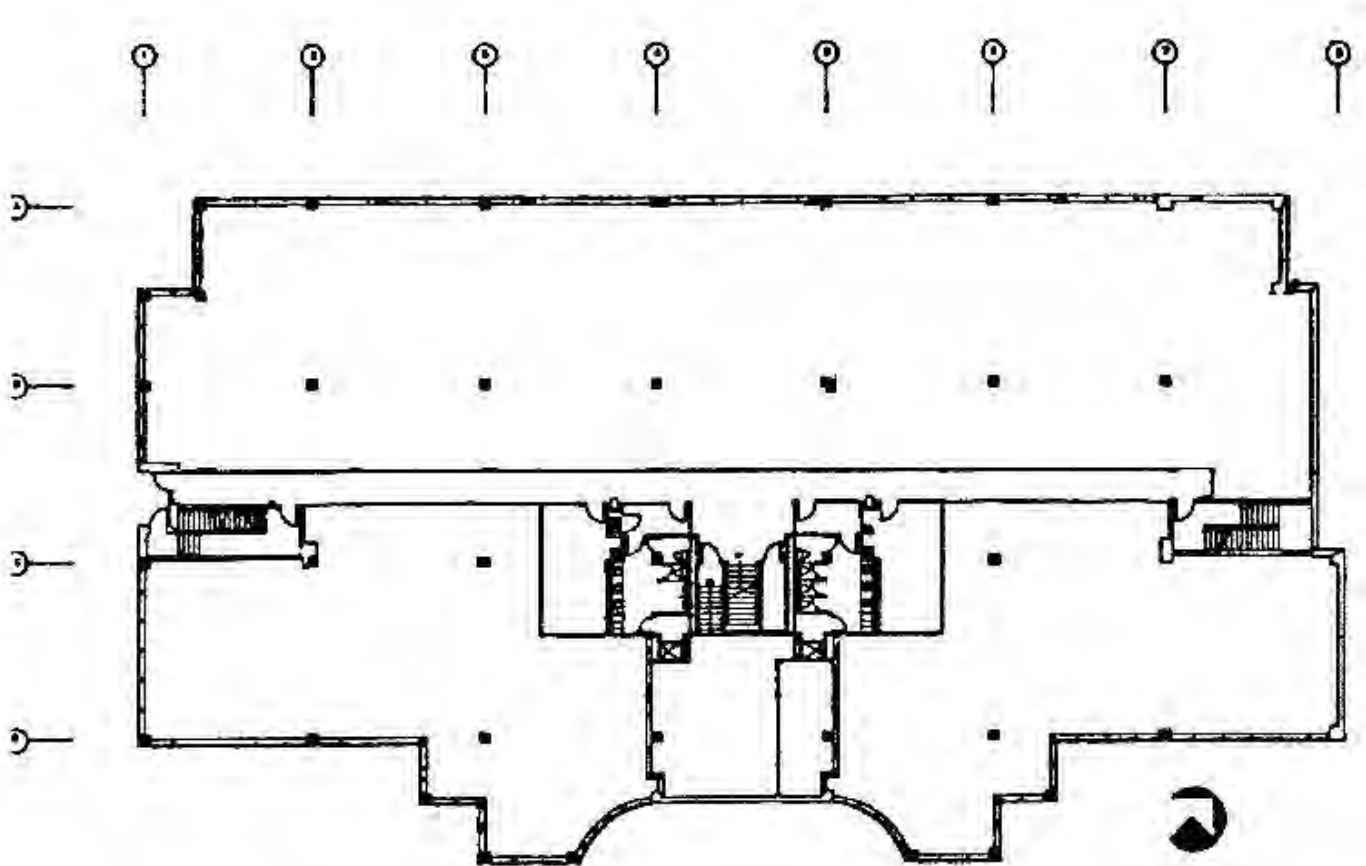
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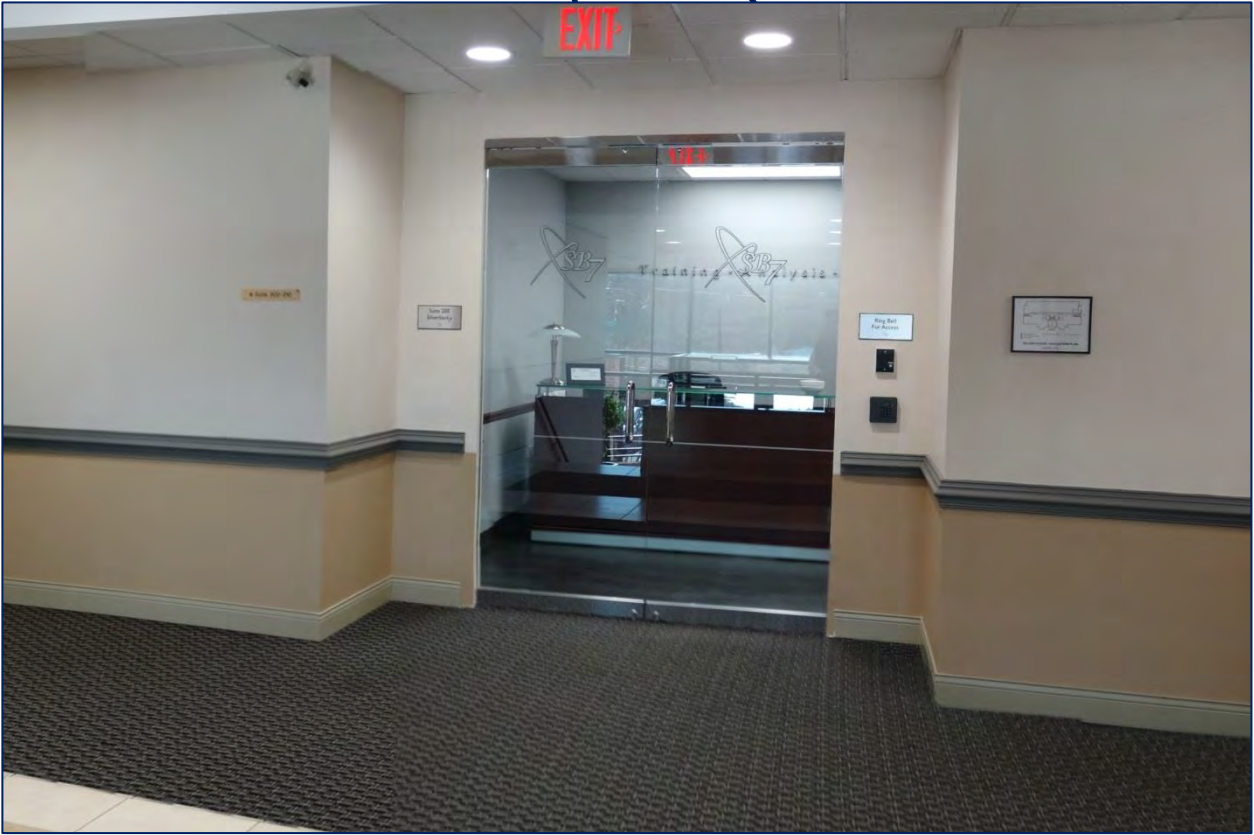
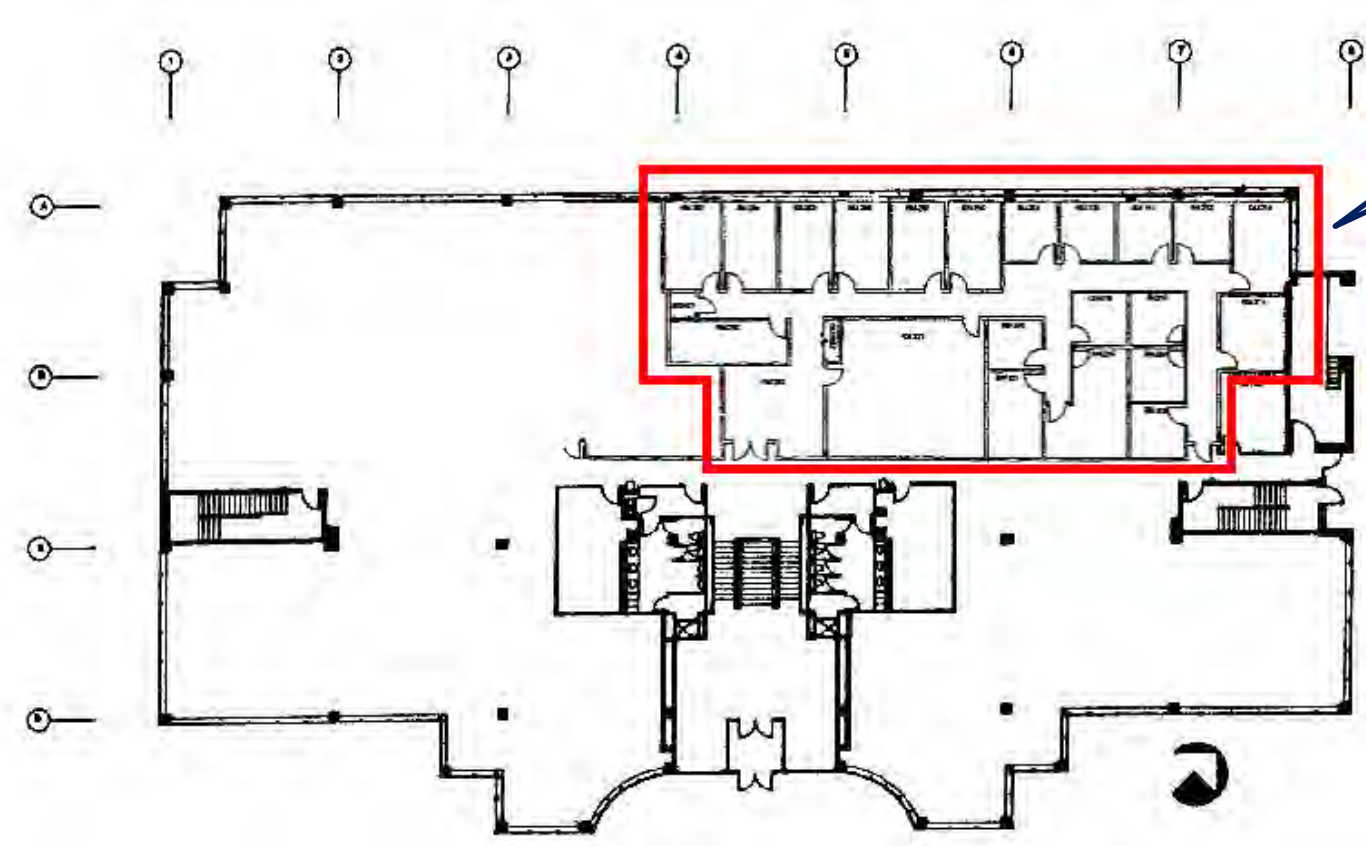


Floor Plans:

First Floor (Lower Level):



Second Floor (Main Level):



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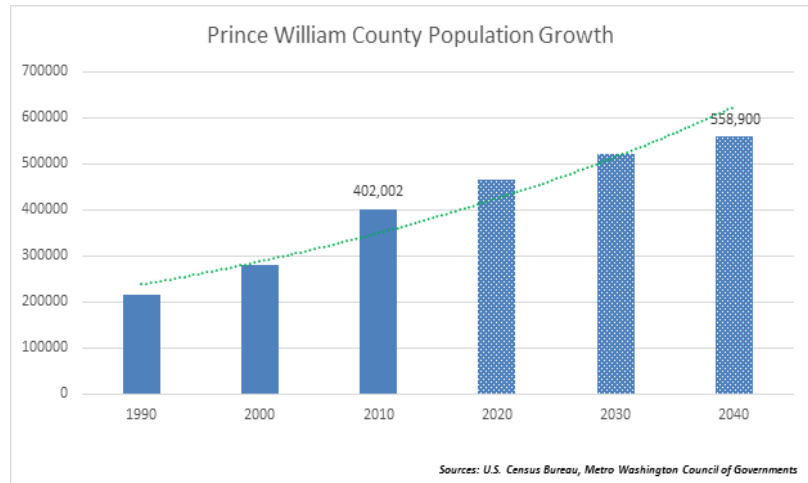
### Demographics

#### Population

A growing population is usually perceived as an advantage for economic growth. More residents imply greater investment in the youth, greater educational opportunities, greater innovation and purchasing of goods and services.

Prince William County's population has grown steadily due to the combined effects of migrant growth as well as organic growth. The County is the second largest and fourth fastest growing county in the state of Virginia by population. In the ten-year period to 2010, the County's population increased by 43% from 280,813 in 2000 to 402,002 in 2010. Moreover, continued growth is anticipated and the County's population is expected to approach 559,000 residents by 2040. Recent estimates suggest that as of December 2016, the County was already home to 454,238 residents.

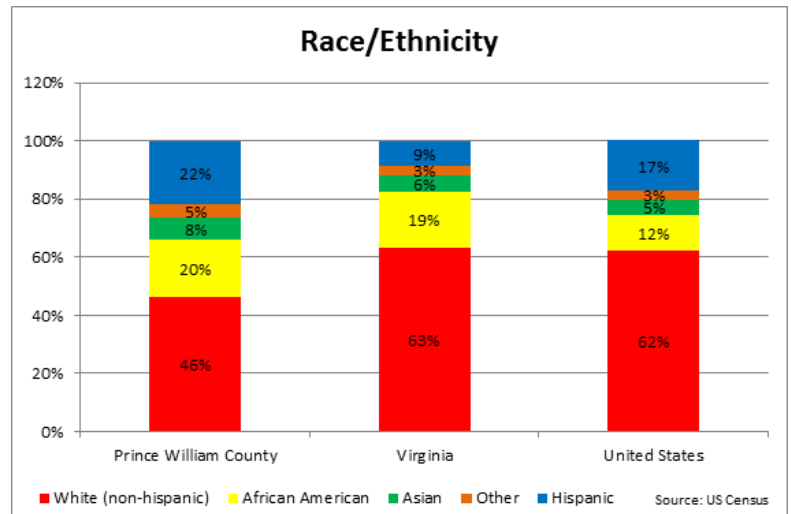
Prince William County's population is among the most rapidly growing in the region. Over the ten-year period 2000-2010, Prince William County population grew by 43% compared to the 18% in the Washington D.C. Metro Area, 13% in the state of Virginia and 10% overall for the United States.



#### Racial and Ethnic Makeup

Prince William County's racially and ethnically diverse population makes it one of the most globally represented communities in the region, offering potential employers a range of skill sets including a multi-lingual labor force. According to national daily newspaper, USA Today, "Prince William County is at the leading edge of a diversity explosion that is currently sweeping the USA".

More than half of the County's population is either African American, Hispanic, Asian or some other racial/ethnic background, which is substantially higher compared to the state of Virginia and United States. Prince William's percentage of Hispanic population (the fastest growing population in the United States) is also higher at 22% compared to the state of Virginia and the nation.



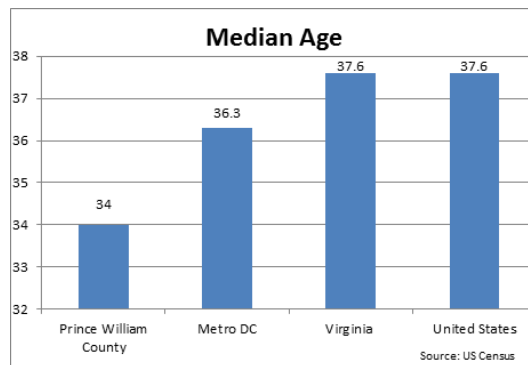
Multi-ethnic residents are helping boost the local economy by buying homes, opening businesses and supporting local enterprises. They enhance the historic richness of Prince William County by adding new languages, cultures, traditions and food.

#### Age and Age Distribution

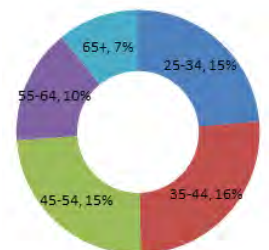
Prince William County's population reflects a relatively young, vibrant community. Its median age of 34 years is lower than that of neighboring jurisdictions, the state of Virginia as well as the United States.

More than half of the County's population (between ages 25-64) forms part of its current active labor force.

Moreover, Prince William's County percentage of its population 65 and over is lower at 7% compared with 12% for the state of Virginia and 13% for the entire United States.



#### Age Distribution



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## Quality of Life

Prince William County boasts the largest protected natural area in the Greater Washington, D.C. metropolitan region with over 16,000 acres. The County recognizes the integral role outdoor pursuits, recreation, wildlife and nature conservation play in the community by enriching the quality of life, influencing leisure time and contributing to the quality of clean air, water and natural beauty of the environment. As a community of choice, the County provides an oasis of outdoor sports, wildlife and nature conservation, with golf, camping, hiking, horseback riding, fishing and boating as the most popular leisure time activities.

Since 1977, the Prince William County Parks & Recreation Department has consistently provided premier leisure and recreation services that reflect the changing needs of Prince William County's growing diverse population, enhancing the community's quality of life. The department manages more than 4,000 acres of park land and recreational facilities, encompassing:

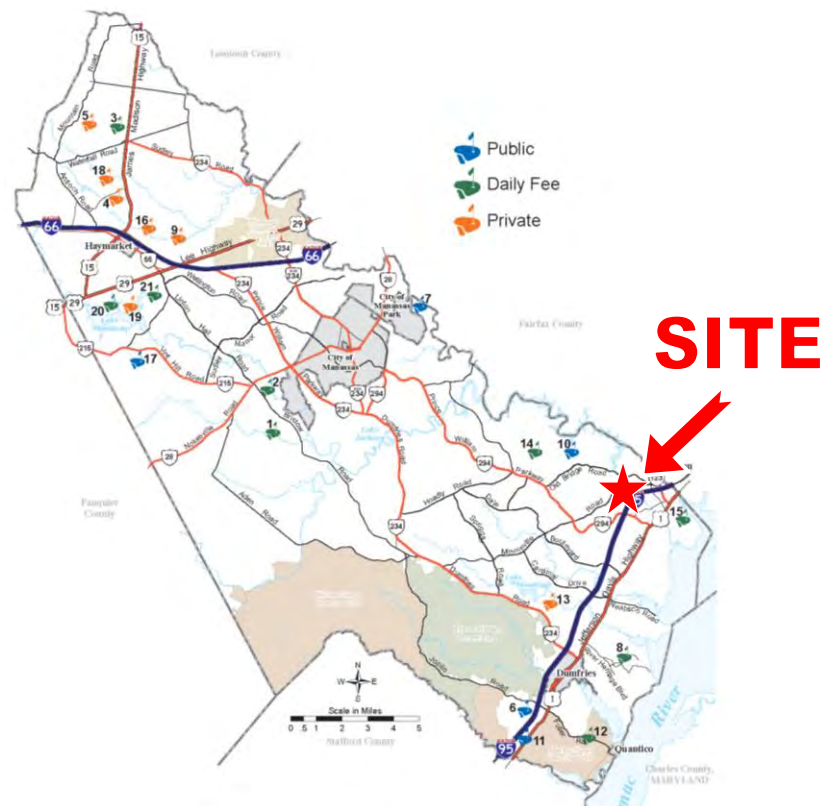
- Over 50 Parks
- 2 Water Parks
- 2 Fitness & Aquatic Centers
- 2 Community Centers
- Indoor & Outdoor Pools
- 3 18-Hole Golf Courses & Mini Golf
- Marina Facilities & Fishing
- 6 Sports Complexes
- Tennis, Racquetball & Basketball Courts
- Batting Cages
- Over 50 Miles of Trails, Greenways & Water Trails
- 2 Skate Parks
- 1 Dog Park

PWC Parks & Recreation has hundreds of conveniently located programs & activities for you and your family to enjoy year round.

## Golf Facilities in Prince William County, VA

With some 20 golf courses, which includes the first publicly accessible Jack Nicklaus Signature golf course at the new Potomac Shores Golf Club (Dumfries), it is estimated that the local golf industry alone generates some \$36 million in sales annually and employs over 700 people. In 2015 Prince William County hosted the Tiger Woods Foundation Quicken Loans National PGA Tour Golf Tournament.

1. Bristow Manor Golf Club
2. Broad Run Golf & Practice Facility 234
3. Bull Run Golf Club
4. Dominion Valley Country Club
5. Evergreen Country Club
6. Forest Greens Golf Club
7. General's Ridge Golf Course
8. Potomac Shores Golf Club
9. Heritage Hunt Golf and Country Club
10. Lake Ridge Park Golf Course
11. Locust Shade Park Driving Range & Mini-Golf
12. Medal of Honor Golf Course
13. Montclair Country Club
14. Old Hickory Golf Club
15. The Osprey's Golf Club at Belmont Bay
16. Piedmont Club
17. Prince William Golf Course
18. Regency at Dominion Valley Golf Course
19. Robert Trent Jones Golf Club at Lake Manassas
20. Stonewall Golf Club at Lake Manassas
21. Virginia Oaks Golf Club



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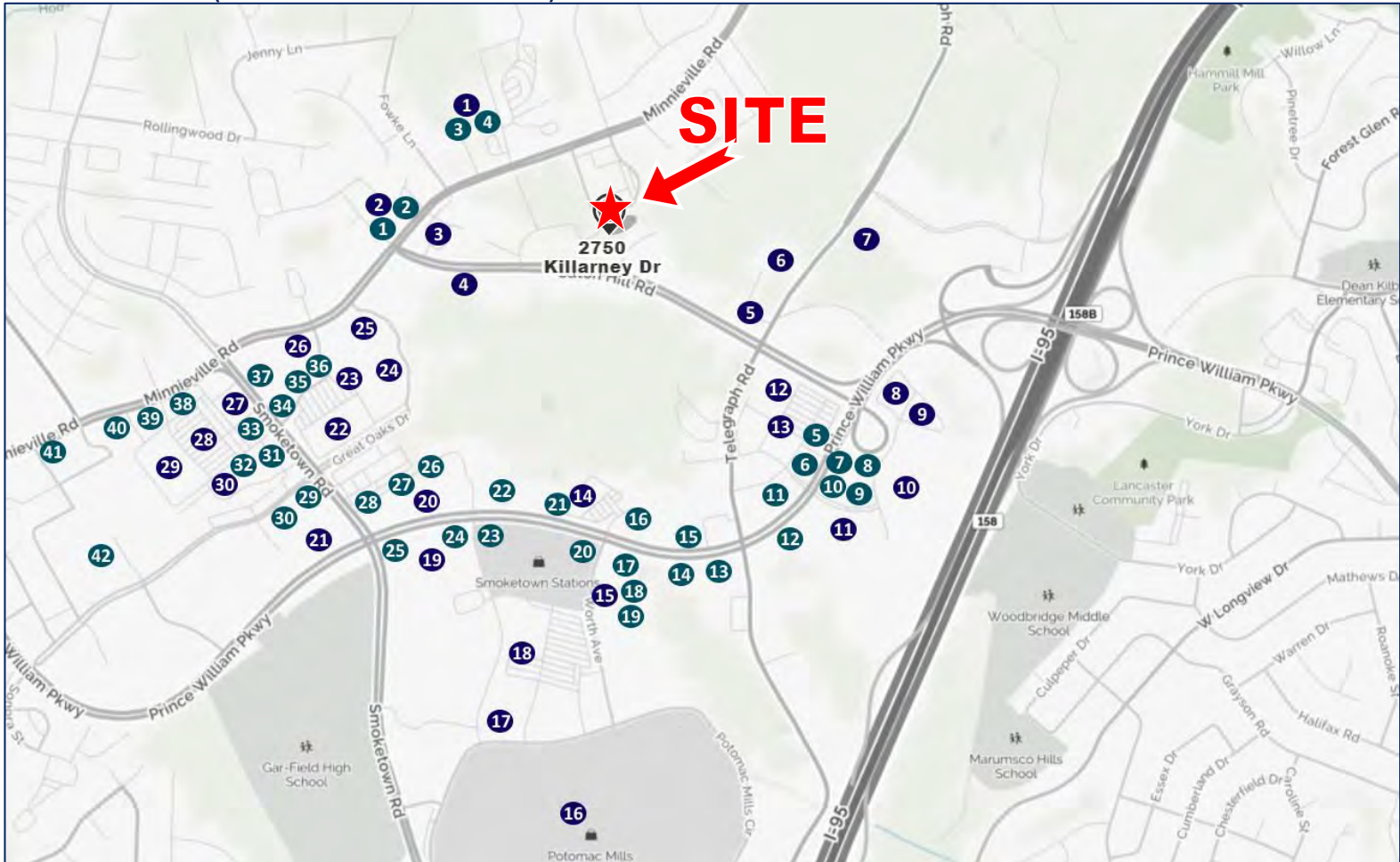
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LOCAL AMENITIES (WITHIN A ONE MILE RADIUS):



### RESTAURANTS AND EATERIES:

1. East Moon Asian Bistro
2. Afghan Grill Kabob
3. Prime Pizza & Grill
4. Guma Spicy Pies Factory
5. Wendy's
6. Famous Dave's Bar-B-Que
7. Red Lobster
8. Chick-fil-A
9. Starbucks
10. Cold Stone Creamery
11. Chipotle Mexican Grill
12. Smokey Bones Bar & Fire Grill
13. Chuy's
14. On The Border Mexican Grill
15. Hooters
16. UNO
17. TGI Fridays
18. Bento Cafe Sushi & Roll

19. Firehouse Subs
20. Starbucks
21. Panera Bread
22. The Bungalow Alehouse
23. McDonald's
24. Taco Bell
25. Noodles & Company
26. Old Country Buffet
27. Panda Express
28. Boston Market
29. El Paso Mexican Rstrnt
30. Babylon Woodbridge
31. Popeyes
32. Taste of Tandoor
33. IHOP
34. Fuddruckers
35. Five Guys
36. Cicis Pizza
37. Carrabba's Italian Grill

38. Arby's
39. KFC
40. Dunkin' Donuts
41. Applebee's Grill & Bar
42. Growling Bear Brewing Company

### SHOPPING / OTHER:

1. Minnieville S/C
2. Madison Farm S/C
3. Wawa
4. Virginia DMV
5. Sheetz
6. Telegraph Rd Commuter Lot
7. Horner Rd Commuter Parking Lot
8. Courtyard by Marriott Hotel
9. Residence Inn by Marriott
10. Parkway Crossing East S/C
11. Country Inn & Suites Hotel
1. Target

12. Target
13. Parkway Crossing West S/C
14. Best Buy
15. Smoketown Station 1 S/C
16. Potomac Mills
17. Sam's Club
18. Walmart Supercenter
19. Smoketown Station 3 S/C
20. Smoketown Station 4 S/C
21. Springwood Shopping Cntr
22. Home Depot
23. Center at Rollingwood S/C
24. Global Food
25. Kohl's
26. TD Bank
27. Wells Fargo Bank
28. Smoketown Plaza S/C
29. Lowe's Home Improvement
30. ALDI



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