



AVAILABILITY

- 1,360 SF
- Rate: **\$33.00 PSF Full Service**
- Fully built out professional services office
- Available Immediately

PROPERTY HIGHLIGHTS

- Surrounded by easily accessible walking amenities such as a diverse dining options and shopping.
- Abundant surface parking
- Plug and play 2nd generation office space ideal for a professional services or medical user
- 2nd level office with five private office's, reception area and a kitchenette
- Situated in the heart of downtown McLean with east access to I-66, Rt. 267, and the Capital Beltway

MARC TASKER, CCIM, SIOR

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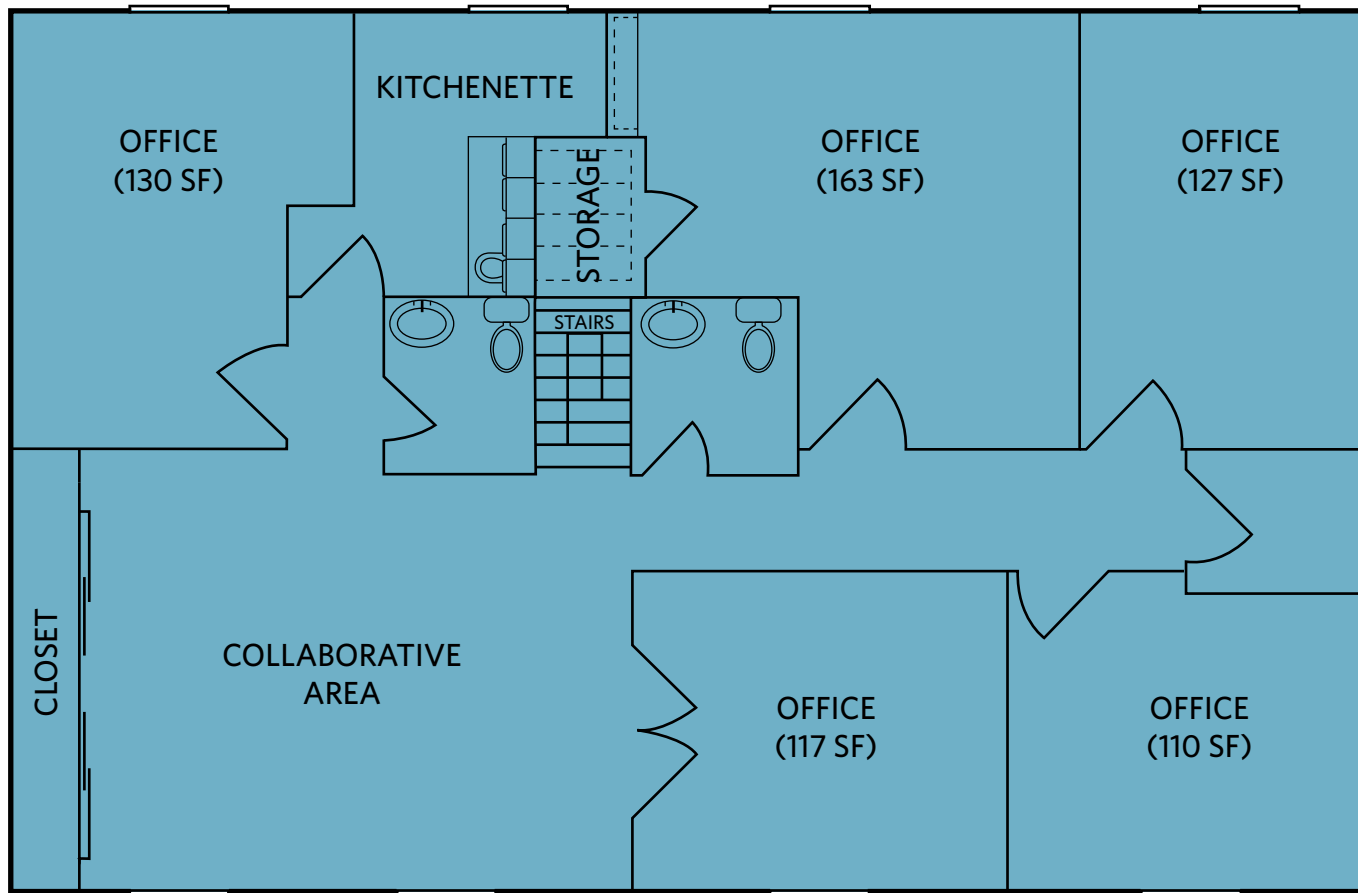
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FLOOR PLAN

1304 VINCENT PLACE

MCLEAN, VA 22101, FAIRFAX COUNTY



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1304 VINCENT PLACE

MCLEAN, VA 22101, FAIRFAX COUNTY

McLean

Fairfax County | Virginia

klnb

Google Earth Pro -
2018 Aerial Photograph

While we have no reason to doubt the accuracy of
any of the information supplied, we cannot,
and do not, guarantee its accuracy.



MCLEAN CENTER

LIDL



1304 VINCENT PL

33,670
(2022 ADT)

14,415
(2022 ADT)

21,700
(2022 ADT)

j. gilbert's
WOOD-FIRED STEAKS & SEAFOOD



moby dick
HOUSE OF PASTAS

Old Dominion Dr

Beverly Rd



15,600
(2022 ADT)



17,420
(2022 ADT)

Domino's



Chain Bridge Rd

CHIPOTLE
MEXICAN GRILL

FRESH Baguette

HAIR CUTTERY

CHAIN BRIDGE CORNER

Giant
CVS
Greenberry's
EST. 1952
COFFEE ROASTERS

MCLEAN SHOPPING CENTER

Total Wine & MORE
CAVA
Santini's
NEW YORK STYLE DELI
Advance
Auto Parts
CHOPT **ABC**

MCLEAN SQUARE

Orangetheory FITNESS
BALDUCCI'S
FOOD LOVERS MARKET
citibank
Robeks
Fruit Smoothies & Healthy Eats

11,380
(2022 ADT)

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CLICK TO VIEW PROPERTY WEBSITE

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