



OFFICE CONDO FOR LEASE

3302 OLD BRIDGE RD STE A/B

WOODBIDGE, VA 22192



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,619 SF office condo offers an excellent opportunity for your business with highly visible building signage capturing over 46,000 vehicles per day. Benefit from easy accessibility via I-95 and Route 123, ensuring convenient connections for employees and clients. Strategically located, this office condo presents an exceptional leasing opportunity for businesses seeking a prominent and accessible location in Woodridge.

PROPERTY HIGHLIGHTS

- 5,619 SF Office Condo
- Building Signage is visible to over 46,000 VPD
- Easy access by I-95 and Route 123
- Convenient to retail amenities at Dillingham Square, Lake Ridge Commons, and other retailers along Old Bridge Rd

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	5,619 SF
Building Size:	9,540 SF

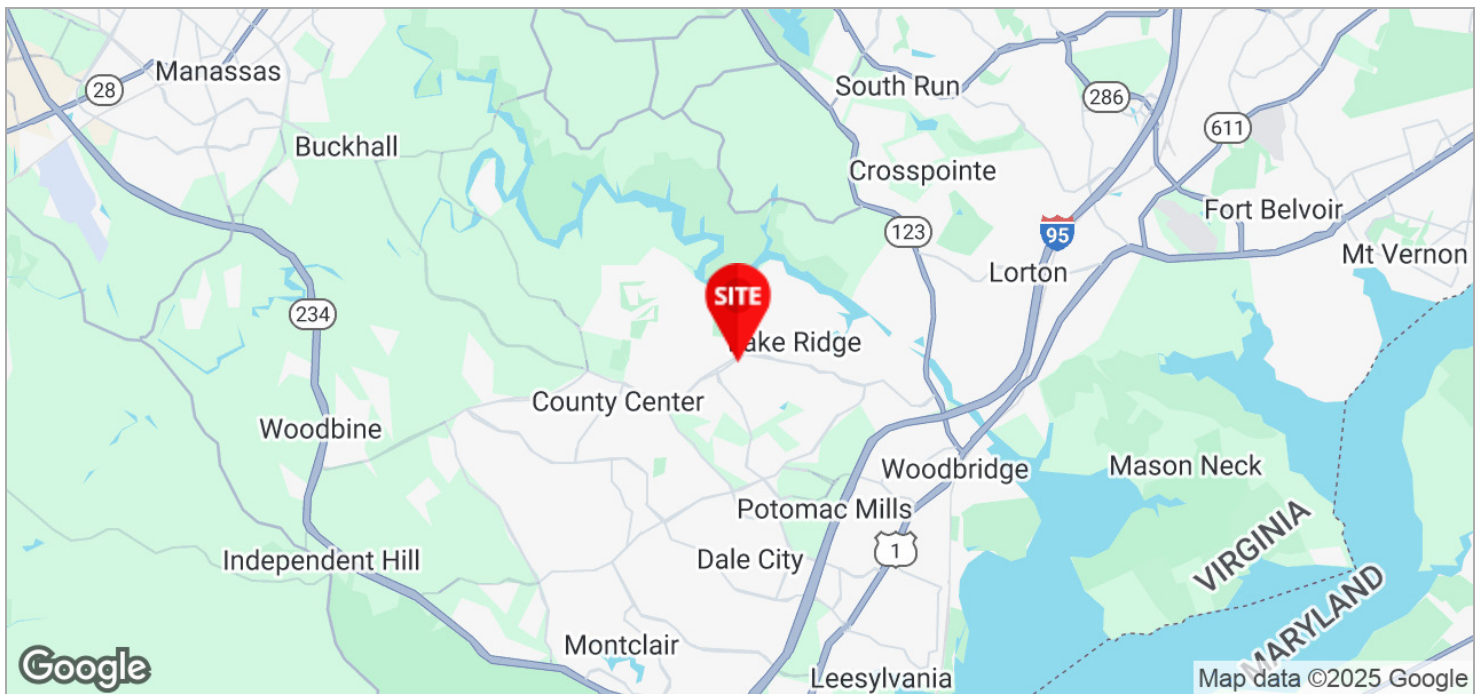
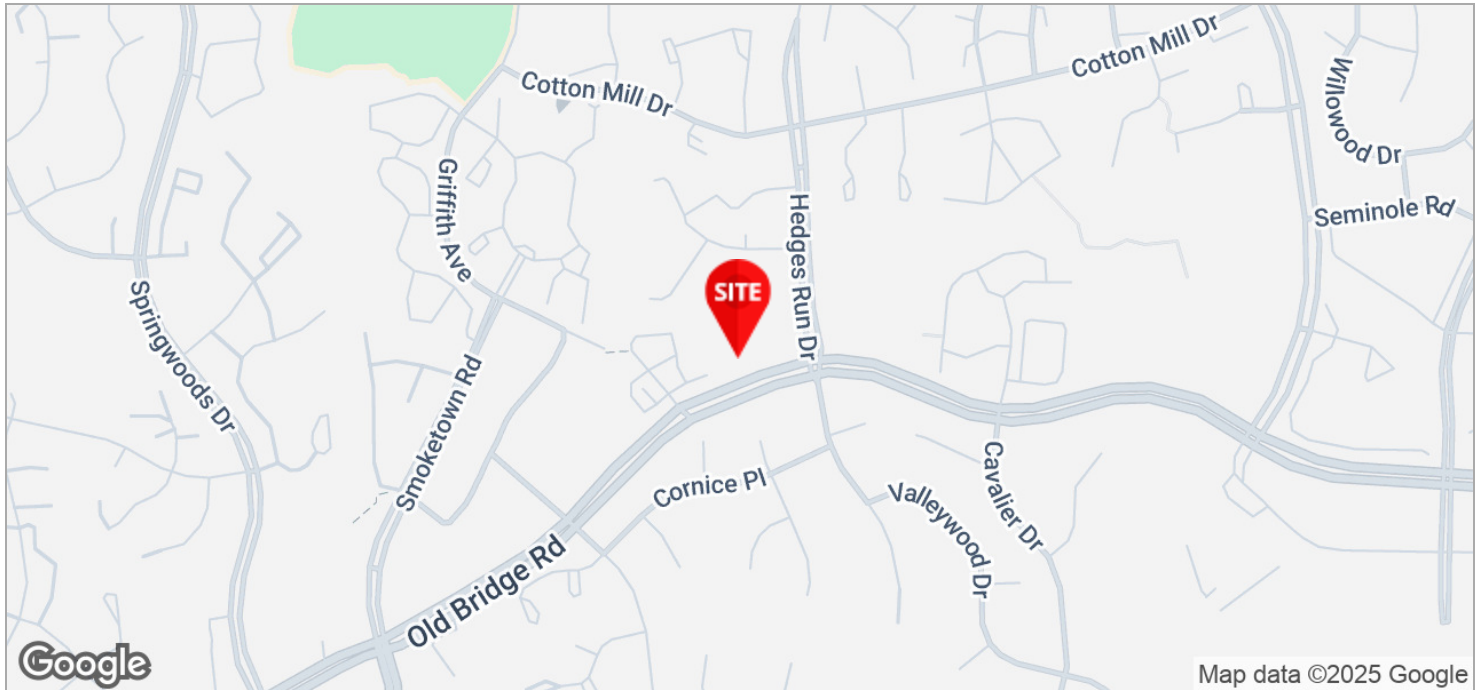
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,655	27,505	66,485
Total Population	18,741	83,111	207,869
Average HH Income	\$142,980	\$154,222	\$153,865

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ACCESS & RETAIL MAP





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