

OFFICE FOR LEASE

5803 ROLLING RD,
SUITE 201
SPRINGFIELD, VA

REPRESENTED BY

CAMERON COLEMAN

(540) 785.3368

ccoleman@coldwellbankerelite.com

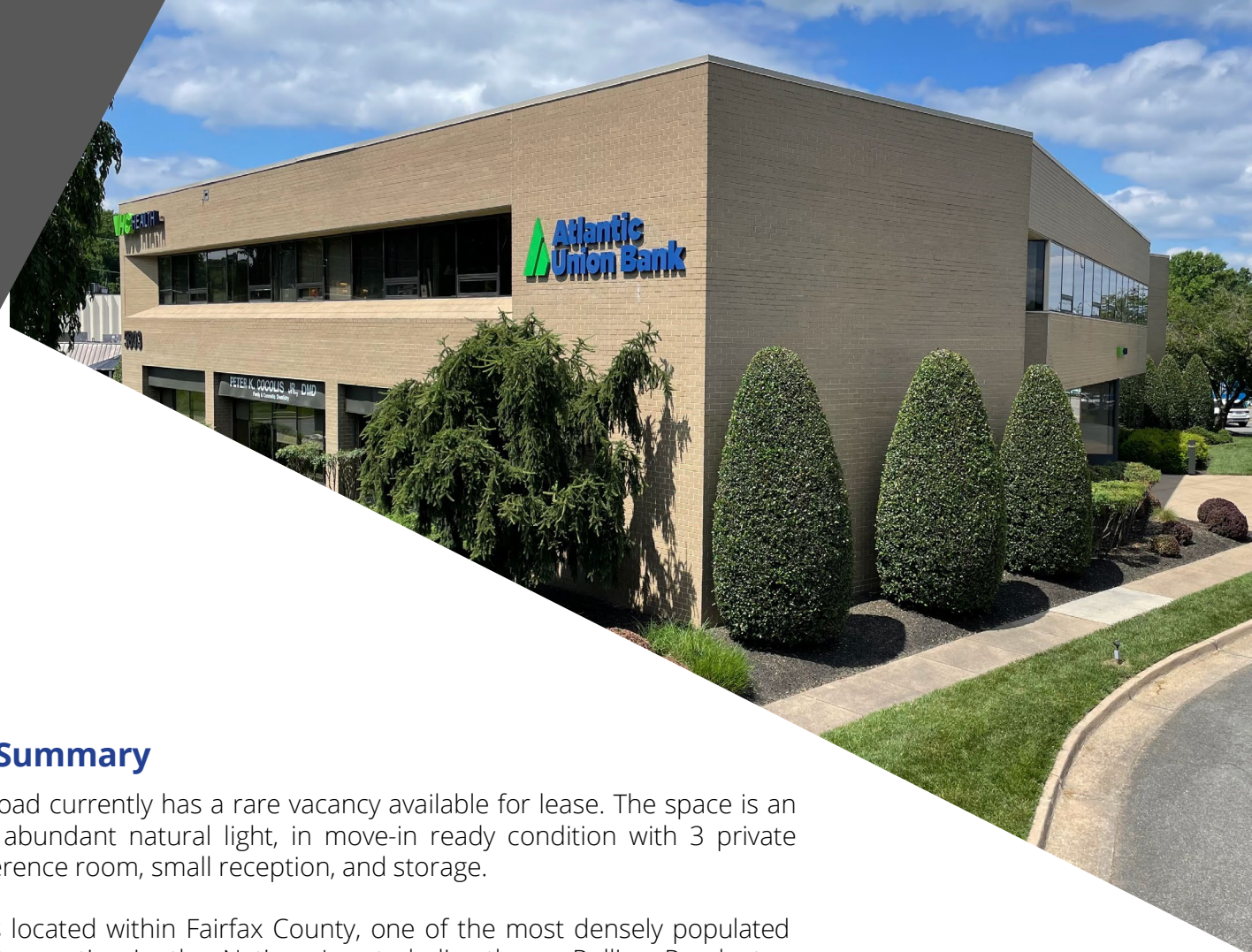


**COLDWELL BANKER
COMMERCIAL
ELITE**

5803 ROLLING RD,
SUITE 201
SPRINGFIELD, VA

1,574 RSF Available

- Corner Suite
- Abundant Natural Light
- Convenient Location



Executive Summary

5803 Rolling Road currently has a rare vacancy available for lease. The space is an end unit with abundant natural light, in move-in ready condition with 3 private offices, 1 conference room, small reception, and storage.

The building is located within Fairfax County, one of the most densely populated and wealthiest counties in the Nation. Located directly on Rolling Road at a signalized intersection with traffic counts exceeding 31,000 VPD, the building has great visibility and easy access. The surrounding area has 290,308 people living within a 5 mile radius with a highly educated workforce and college degree attainment of over 69%. This building also benefits from its proximity to major transportation routes, it is just over 4 miles from I-95, I-395 and I-495 at the “mixing bowl” and is also within a 20 minute drive of Regan National Airport.

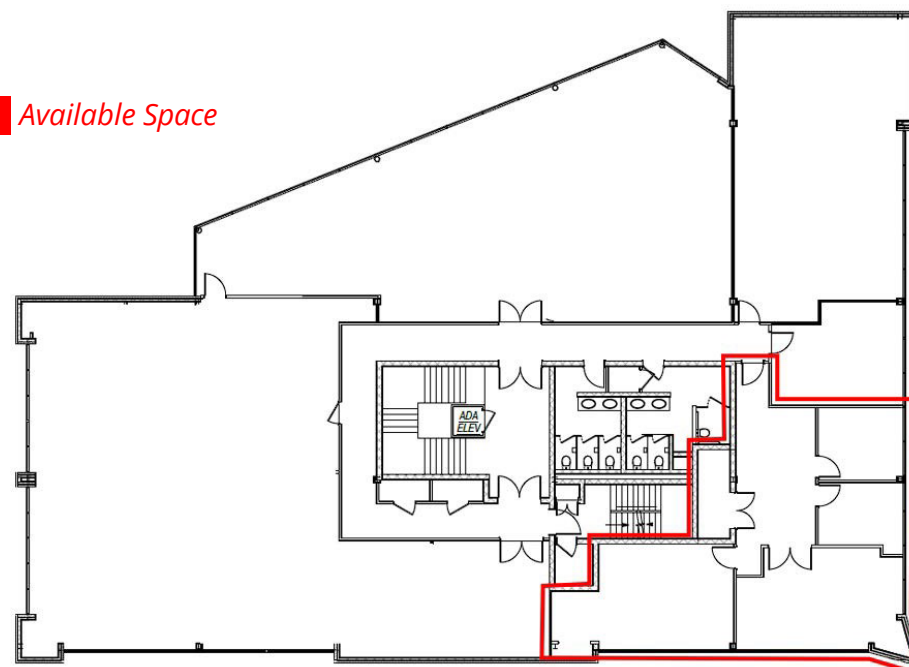
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PROPERTY SPECIFICATIONS

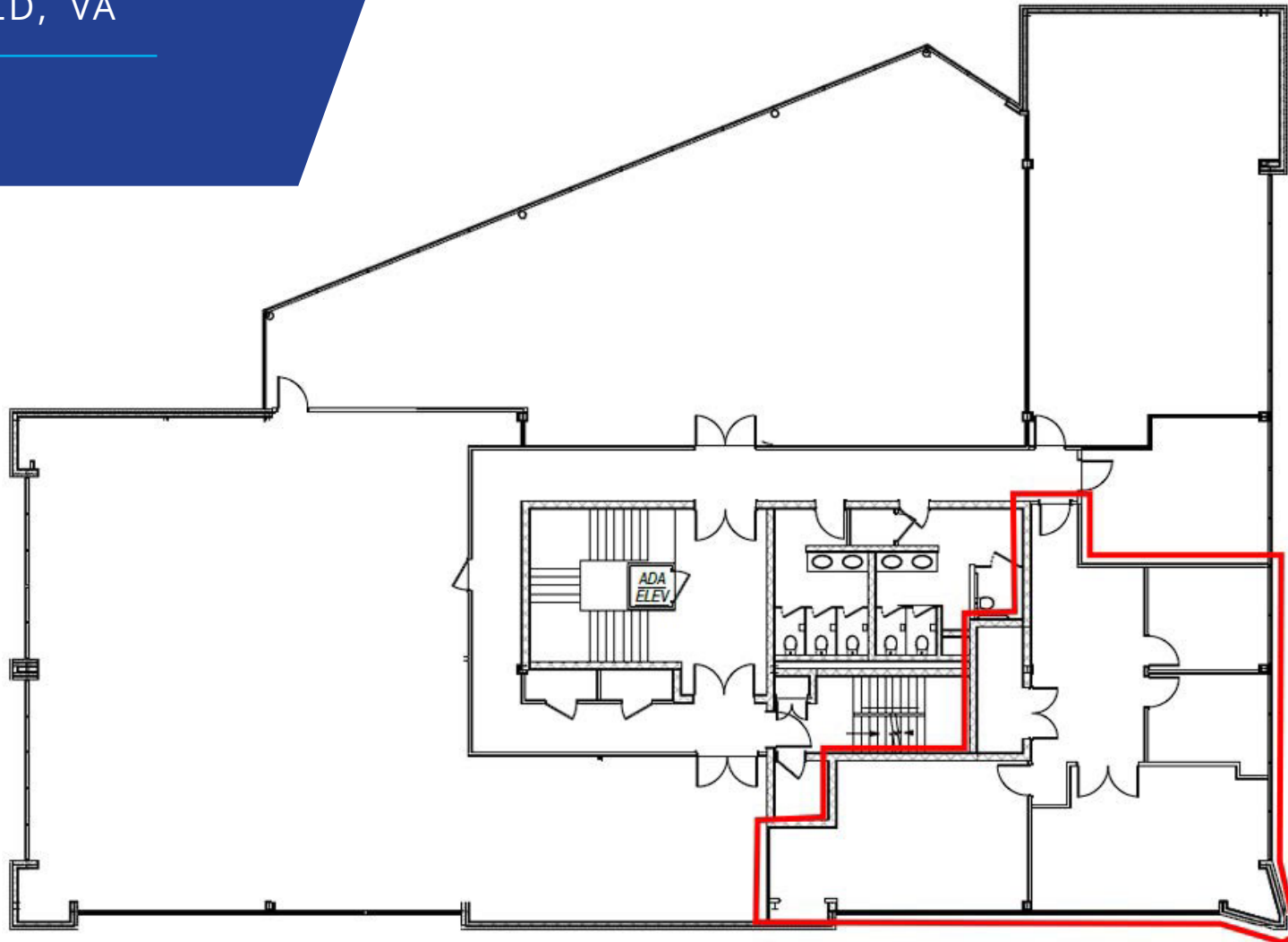
Building Size	18,344 sq. ft.
Space Available	1,574 RSF
Floor	1 st Floor Suite
Lease Rate	\$32.00/SF/YR
Classification	Class B Office
Zoning Classification	I-4 (medium intensity industrial district. Allows for office and retail space)

 Available Space



Existing Floor Plan

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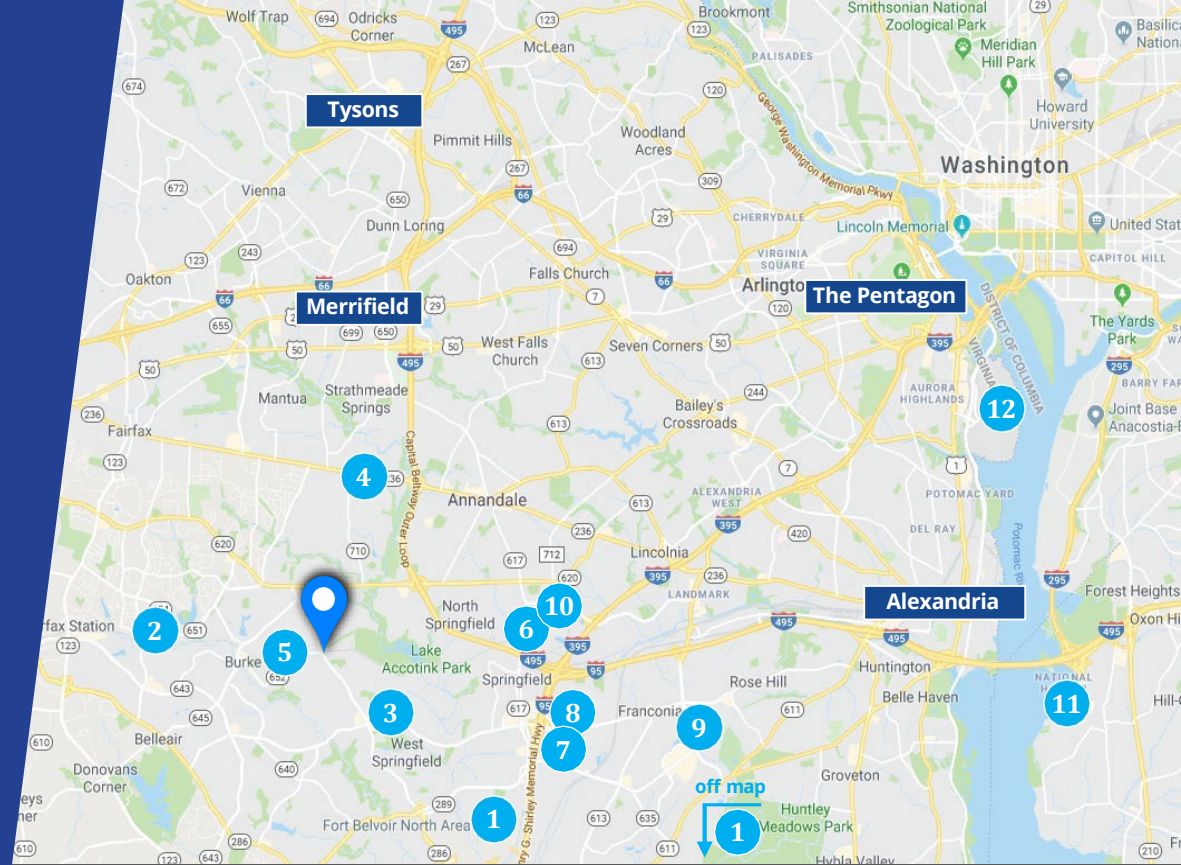


5803 ROLLING RD, SUITE 201 SPRINGFIELD, VA

LOCATION HIGHLIGHTS

- Located in Springfield, Fairfax County, Virginia – the most densely populated county in Virginia with over 1.2 million residents
- Fairfax County is also ranked the 2nd wealthiest county in the Nation with median HH income of \$112,436
- Situated at the signalized intersection of Rolling Road and Morrisette Rd with traffic counts of 31,000 VPD
- Just over 4 miles to I-95, I-395, and I-495 (“the mixing bowl”)
- Approximately 5.9 miles to Springfield/Franconia Metro
- Airports: Reagan National: 16 miles; Dulles International 21 miles
- Access to large and highly educated workforce

1. Fort Belvoir – 10 miles (20 minutes)
2. Burke Medical Center – 4 miles (10 minutes)
3. Springfield Golf & Country Club – 1.5 miles (5 min)
4. Northern VA Community College – 6 miles (15 min)
5. VRE Train station (Rolling Rd) – 0.8 miles (3 minutes)
6. VRE Express / Metro – 5.5 miles (14 minutes)
7. Springfield Town Center – 6 miles (16 minutes)
8. Springfield Medical Center – 5 miles (12 minutes)
9. Top Golf – 7.6 miles (18 minutes)
10. Fairfax Sportsplex – 6 miles (12 minutes)
11. National Harbor – 15.4 miles (21 minutes)
12. Regan Washington National Airport – 16.9 miles



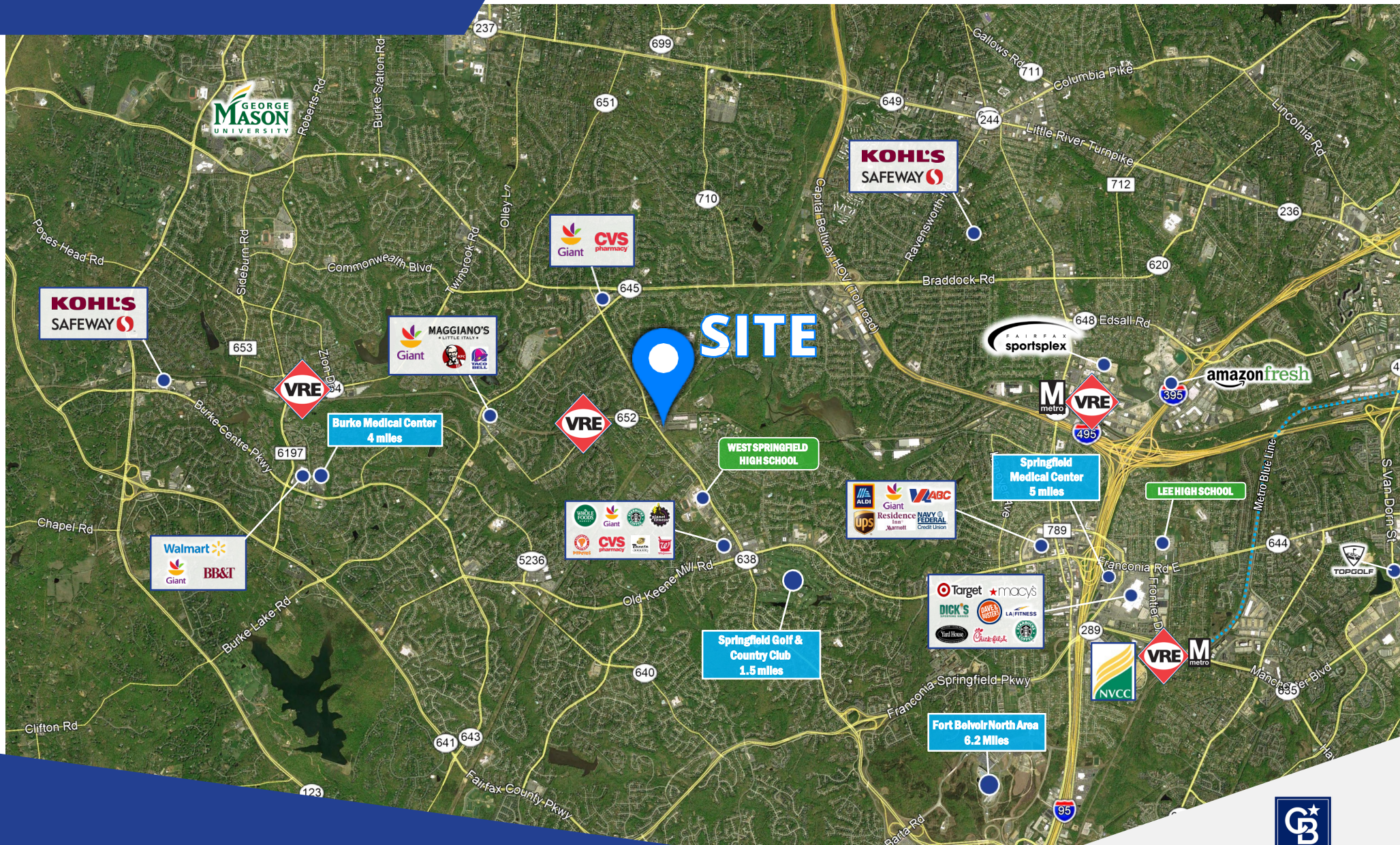
DEMOGRAPHICS

2018 Estimates (ESRI)

	1 MILE	3 MILES	5 MILES
POPULATION	16,493	127,185	290,308
HOUSEHOLDS	5,897	43,833	97,674
AVERAGE HH INCOME	\$149,040	\$153,194	\$154,705

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Aerial Exhibit



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