

OFFICE & RETAIL BUILDING | FOR LEASE

ANNAN CENTER OFFICE BUILDING



4115 ANNANDALE ROAD, ANNANDALE, VA 22003



OFFERING SUMMARY

Lease Rate: \$22.00 - 25.00 SF/yr (Full Service)

Available SF: 150 - 2,969 SF

Building Size: 36,843 SF

Zoning: C3

Traffic Count: 17,000

Total Population: 15,928

Median Income: \$93,994

PROPERTY OVERVIEW

A three story full service office building conveniently located on Annandale Rd in the heart of Annandale, VA and offers convenient access to Columbia Pike (Route 244), Little River Turnpike (Route 236), Gallows Road, I-495 and Rt 66 and minutes from I-95 and I-395. It is surrounded by nationally anchored retail centers and up and coming residential neighborhoods.

PROPERTY HIGHLIGHTS

- Terrific use of Annandale finest professional and medical businesses
- Regular deep cleaning & sanitizing services
- Elevators
- Ample parking

FOR MORE INFORMATION, CONTACT

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LEASE SPACES - **4115 ANNANDALE ROAD, ANNANDALE, VA 22003**

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
|------------|-----------|-----------|--------------|----------------|
| Suite 103 | Available | 2,144 SF | Full Service | \$25.00 SF/yr |
| Suite 206 | Available | 1,200 SF | Full Service | \$22.00 SF/yr |
| Suite 301D | Available | 150 SF | Full Service | Call for price |
| Suite 304 | Available | 2,969 SF | Full Service | \$22.00 SF/yr |
| Suite 306 | Available | 956 SF | Full Service | \$22.00 SF/yr |

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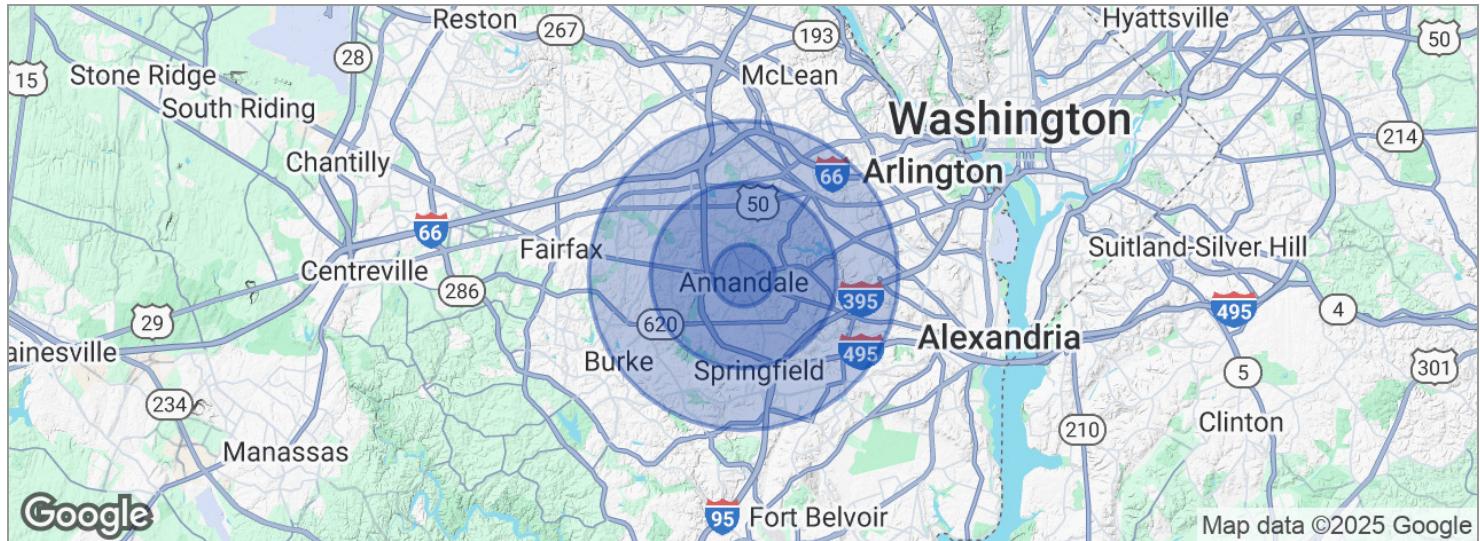


COMMERCIAL
MANAGEMENT
COMPANY

ANNAN CENTER OFFICE BUILDING



DEMOGRAPHICS MAP - 4115 ANNANDALE ROAD, ANNANDALE, VA 22003



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 15,928 | 119,600 | 383,982 |
| Median age | 38.7 | 38.4 | 37.7 |
| Median age (male) | 38.3 | 38.1 | 36.9 |
| Median age (Female) | 38.5 | 38.3 | 38.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 5,570 | 42,798 | 144,509 |
| # of persons per HH | 2.9 | 2.8 | 2.7 |
| Average HH income | \$93,994 | \$107,974 | \$111,092 |
| Average house value | \$491,155 | \$523,255 | \$522,527 |

* Demographic data derived from 2020 ACS - US Census

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