

6408 Grovedale Drive

Alexandria, VA 22310, Fairfax County

GROVEDALE OFFICE PARK OFFICE SPACE FOR LEASE



Grovedale Executive Office Park

Property Address:

6408 Grovedale Drive, Alexandria, VA 22310
Springfield / Franconia / Kingstowne Submarket

Professional Office Space Available:

Available Immediately

First Floor

Suite 103 – 998 SF (\$28.50 PSF Full Service)

Second Floor

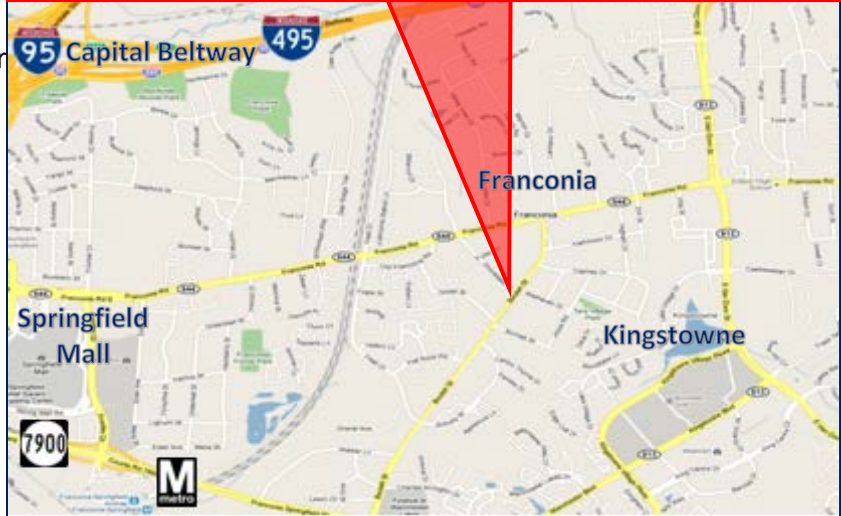
Suite 204 – 1,955 SF (\$26.00 PSF Full Service)

Building Features & Amenities:

- Attractive Medical and Professional Office Park
- Reception Area / Waiting Room with Natural Light / Windows, Private Window Lined Offices.
- Turnkey spaces ready for immediate use, no build-out required, excellent leasing opportunity, terms negotiable.
- Full window line provides abundant natural light.
- Beautifully Landscaped & Ample On-Site Parking
- Entire office park, buildings, and grounds designed for ADA accessibility, building features & Elevators.
- On-Site Property Management & Building Engineer.
- Ideal For Corporate for Regional Headquarters.

Exceptional Location & Area Amenities:

- On Bus Line and close to, Hospitals & Area Schools.
- Minutes to Franconia-Springfield Metro / Amtrak / VRE Station (Metro Blue Line & VRE Red Line).
- Easy access to Franconia Rd / VA-644, Franconia-Springfield Pkwy / VA-7900, South Van Dorn St, Capital Beltway, Interstate 95 (I-95), Interstate 395 (I-395), Interstate 495 (I-495), and the I-95 HOV Lane access ramp.
- Approximately 18 minutes to Reagan National Airport.



R. L. Travers & Associates, Inc.

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For more information, please contact:

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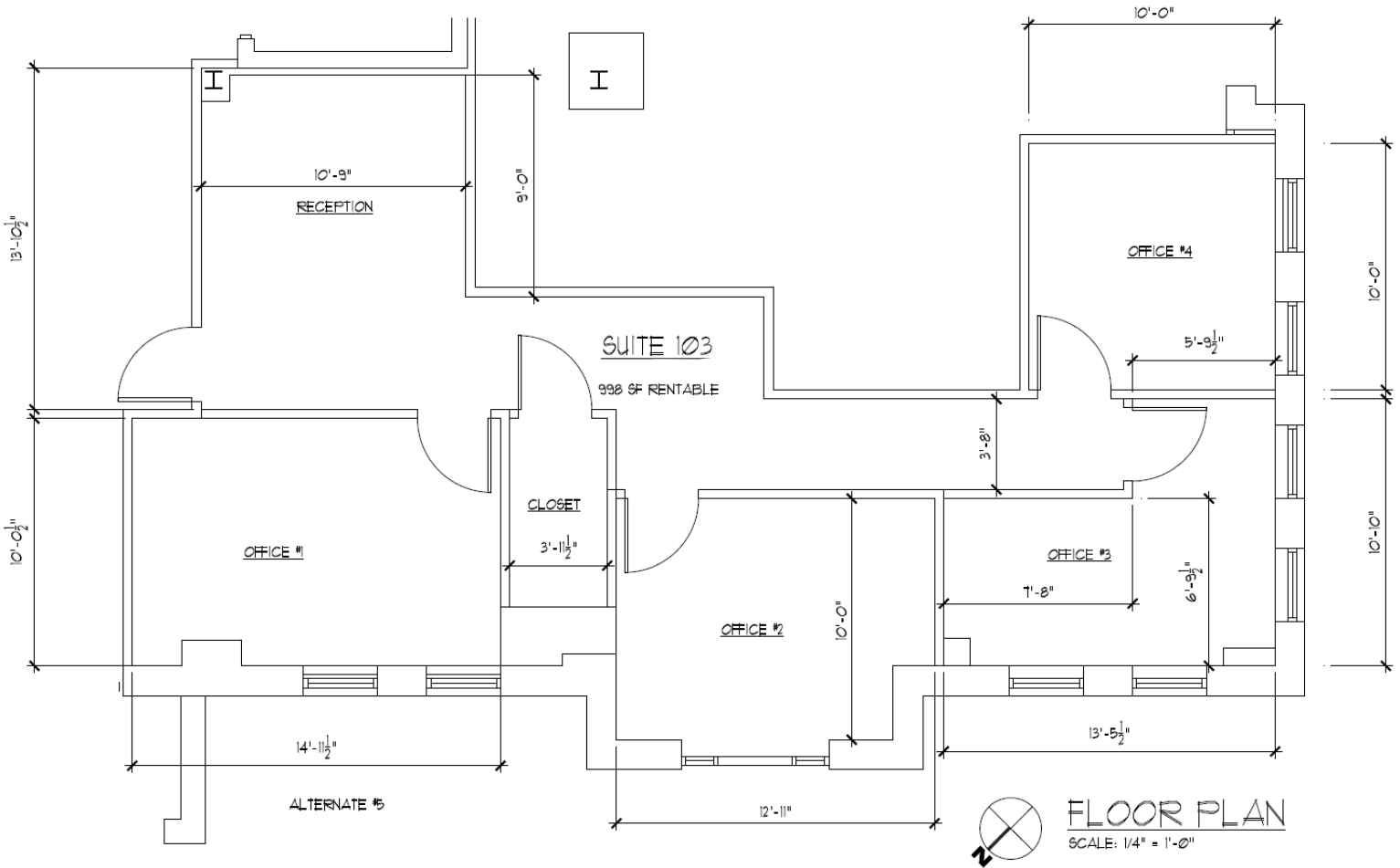
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Grovedale Executive Office Park – Suite 103 Floor Plan:

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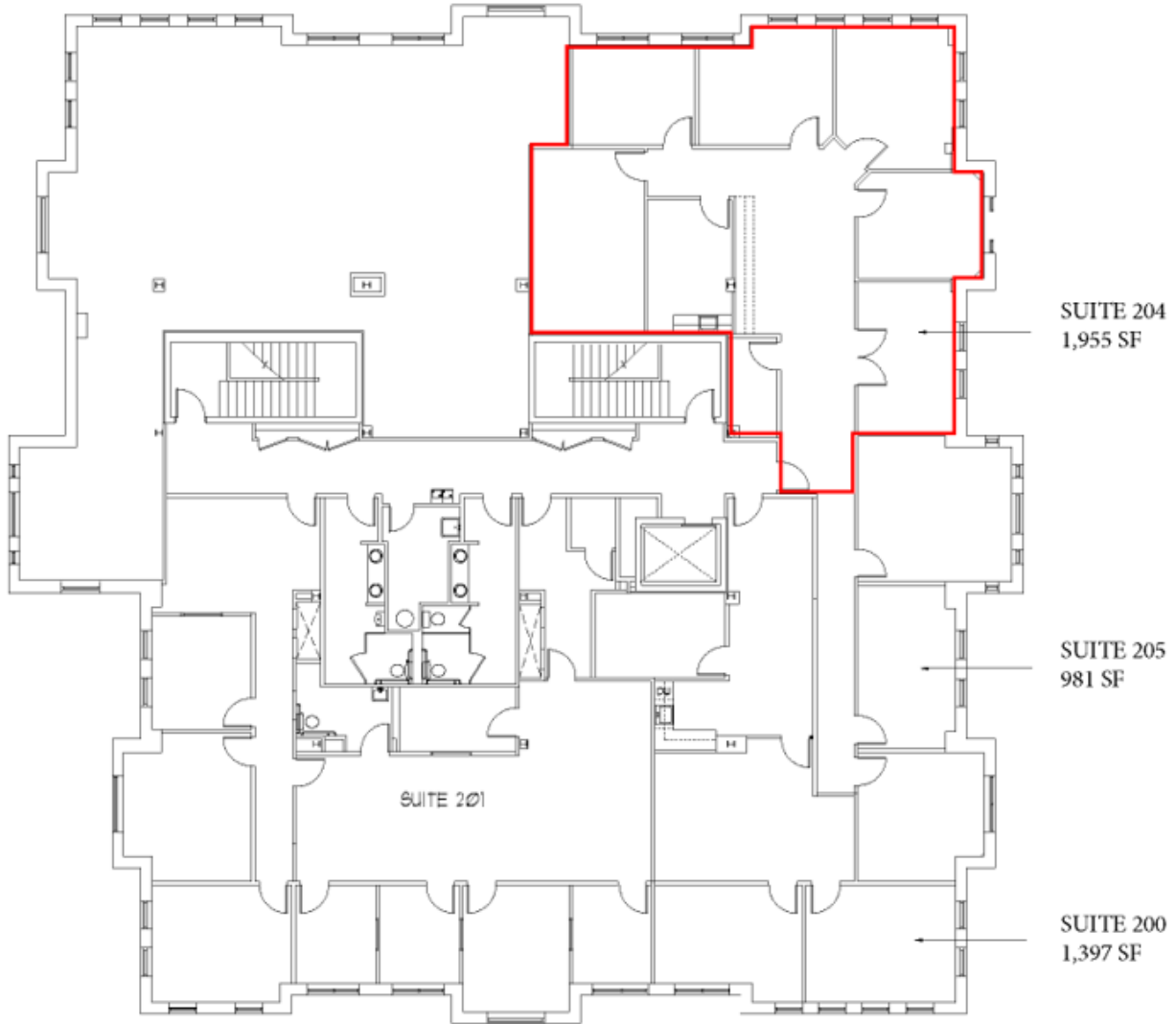
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6408 Grovedale Drive, Suite 204 Floor Plan:



2ND FLOOR KEY PLAN

SCALE: 1/8" = 1'-0"



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COMMERCIAL REAL ESTATE, LAND DEVELOPMENT, PROPERTY MANAGEMENT

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Greater Washington Region - A Major World Capital Connection and Global Center Of Commerce



Greater Washington Offers Unparalleled Global Connectivity:

Greater Washington tops U.S., worldwide lists in business, employment - Washington Business Journal, June 11, 2010

"The nation's capital is emerging from the recession better than any other major metropolitan area in the country." - Forbes

Greater Washington Dominates Inc. 500 List of Fastest-Growing Companies - CityBizList, August 13, 2009

"Washington DC is the only metropolitan area east of the Mississippi River characterized by high levels of growth, diversity, and educational attainment." - Brookings Institute

Report says greater Washington's economy is strong and ready to flourish post-recession - Virginia Business, June 11, 2010

Easier to do Business in Greater Washington than Rest of U.S., by a wide margin of 71-to-15 percent - Clarus Research Group

Greater Washington Ranks #2 In Median Household Income among U.S. Metropolitan Regions - 2008 U.S. Census data

No. 1 - Metros Where the Recession Is Easing - Forbes

No. 2 - Top Metros for Quality of Life and 10 Best Places for Young Adults - Portfolio.com

"The region is chock-full of job prospects, entertainment venues and great neighborhoods, and it is booming." - Kiplinger's

"Washington, DC is increasingly drawing in the 'young and wealthy'." - Nielsen Claritas

Washington DC Area Outranks All USA Cities for Real Estate Investment - Association of Foreign Investors in Real Estate (AFIRE)

2010 Greater Washington Initiative Regional Report Highlights:

- Greater Washington's Economy is Best Positioned in the US to Excel Post-Recession - New jobs, diverse industry, and low unemployment make Greater Washington a region without peer
- 5th largest regional economy in the US with a 2009 GRP of \$443 billion
- Unemployment rate consistently below national average
- #1 among major metropolitan regions for female executives — 56% higher than national average
- Home to 18 Fortune 500® company headquarters representing \$308 billion in annual revenues
- 48 Inc. 500 fastest-growing companies — #1 region in US for 13 consecutive years
- Home to more than 1,000 foreign-owned companies, representing more than 50 countries
- #1 US city and #2 global city for real estate investment

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Fairfax County Demographics & Geographic Comparisons

Income: With a 2007 median family income of \$122,027, Fairfax County ranks third in the nation among large U.S. counties

COUNTY (REGION)	MEDIAN FAMILY INCOME	MEDIAN HOUSEHOLD INCOME	PER CAPITA INCOME
Fairfax County, VA	122,027	105,241	48,428
Morris County, NJ (New York City area)	111,464	94,684	45,516
Montgomery County, MD (Washington, D.C. area)	108,464	91,835	46,568
Santa Clara County, CA (Silicon Valley area)	99,972	84,360	39,237
Middlesex County, MA (Boston area)	93,997	74,700	38,352
DuPage County, IL (Chicago area)	89,098	73,472	37,565
King County, WA (Seattle area)	85,828	67,010	37,717
Fulton County, GA (Atlanta area)	82,508	58,837	37,651

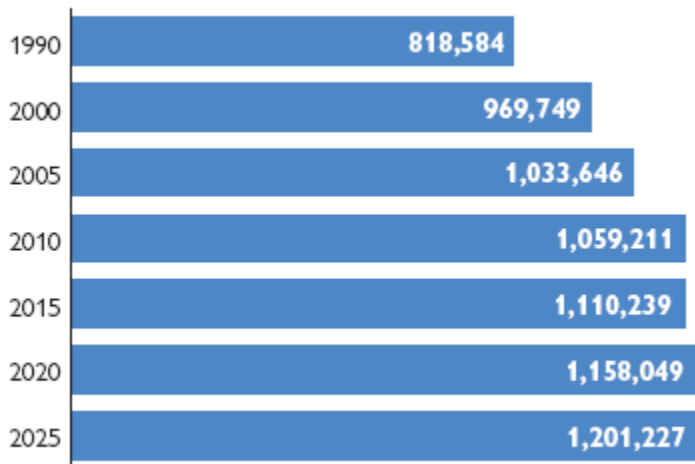
Source: U.S. Census Bureau. American Community Survey. 2007

FAIRFAX COUNTY EMPLOYMENT BY INDUSTRY



Source: Virginia Employment Commission (VEC), 2008

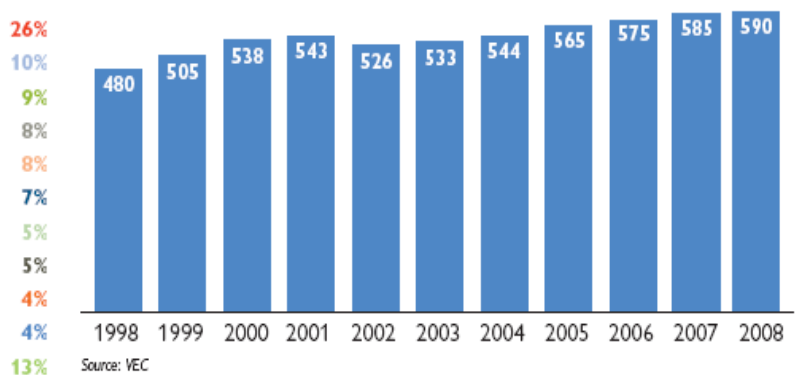
FAIRFAX COUNTY POPULATION GROWTH AND FORECASTS



Source: Fairfax County Department of Systems Management for Human Services, 2007

With more than 1 million residents, Fairfax County is the most populous county in Virginia. Fairfax County's population is larger than that of seven states - AK, DE, MO, ND, SD, VT, WY, and DC. (U.S. Census Bureau)

ANNUAL EMPLOYMENT GROWTH — Number of Jobs (thousands, rounded)



Source: VEC

The civilian labor force in Fairfax County is 599,217, and the number of jobs located in the county is 588,431 - enough jobs to employ everyone living in Wyoming.

(Virginia Employment Commission and U.S. Census Bureau)

Fairfax County Business Community

- Fairfax County ranked number two on Entrepreneur Magazine's list of "Best Large Counties for Entrepreneurs" in 2006. (Entrepreneur Magazine)
- With a gross regional product of \$367 billion in 2006, the greater Washington area's economy is the fourth largest in the country. (Bureau of Economic Analysis)
- The Washington, D.C., area has more technology companies and technology workers than any other U.S. metro area.

Fairfax County Public Schools (FCPS) (www.fcps.edu)

Average SAT scores* (2008)

	Critical Reading	Math	Writing	Total
Fairfax County	547	565	542	1654
Virginia	511	512	499	1522
National	502	515	494	1511

*Maximum total SAT score is 2400

Source: Fairfax County Public Schools and College Board



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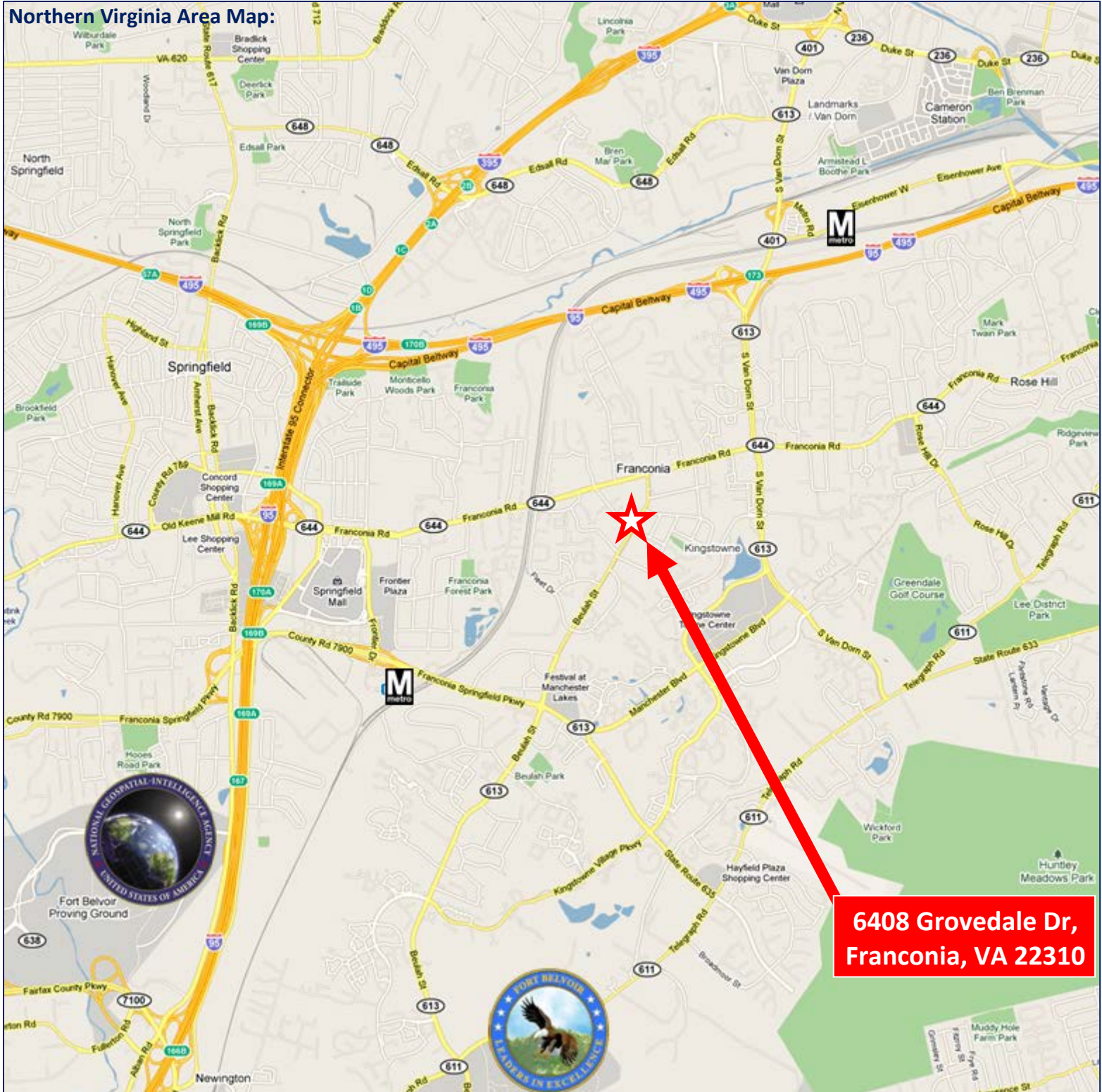
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Northern Virginia Area Map:



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