

# THE ATRIUM

4900 LEESBURG PIKE  
ALEXANDRIA, VA



## PROPERTY OVERVIEW

- ▶ Property features over 300 ft. of frontage on Rt. 7.
- ▶ On-site technician Mon-Fri.
- ▶ Centrally located inside the Capital Beltway
- ▶ Property serves an extremely dense affluent population of over 569,000 people with an average household income of over \$107,000
- ▶ Great community of contractors and professional, diverse clientele and great opportunities for growth.



## PROPERTY FACTS

Building Type:	Office
Year Built:	1972
Building Height:	4 Stories
Parking:	40 Surface Parking Spaces 20 Covered Parking Spaces
Building Size:	27,242 SF
Building Class:	C
Typical Floor Size:	9,494 SF
Unfinished Ceiling Height:	10'

**CONTACT US:** Jack Chapin, MSRE  
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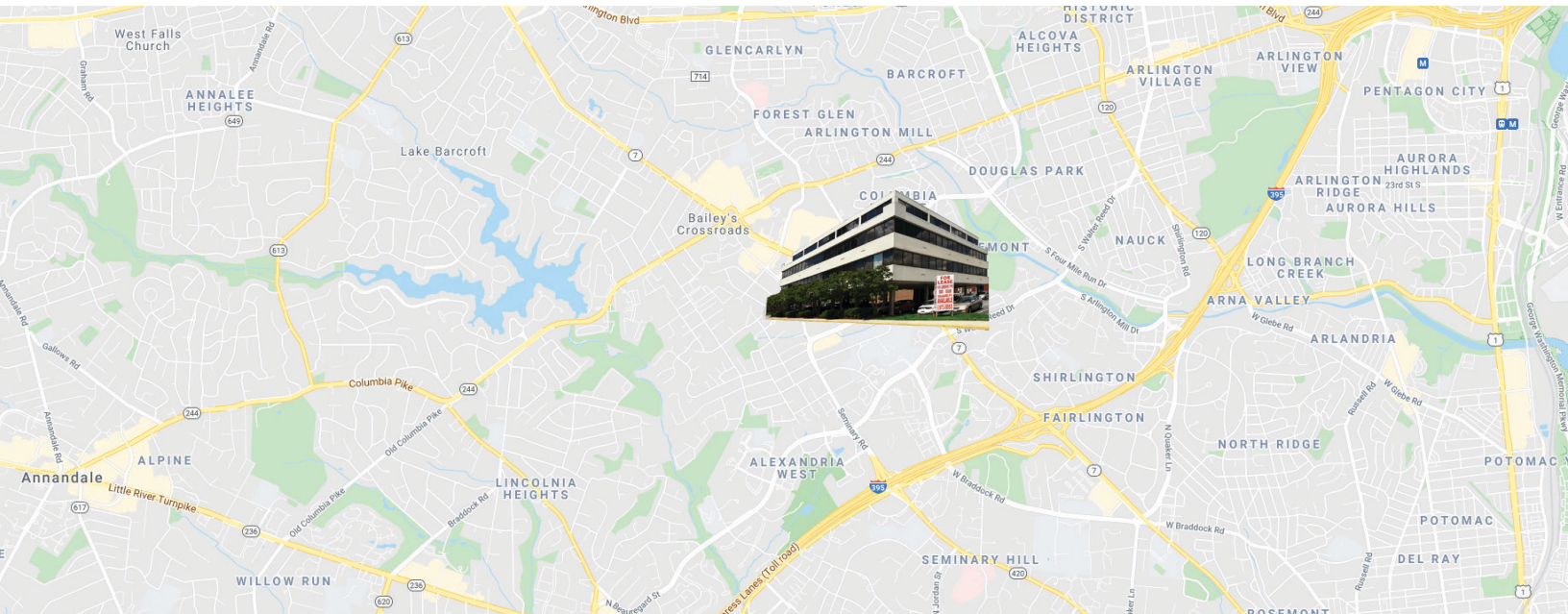


# PROPERTY FOR LEASE



## SPACE AVAILABILITY:

Floor#	Suite #	S/f Available	Annual Rent
2	203	1612	\$26 Sq/Ft
2	212	833	\$24.05 Sq/Ft
2	307	1131	\$27 Sq/Ft
4	414	429	\$31.50 Sq/Ft



## PROPERTY LOCATION

- ▶ The Atrium Building - 3 Floor office building located near Washington DC, on Leesburg Pike, across the street from the skyline office towers.
- ▶ 11 min drive from Alexandria Commuter Rail.
- ▶ 11 min drive from Crystal City Commuter Rail.
- ▶ 13 min drive from Ronald Reagan Washington National Airport
- ▶ 43 min drive from Washington Dulles International Airport.

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