

BRAND NEW SPEC SUITES

VERSAR CENTER

6800 VERSAR DRIVE | UNDER NEW OWNERSHIP | BELTWAY SIGNAGE AVAILABLE



Professionally Managed By:



Presented by:

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TARTAN
PROPERTIES

PROPERTY HIGHLIGHTS



LEASE SUMMARY

Lease Rate	\$22/sf (FS)
Spec Suite:	2,877 sf
Built Out Office Space:	991 sf
Shell Space:	20,628 sf (Divisible)
Full Floor:	31,246 sf

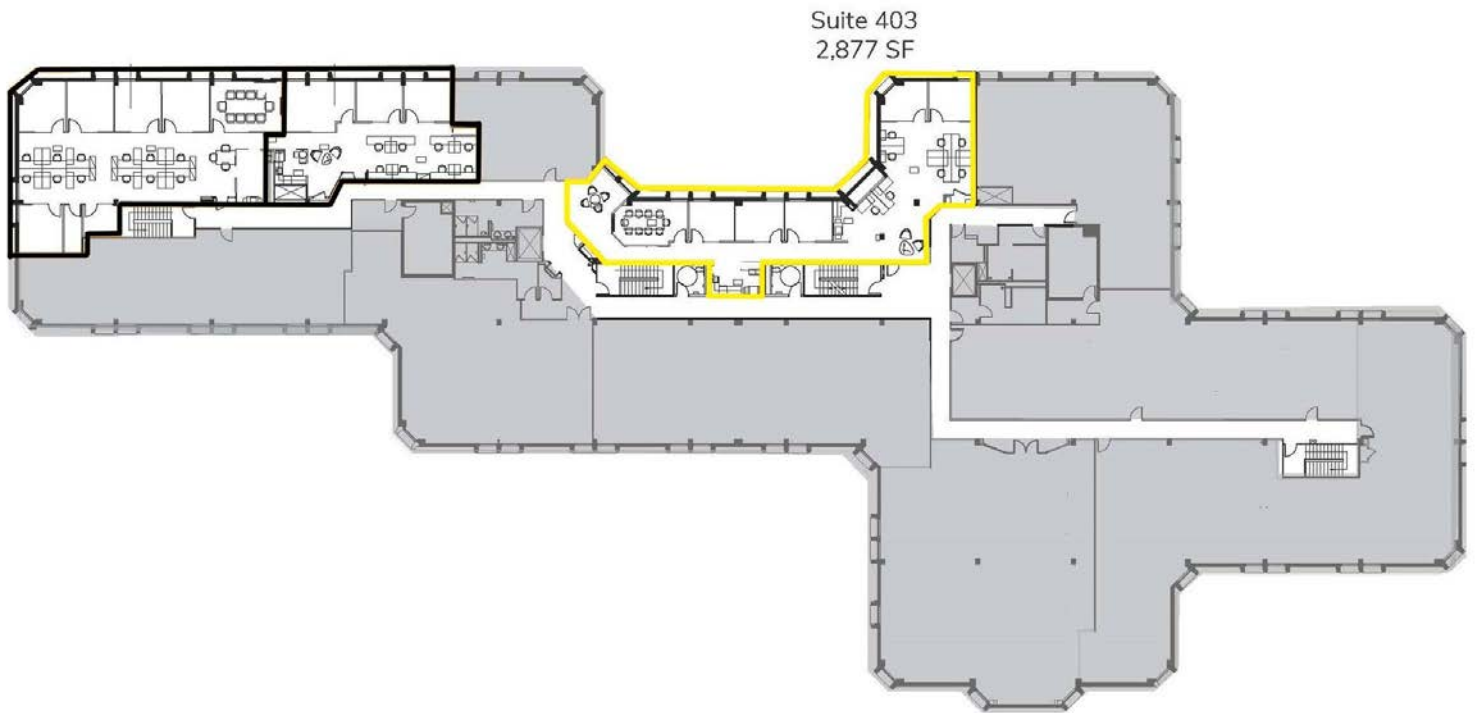
BUILDING AND LOCATION HIGHLIGHTS

- Spec suite completed in September 2020
- Lobby renovations completed Fall 2020
- Beltway facing building signage opportunity for large tenants (400,000+ cars daily)
- New LED lights throughout, brand new air handlers
- Fiber connectivity available
- Generous free parking, 3.6 spaces per 1,000 sf
- Glass suite entry with elevator exposure
- Half floor available for custom buildout, full floor available for large tenants
- Opportunity for custom built SCIF space
- Reduced rate at St. James athletic center for tenants
- 20 minutes, 10.4 miles to Amazon HQ2
- 25 minutes, 11.7 miles to Fort Belvoir
- 15 minutes, 6.5 miles to the U.S. Army Materiel Command at the Marks Center
- 17 minutes, 11.9 miles to National Airport (DCA)

AVAILABLE VACANCY TODAY

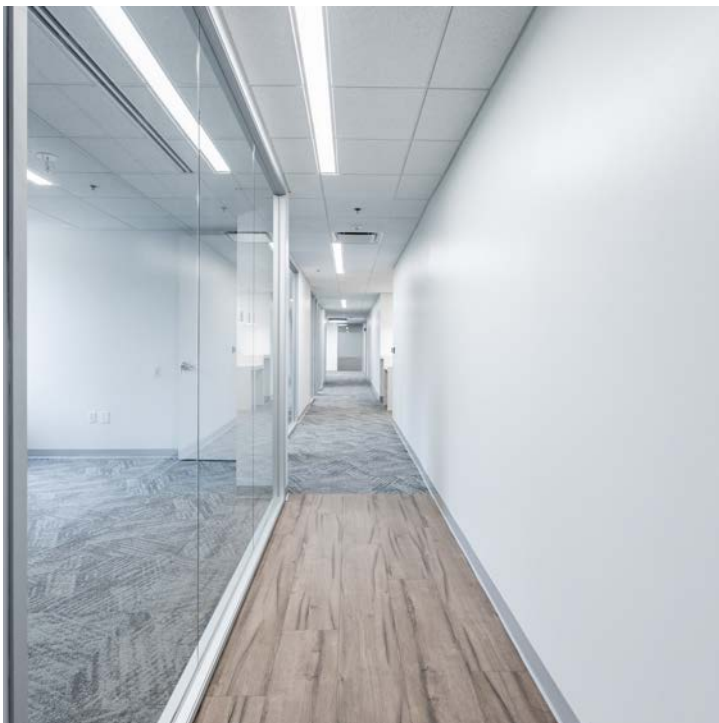
Suite	Unit Size (sf)	Lease Rate
Suite 403	2,877 sf	\$22/sf (FS)
Fourth Floor	Up to 20,628 sf	\$22/sf (FS)
Third Floor	31,246 sf	\$18-22/sf (FS)

FLOOR PLANS

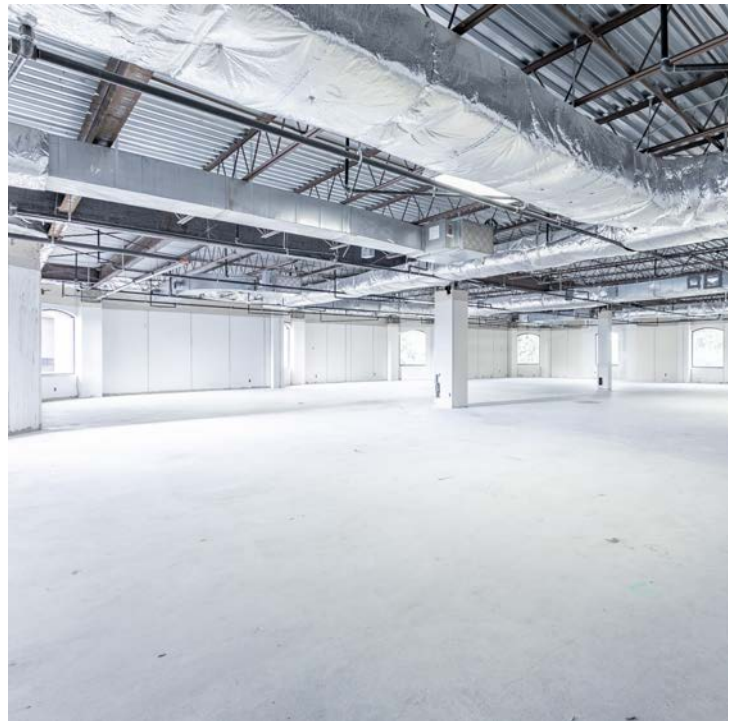


Suite 403

SPEC SUITES



ADDITIONAL PHOTOS



BELTWAY LOCATION



NORTHERN VIRGINIA LOCATION

