

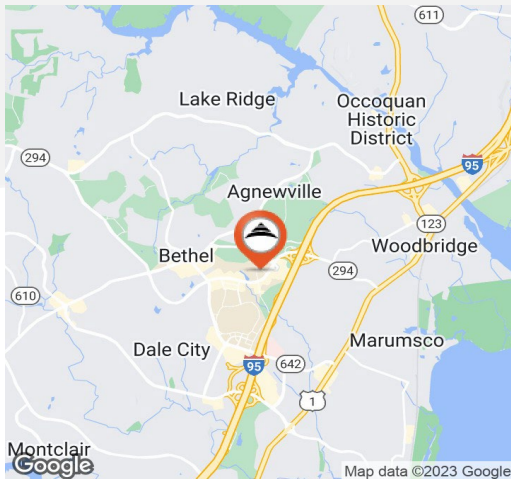


### Summary

Available SF: 3,600 SF  
Lease Rate: \$10.00/SF Full Service,  
NNN \$3.00/SF

### Property Highlights

- Located 2.9 miles from I-95 and 24 miles from DC
- High visibility from and easy access to Prince William County Parkway
- Convenient surface parking with ample spaces
- 22' ceiling equipped with one drive in entrance standing at 14' wide x 12' high

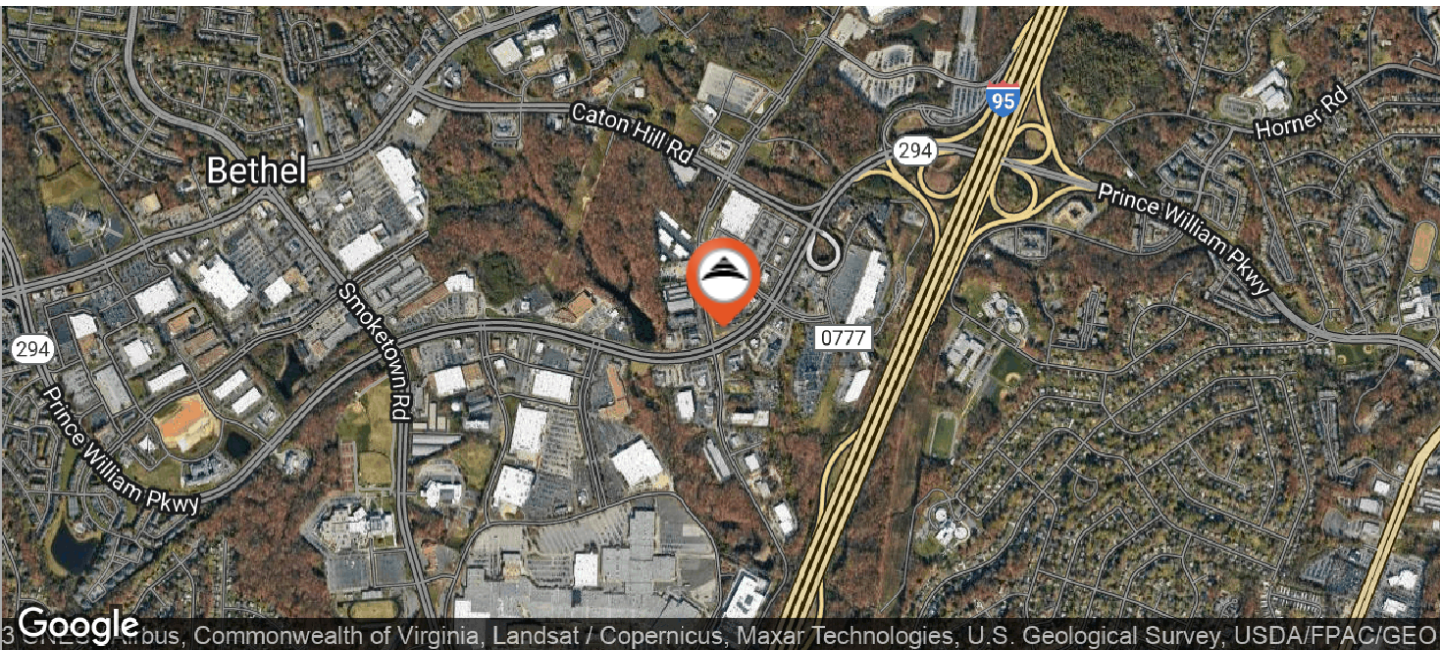


Demographics	2 Miles	5 Miles	10 Miles
Total Households:	18,910	79,939	159,533
Total Population:	58,049	240,886	480,078
Average HH Income	\$97,149	\$124,214	\$140,077

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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Maps



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