



Summary

Office Suites:

From 1,604 SF to 22,356 SF (Full Floor)

Lease Rate: \$25/SF Full Service

Property Highlights

- 24/7 HVAC Available
- Within 7-minute walk to Spring Hill Metro Station (Silver Line)
- 3.6 per 1,000 SF parking ratio.
- Free covered parking and dedicated visitor parking.
- On-site food service – Yido Ramen
- Local ownership and on-site management
- Easy access to the Dulles Toll Road
- Numerous walkable amenities



Demographics	2 Mile	5 Miles	10 Miles
Total Households:	20,420	91,276	496,939
Total Population:	48,076	243,953	1,271,681
Average HH Income:	\$176,262	\$183,063	\$165,554

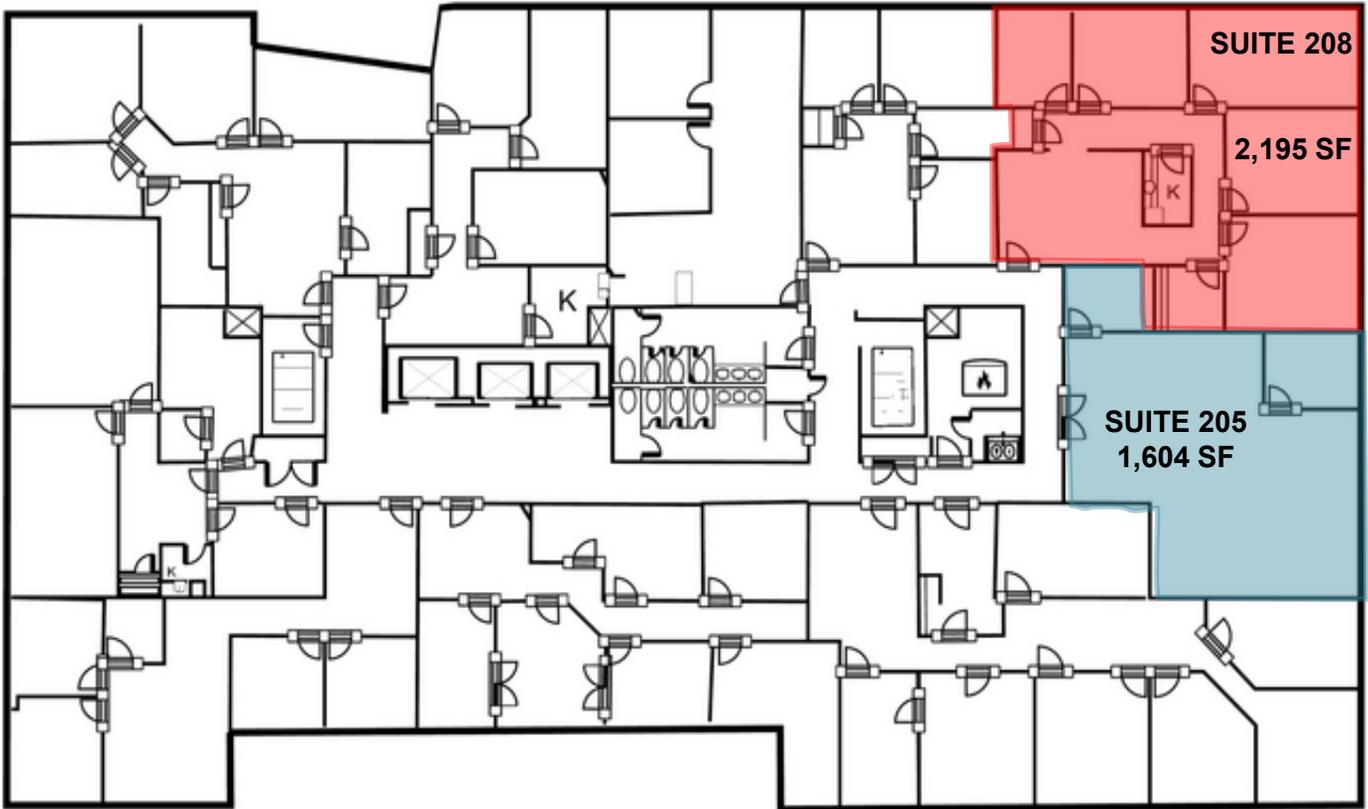
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FLOOR PLANS

SECOND FLOOR



FI – Suite	Size (SF)	Lease Rate
2 nd – 205	1,604	\$25.00 FS
2 nd – 208	2,195	\$25.00 FS

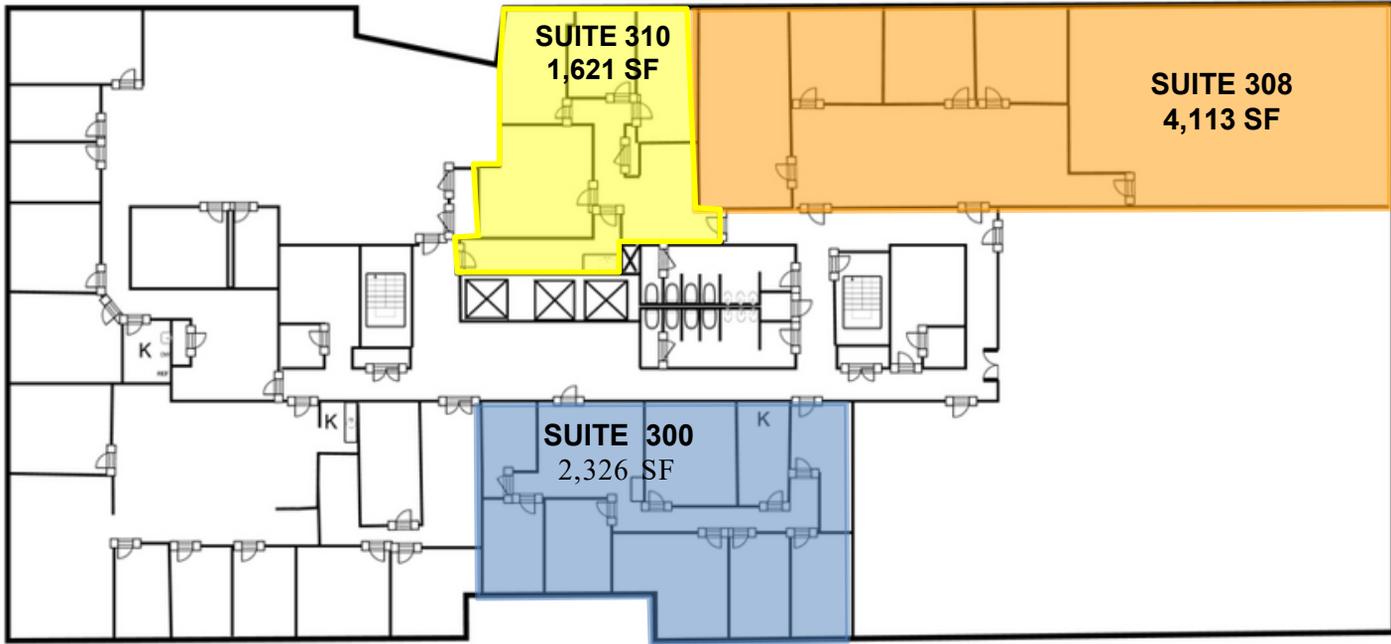
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FLOOR PLANS

THIRD FLOOR



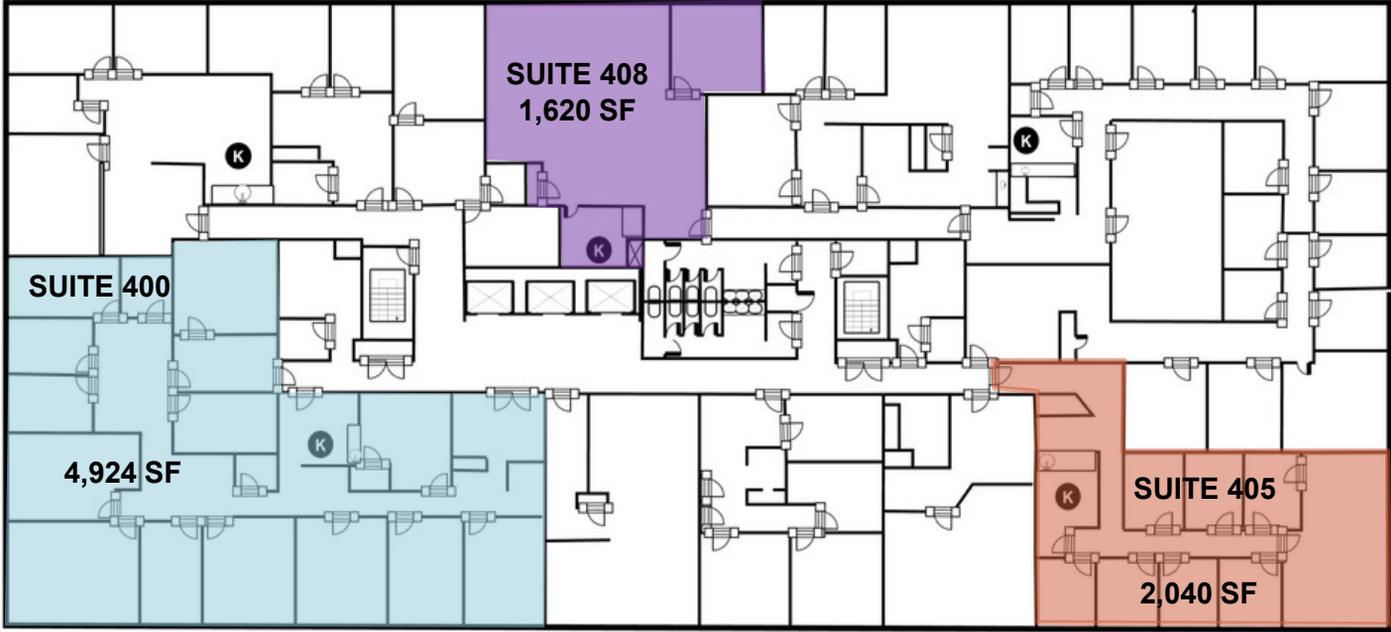
FI – Suite	Size (SF)	Lease Rate
3 rd – 300	2,326	\$25.00 FS
3 rd – 308	4,113	\$25.00 FS
3 rd – 310	1,621	\$25.00 FS

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FOURTH FLOOR



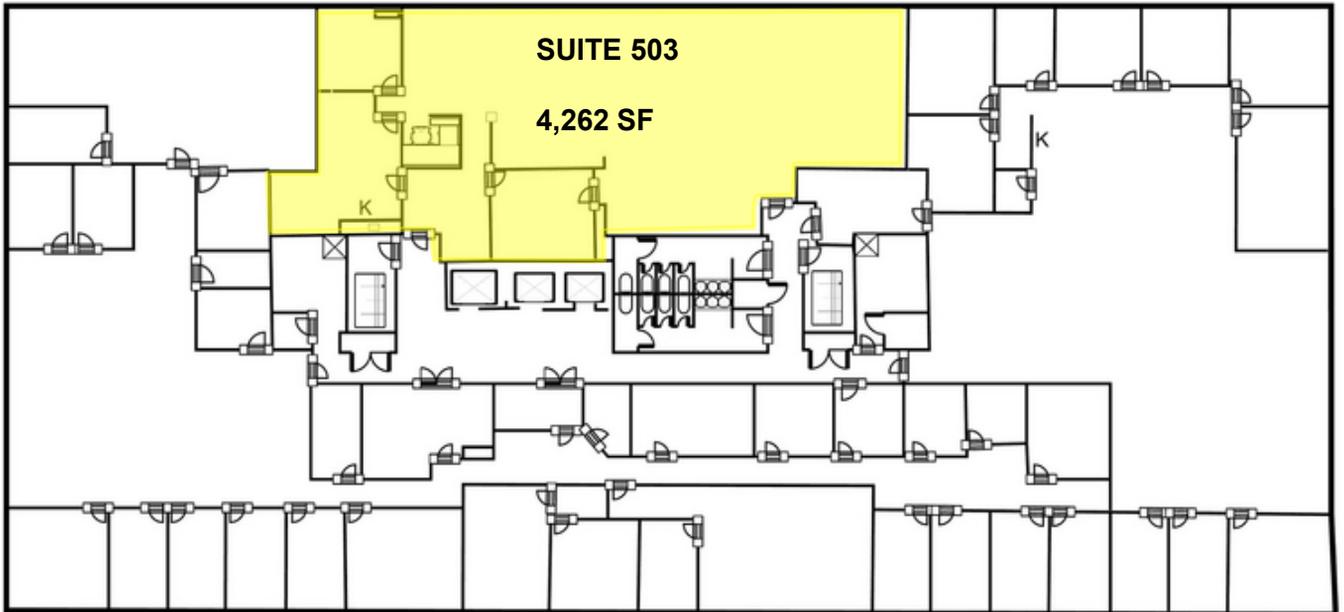
FI – Suite	Size (SF)	Lease Rate
4 th – 400	4,924	\$25.00 FS
4 th – 405	2,040	\$25.00 FS
4 th – 408	1,620	\$25.00 FS

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FIFTH FLOOR


FI – Suite
Size (SF)
Lease Rate

 5th – 503

4,262

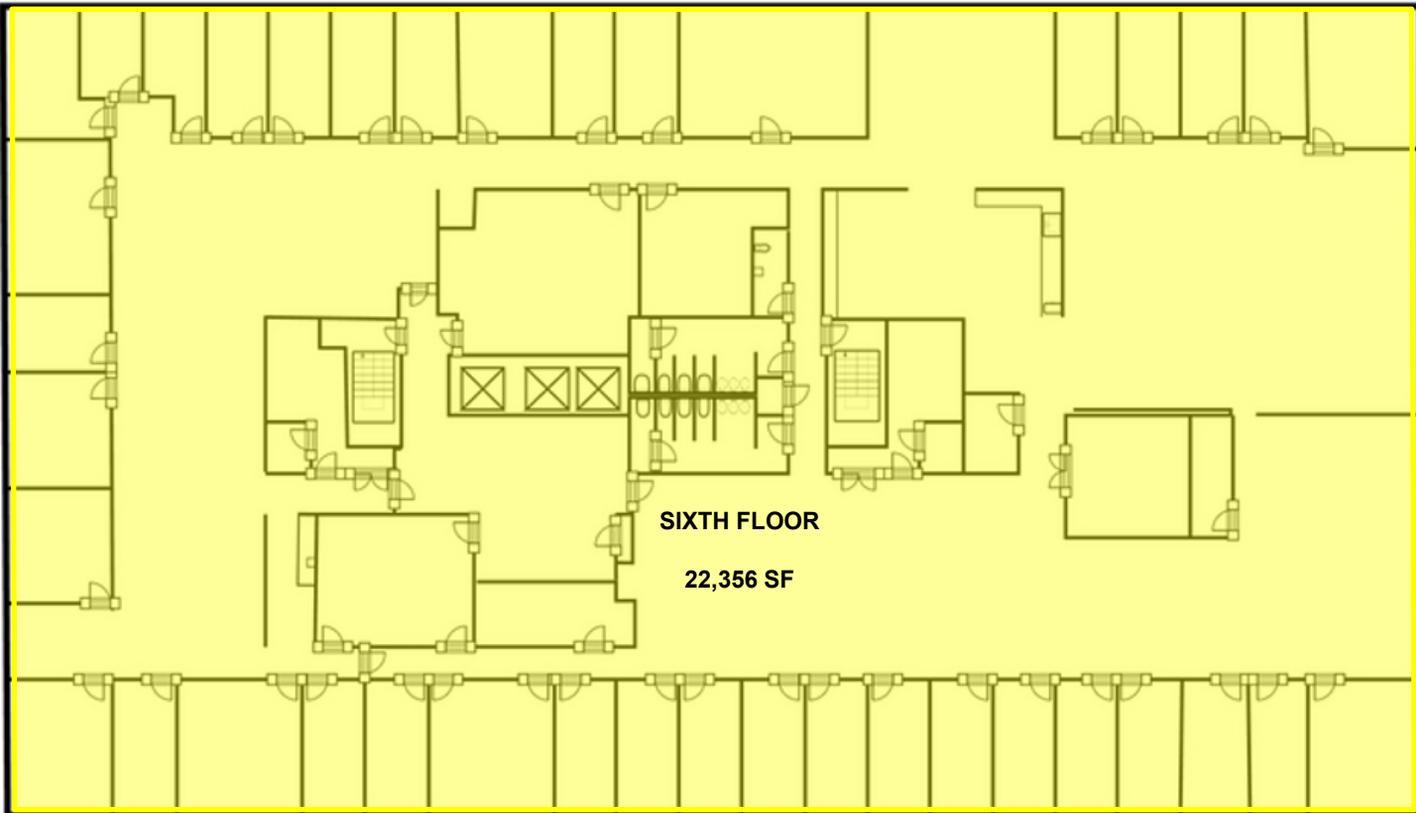
\$25.00 FS

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SIXTH FLOOR


FI – Suite
Size (SF)
Lease Rate

 6th – 602

22,356

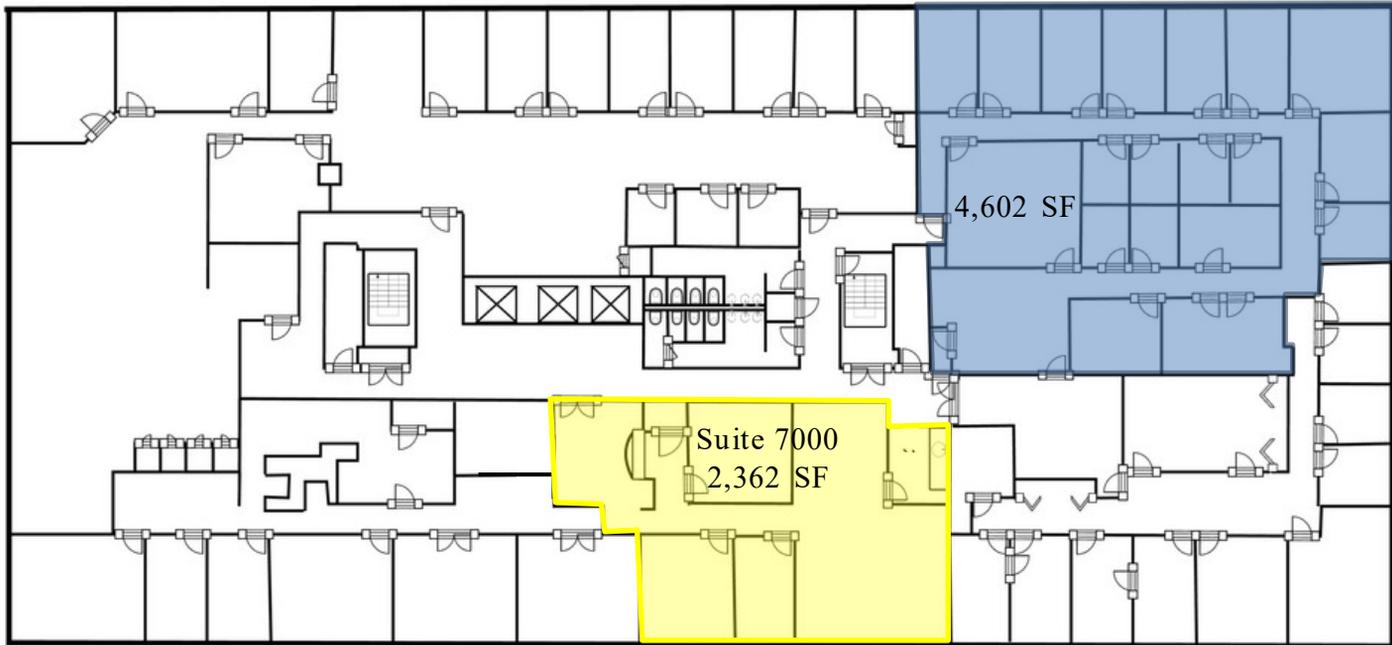
\$25.00 FS

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SEVENTH FLOOR

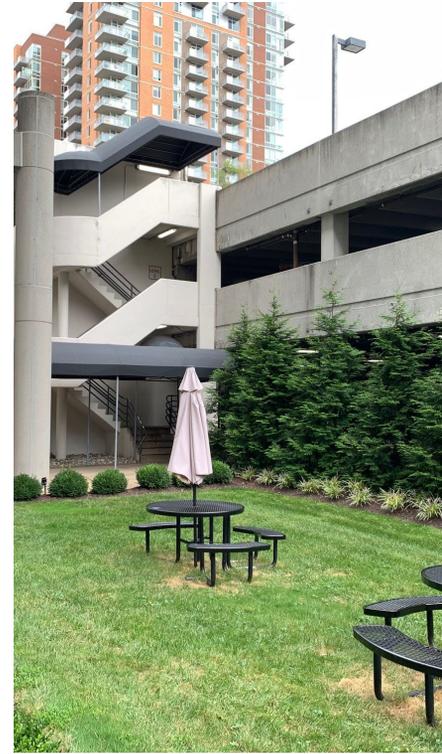


FI – Suite	Size (SF)	Lease Rate
7 th – NEW	4,602	\$25.00 FS
7 th – Suite 7000	2,362	\$25.00 FS

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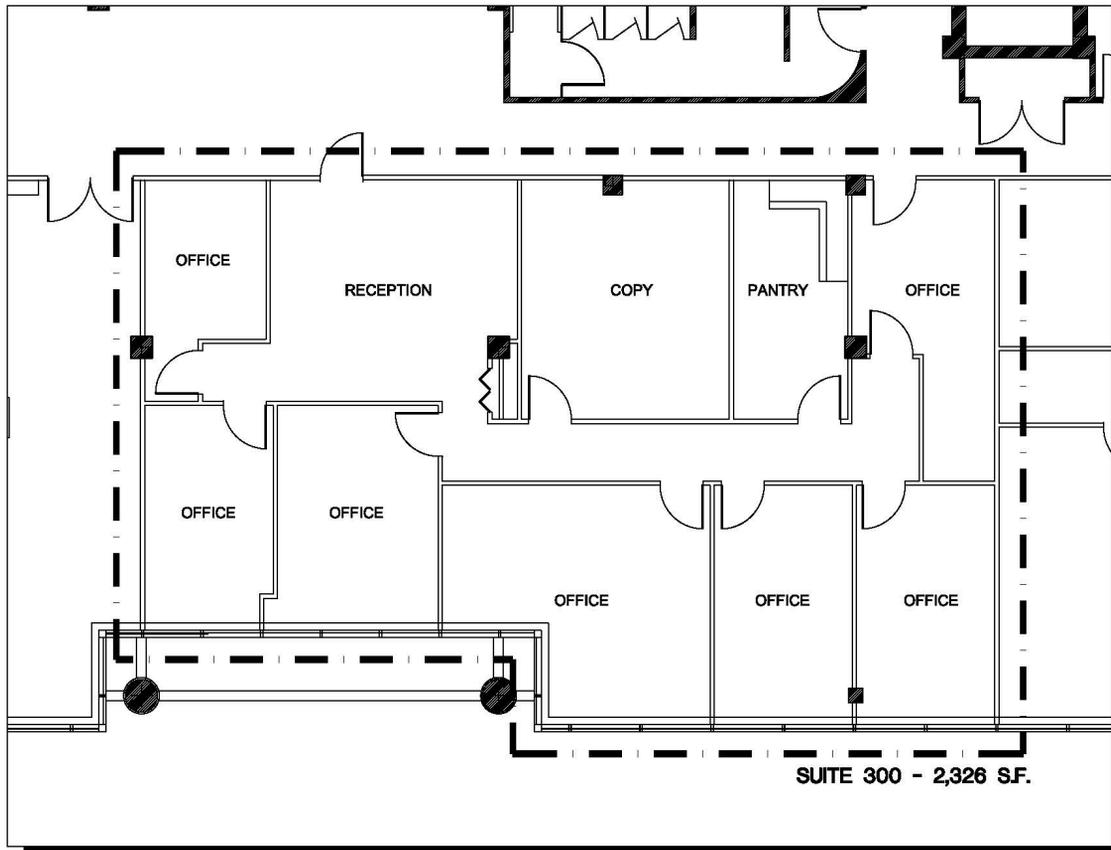
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Suite 300 Floor Plan

8500 LEESBURG PIKE, VIENNA, VIRGINIA



D-B-1

/ 3rd Floor
/ Suite 300
As-Built Plan
/ 10.26.09
Not to Scale

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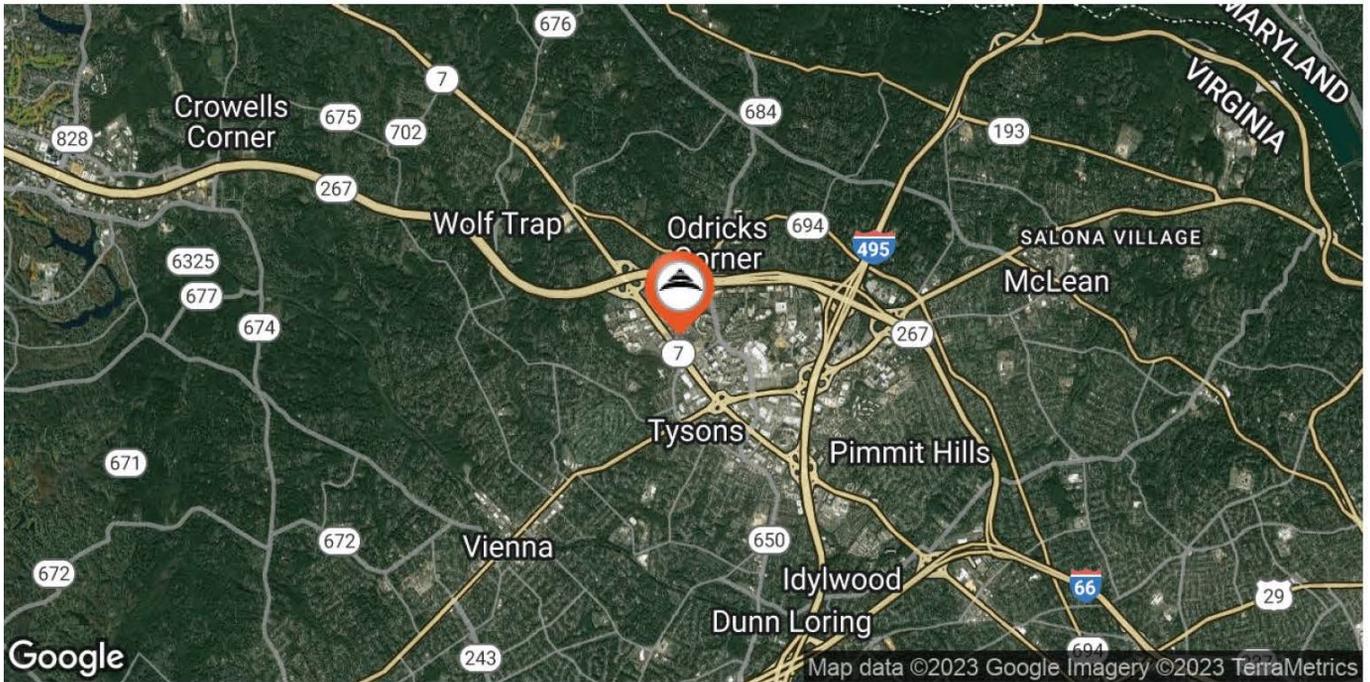
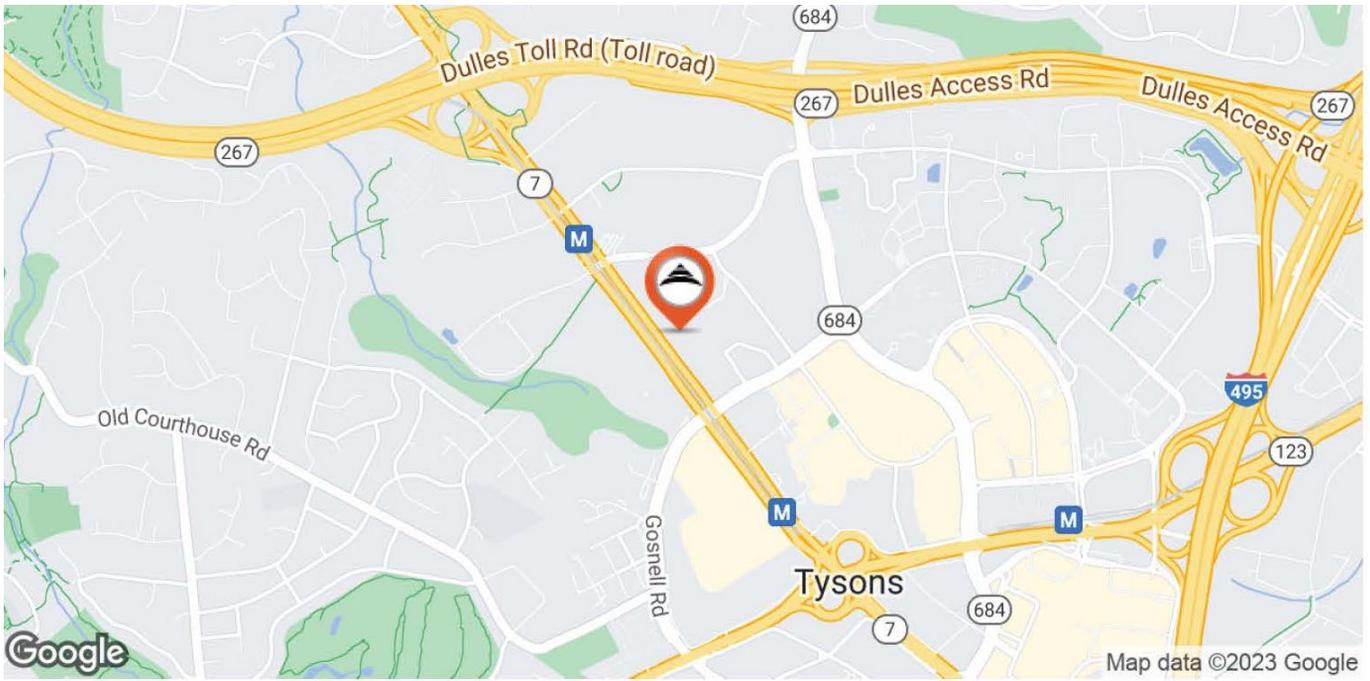


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LOCATION MAP



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