



REAL ESTATE INVESTMENT AND MANAGEMENT

WATERFRONT OFFICE FOR LEASE

13200 MARINA WAY SUITE 102-A | WOODBRIDGE, VA 22191

FOR LEASE



PROPERTY FEATURES

This 560 sf office space sits within the beautiful, waterfront property at Harbour View. Ground level entry with ample parking. The suite features an open layout with a small kitchenette and direct rear access to the common area restrooms.

Suite	102-A
Square Feet	560
Lease Type	Office / Full Service
Lease Rate	\$1,600 per month
Utilities	Included
Zoning	B-1

AREA HIGHLIGHTS

Waterfront-area location in Occoquan Harbour Marina with convenient access to the Woodbridge VRE Station, Route 1, I-95, and Prince William Parkway.

The property is close to Belmont Bay Marina, the Occoquan Bay National Wildlife Refuge, Potomac Mills, Stonebridge at Potomac Town Center, Wegmans, Sentara Northern Virginia Medical Center, and numerous restaurants and services.

The surrounding area includes approximately 175,000 residents within five miles, providing an attractive customer and workforce base.

FOR MORE INFORMATION

MELANIE NOBRIGA

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DIRECT WATER FRONT LOCATION



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PHOTOS



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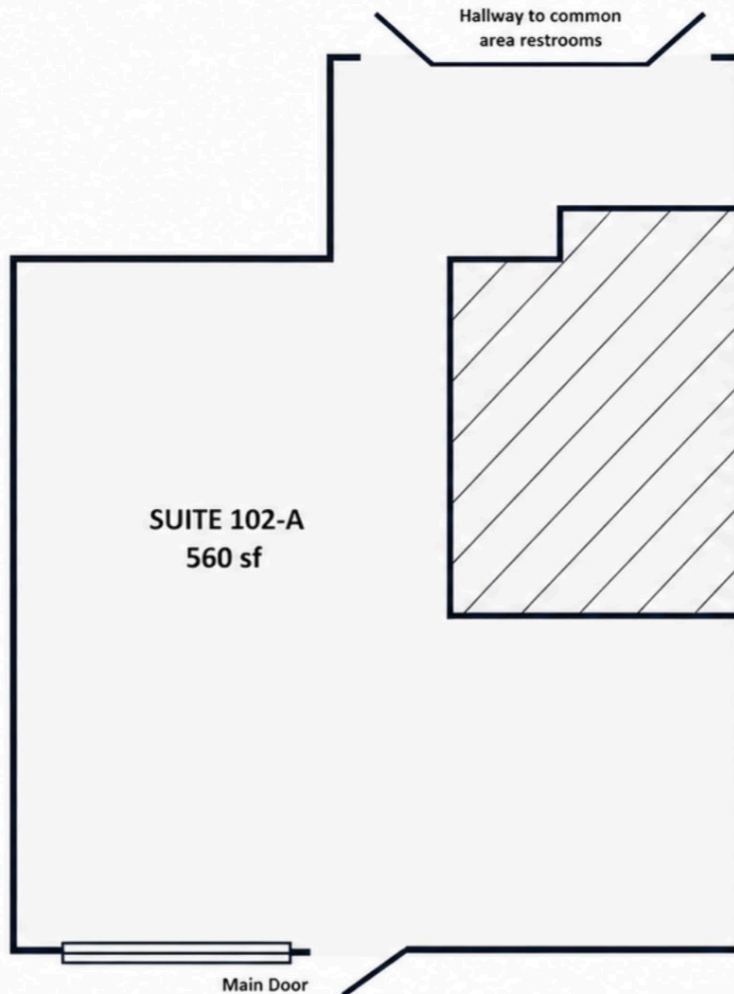


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FLOOR PLAN



Not drawn to scale. For layout references only.

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DEMOGRAPHICS



DEMOGRAPHICS 2025	1 MILE	3 MILES	5 MILES
Population	6,243	67,285	178,410
Households	2,450	22,586	60,243
Avg. HH Income	\$136,209	\$134,787	\$144,701
Median Home Value	\$103,329	\$109,538	\$118,254
Businesses	446	2,567	6,677
Employees	3,630	18,400	51,596

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