

FOR LEASE

THE WASHINGTON BUILDING

100 | Riverside Pky
STAFFORD, VA 22405



OVERVIEW



J R A

Professional Flex / Office building located off Route 17

Property offers direct access to Interstate 95 (Exit 133)

First floor units include dock height doors

First floor units can be combined

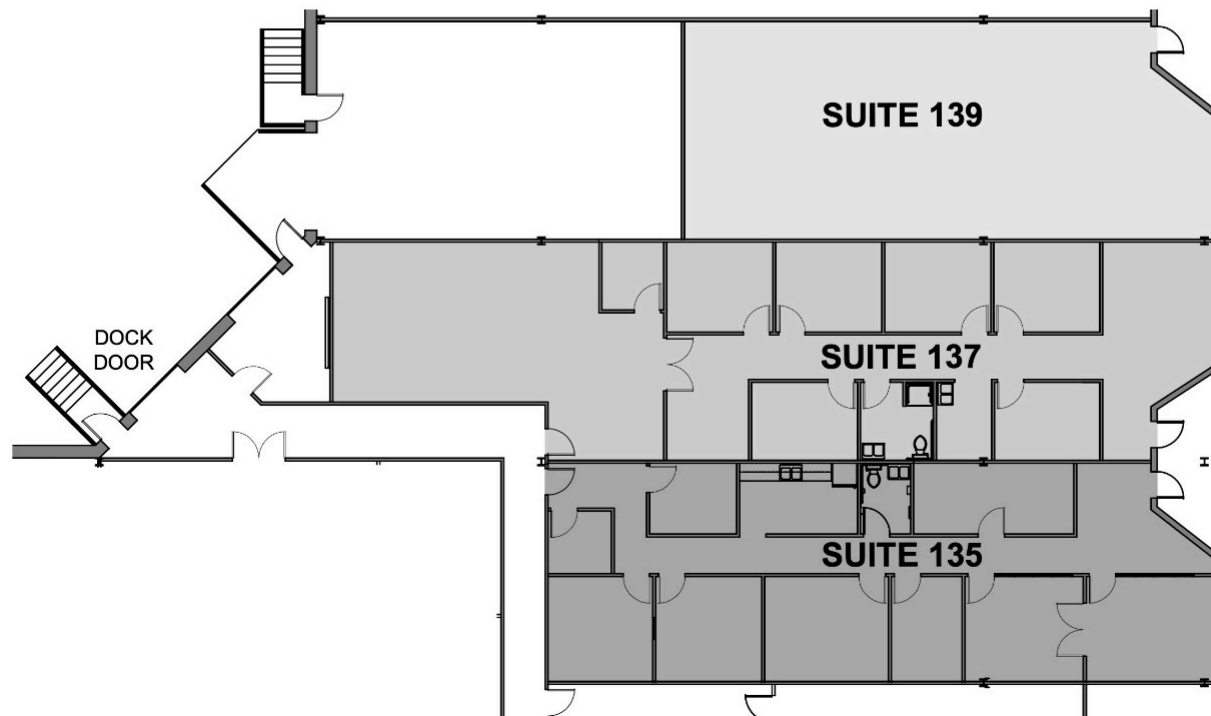
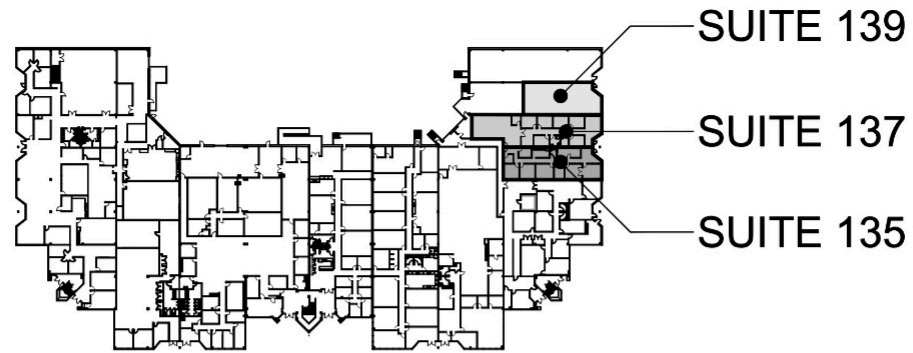
INTERIOR IMAGES



THE WASHINGTON BUILDING FLOORPLAN



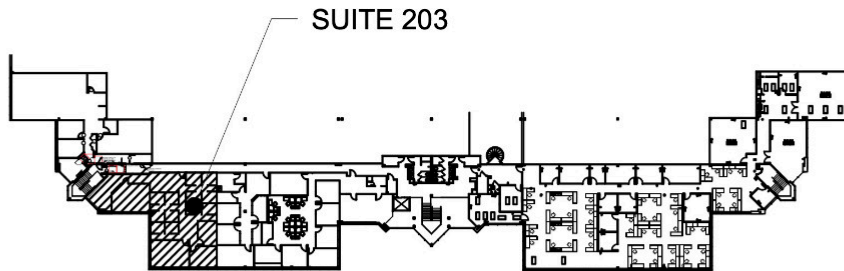
J R A



SUITE 203

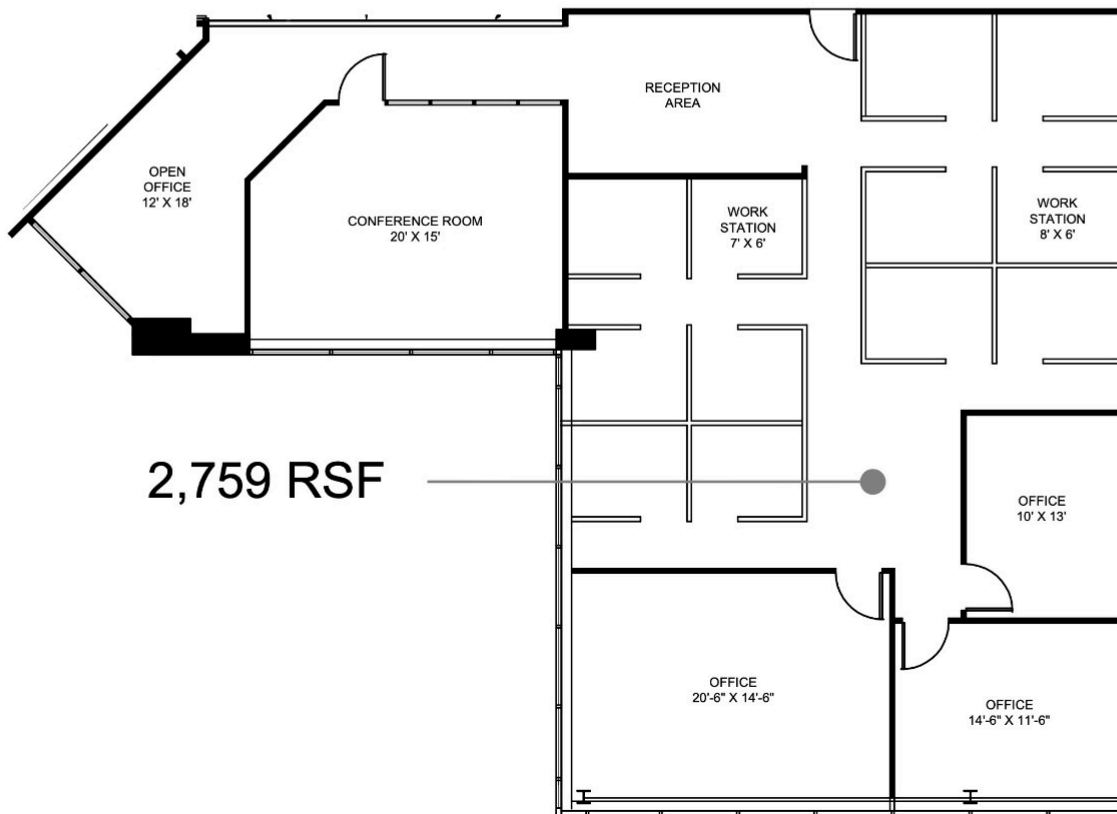


J R A



KEY PLAN

NTS



2,759 RSF

SUITE 203

Size: 2,759 RSF

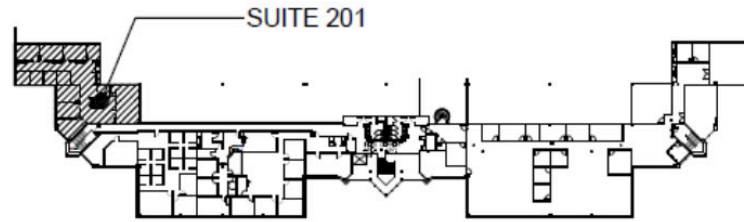
Rent: \$21.50 + utilities

Timing: January 1, 2024

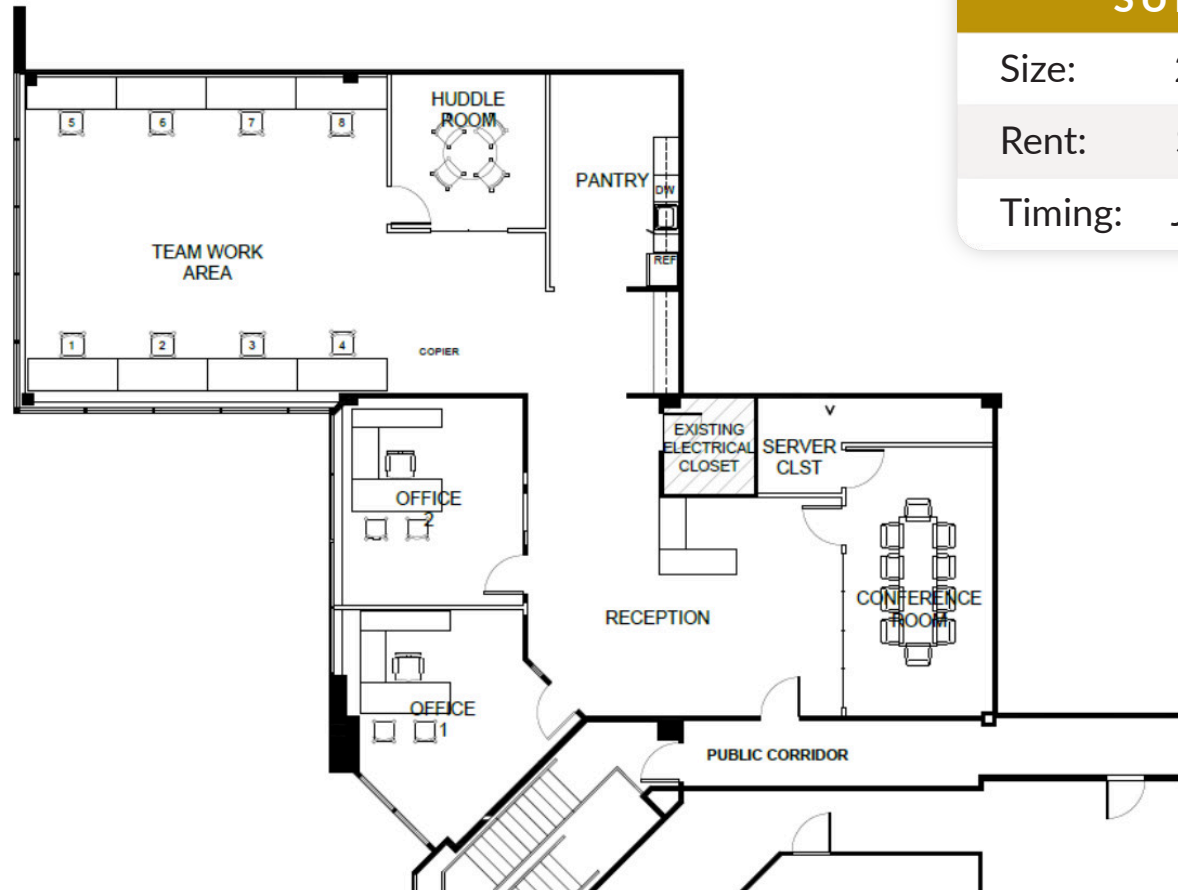
SUITE 201



J R A



KEY PLAN
NTS



SUITE 201

Size: 2,973 RSF

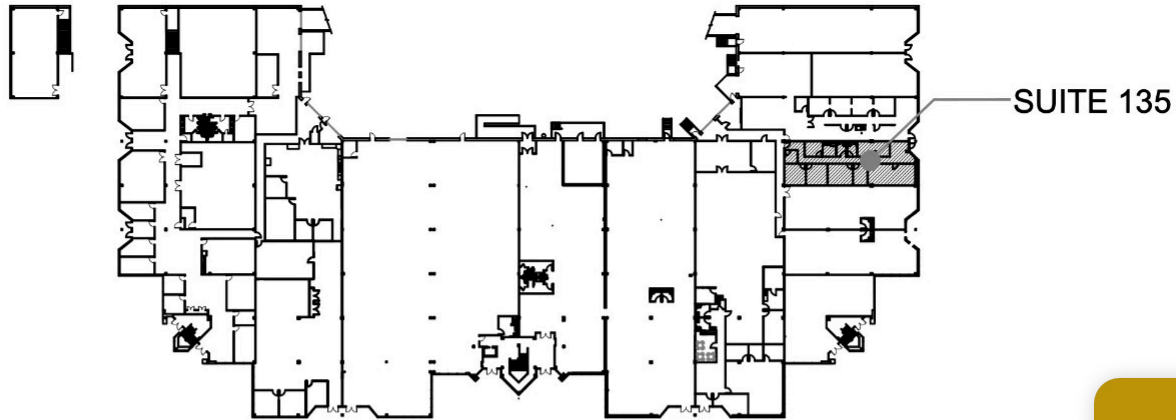
Rent: \$21.50 + utilities

Timing: July 1, 2024

SUITE 135



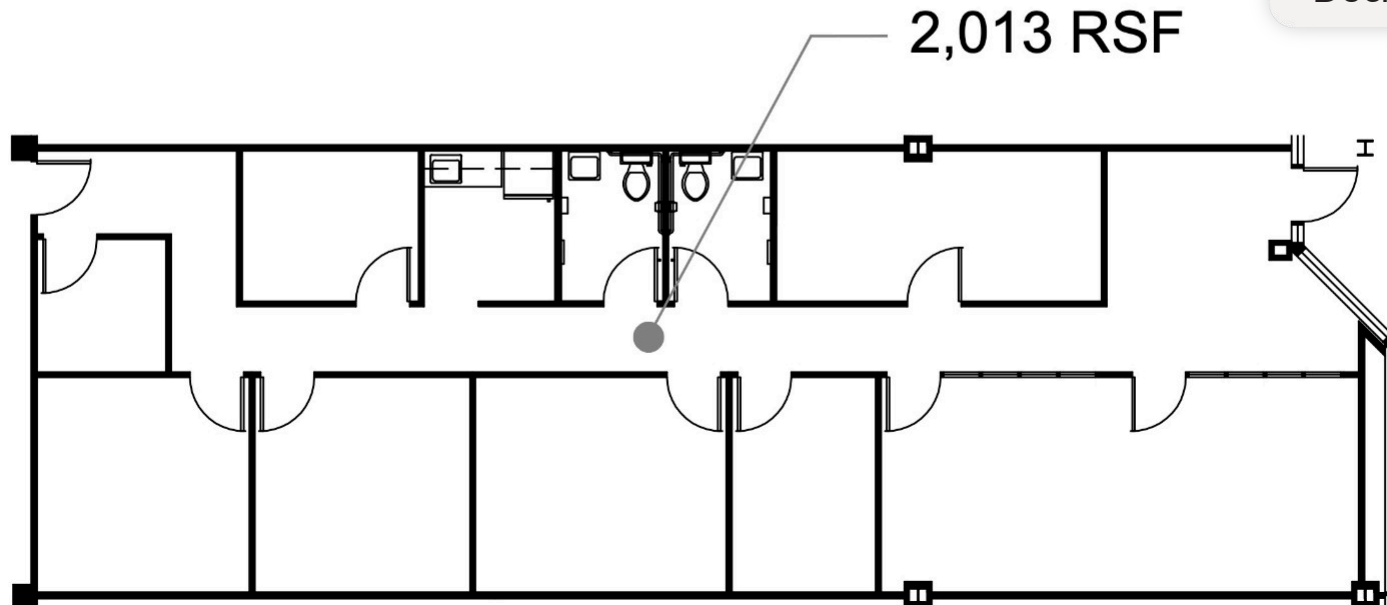
J R A



1ST FLOOR - KEY PLAN
NTS

SUITE 135

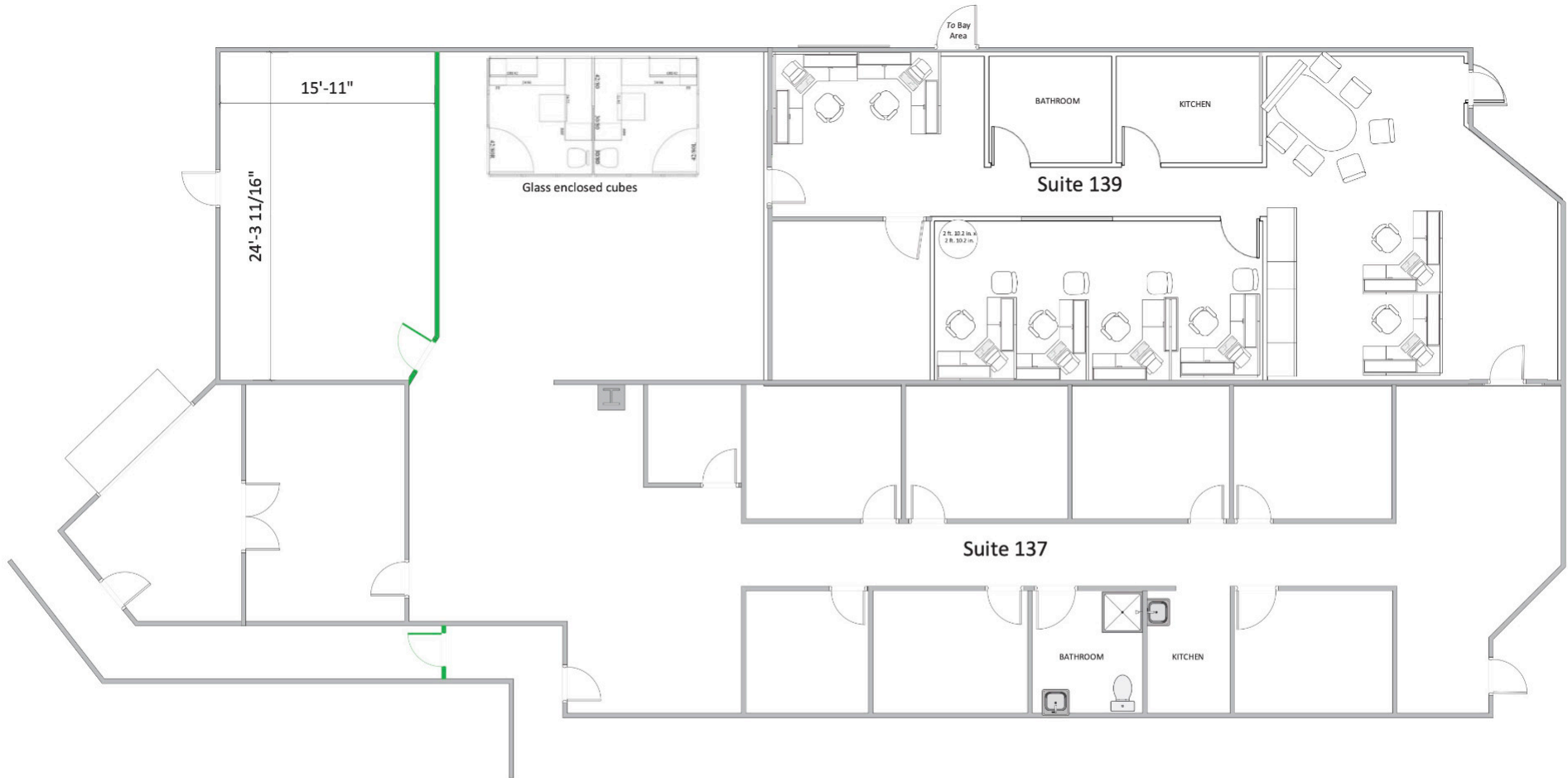
Size:	2,013 RSF
Rent:	\$19.50 + utilities
Timing:	January 1, 2024
Docks:	x1



SUITE 137 & 139



J R A



SUITE 137

Size: 3,751 RSF
Rent: \$19.50 PSF + utilities
Timing: January 1, 2024
Docks: x1

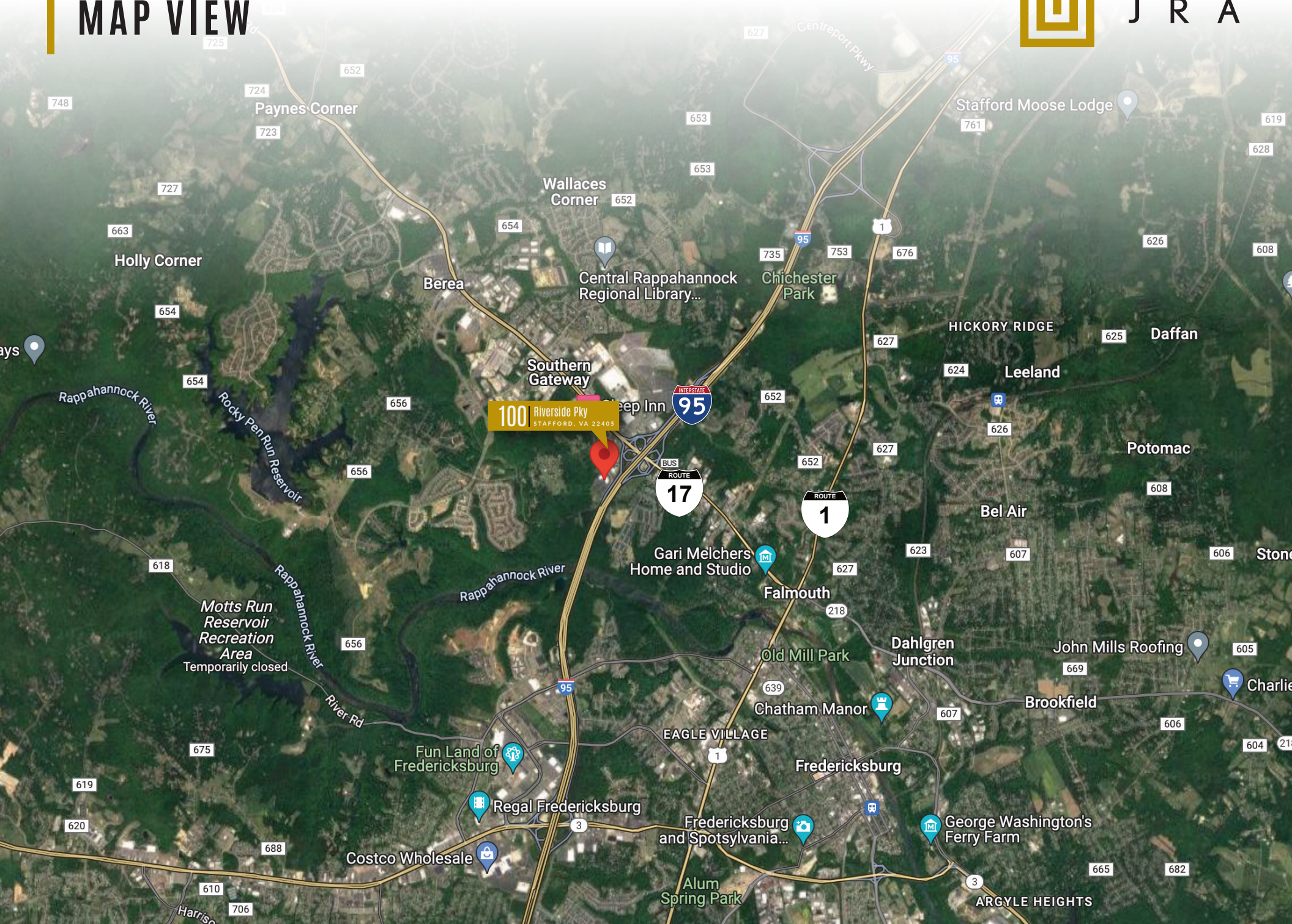
SUITE 139

Size: 1,496 RSF
Rent: \$19.50 PSF + utilities
Timing: January 1, 2024
Docks: x1

MAP VIEW



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DEMOGRAPHIC/INCOME REPORT



J R A

INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$106,251	\$107,594	\$122,806
Median Household Income	\$73,999	\$83,907	\$101,618
< \$25,000	882	4,097	7,878
\$25,000 - 50,000	1,246	5,428	11,883
\$50,000 - 75,000	2,042	6,008	12,297
\$75,000 - 100,000	932	4,829	12,121
\$100,000 - 125,000	553	3,590	10,816
\$125,000 - 150,000	517	2,148	8,611
\$150,000 - 200,000	1,122	4,835	13,980
\$200,000+	869	3,572	12,172

POPULATION	2 mile	5 mile	10 mile
2010 Population	14,468	76,593	214,301
2022 Population	22,229	94,940	262,814
2027 Population Projection	23,638	98,656	276,897
Annual Growth 2010-2022	4.1%	1.8%	1.7%
Annual Growth 2022-2027	1.3%	0.8%	1.1%
Median Age	34.1	35.6	36.8
Bachelor's Degree or Higher	35%	36%	36%
U.S. Armed Forces	107	494	2,358

FOR MORE INFORMATION
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J O H N S O N

REALTY

ADVISORS

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