

8300 MERRIFIELD AVENUE

FAIRFAX, VA 22031

PROPERTY SUMMARY



PROPERTY DESCRIPTION

5,900 SF of Warehouse space with loading dock and HVAC
1,200 -14,000 SF of Office Space

Warehouse Rent \$13.50/sf/yr plus NNN
Office Rent \$15.00/sf/yr plus NNN
Yard space available for lease too!

PROPERTY HIGHLIGHTS

- Storage warehouse and office space a few minutes off of I-495 and I-66, with easy access to Rt. 29 and Rt. 50.
- Convenient dock high loading.
- Two blocks to Dunn Loring Metro.
- Great amenities nearby including Harris Teeter - and the Mosaic District is 3 blocks away with Target and many restaurants and shoppes.
- Outside land available for lease storage and parking use.

OFFERING SUMMARY

Lease Rate:	Warehouse	\$13.50 SF/yr (NNN)
	Office:	\$15.00 SF/yr (NNN)
Available SF:	Warehouse	5,900 SF
	Office:	1,200 SF to 14,000 SF

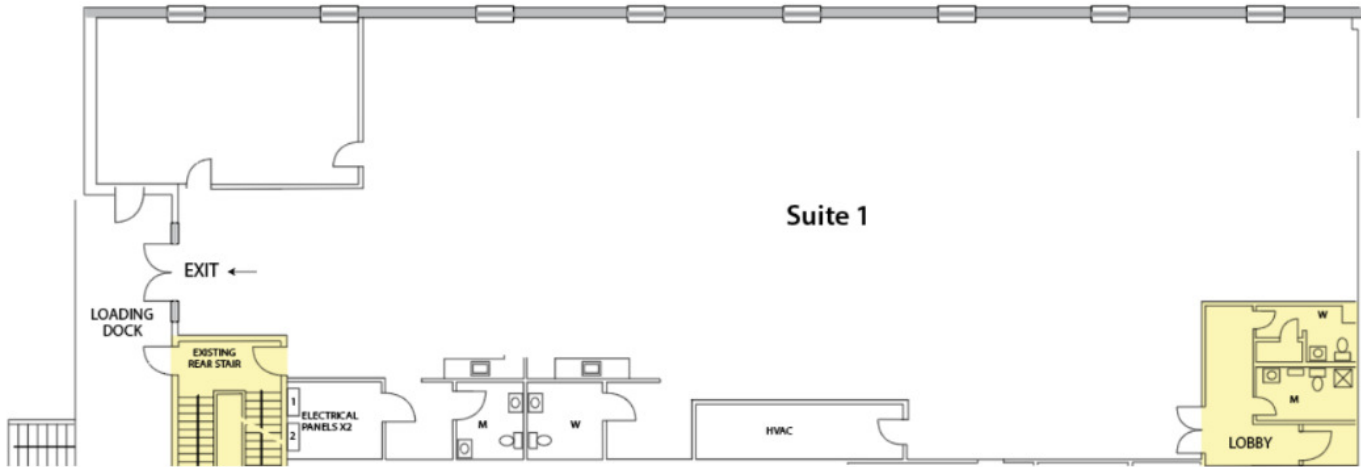
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,635	53,170	130,812
Total Population	19,515	143,620	362,828
Average HH Income	\$185,905	\$207,279	\$210,676

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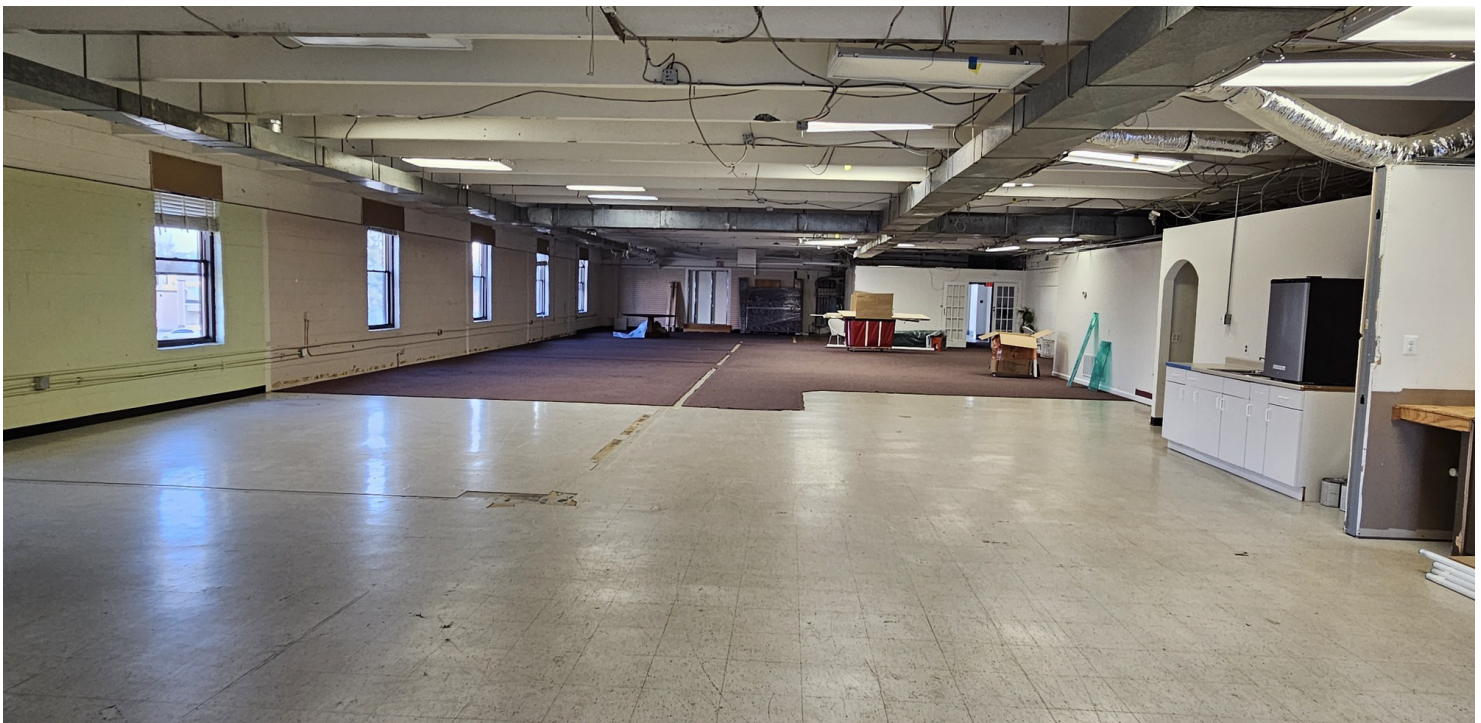
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FLOOR PLAN



Suite 1
5,900 sq/ft
8300 Merrifield Ave.
Fairfax, VA 22031

 COMMON AREA



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ADDITIONAL PHOTOS



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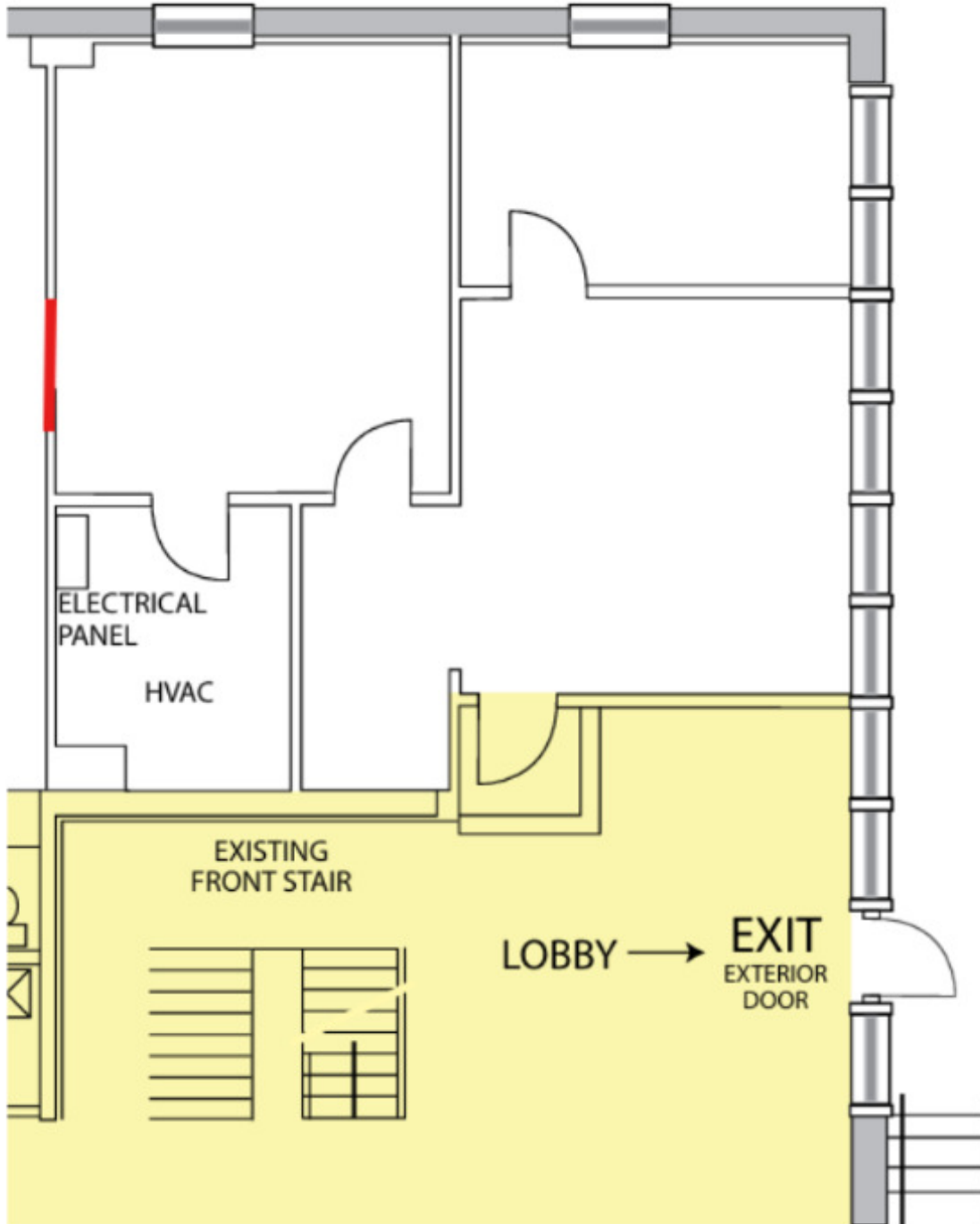
RETAIL AERIAL

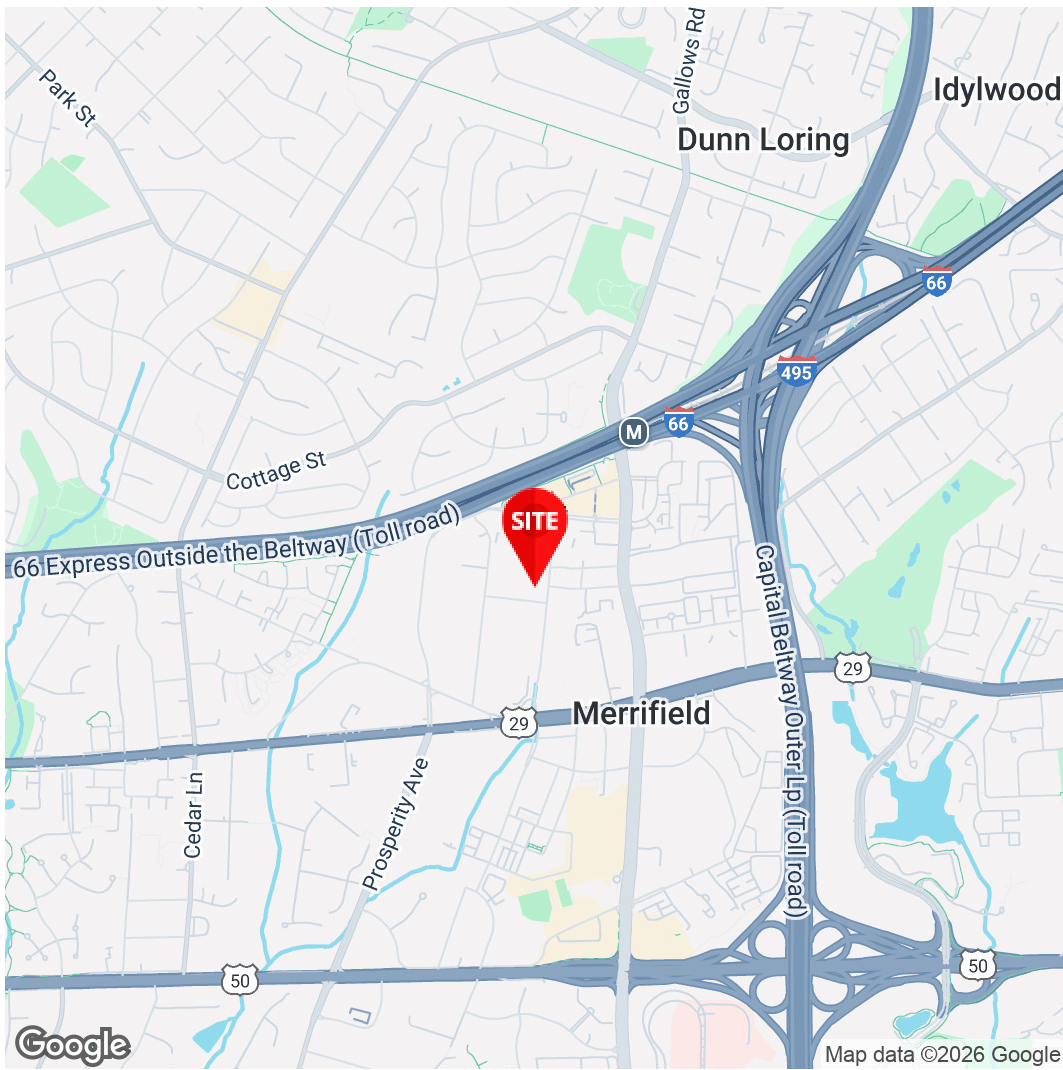


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FLOOR PLAN





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