



OFFICE SPACES FOR LEASE

1408 N. FILLMORE STREET

ARLINGTON, VA 22201



1408 N. FILLMORE STREET

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

Opportunity to lease multiple office suites in the heart of Arlington, VA. Located directly above Ambar in Clarendon. In a busy area with ample foot traffic.

PROPERTY HIGHLIGHTS

- Office Suites in the heart of Arlington
- Suite Size range from 320-1,881 SF on 2nd Floor
- Busy Foot Traffic Area
- Excellent Window Lines
- On Site Parking Available
- 1 Block from Clarendon Metro
- Walk to Whole Foods and The Clarendon Crossing Lifestyle Center

OFFERING SUMMARY

Lease Rate:	\$30.00 - 35.00 SF/yr (Full Service)
Available SF:	320 - 1,881 SF
Lot Size:	0.35 Acres
Building Size:	15,144 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	25,673	118,906	336,519
Total Population	49,342	250,352	695,280
Average HH Income	\$178,281	\$185,975	\$184,983

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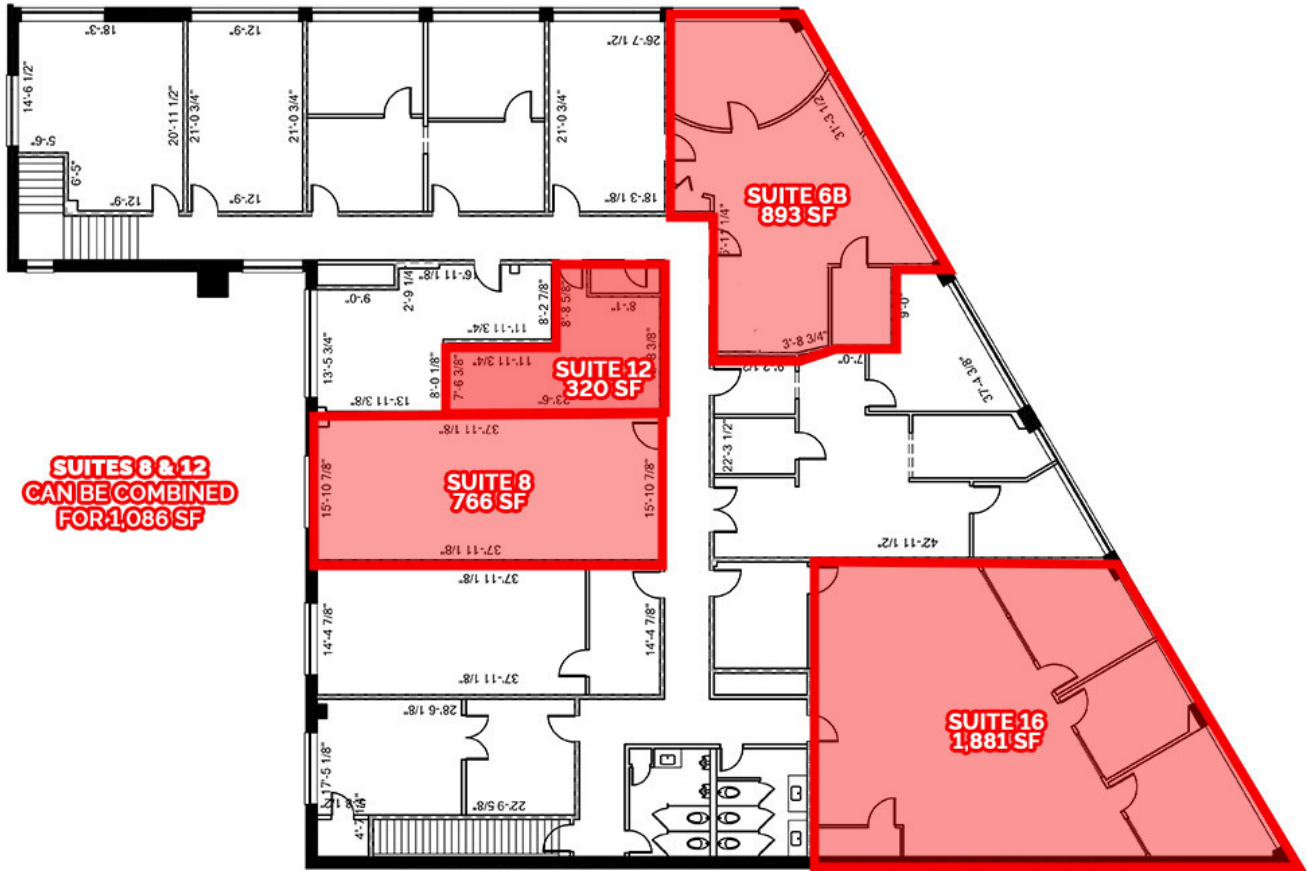
1408 N. FILLMORE STREET

SUITE 16 PHOTOS



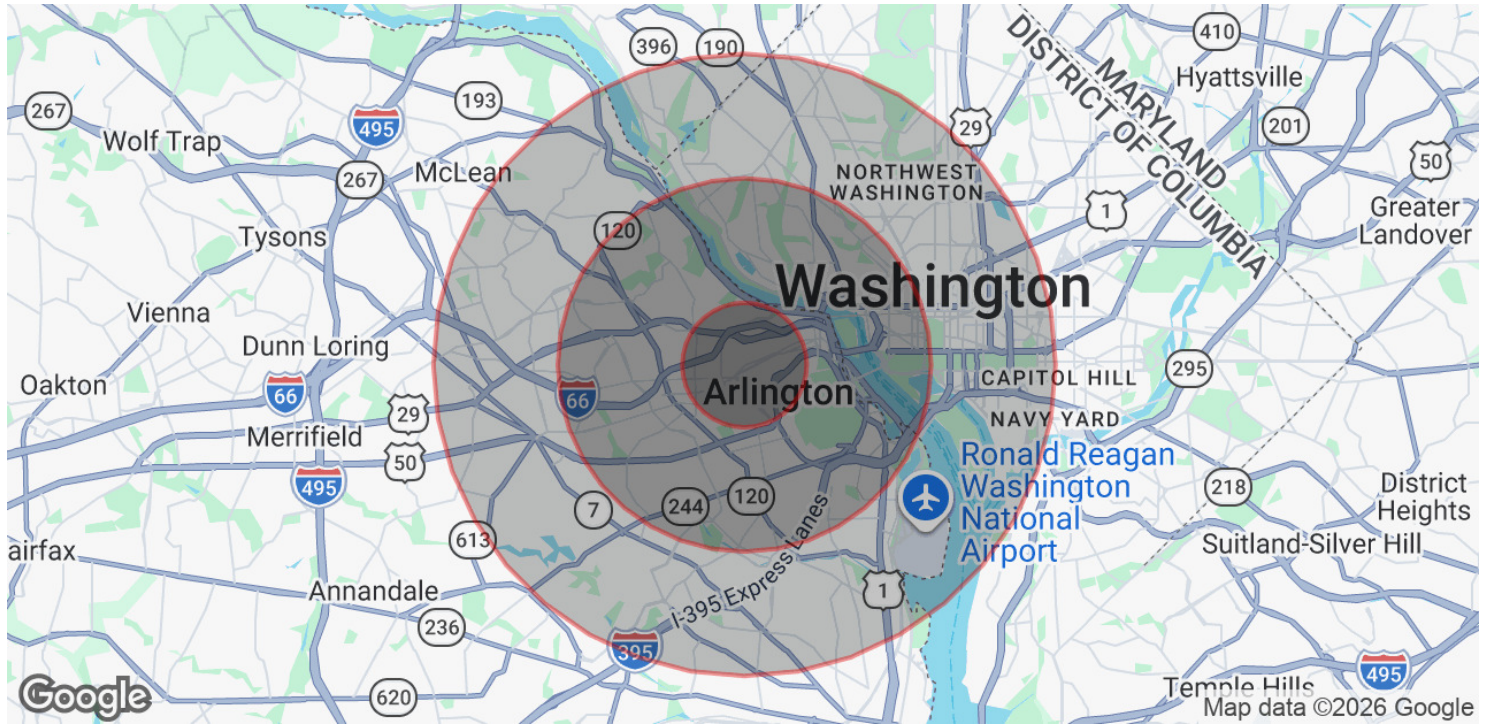
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FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT



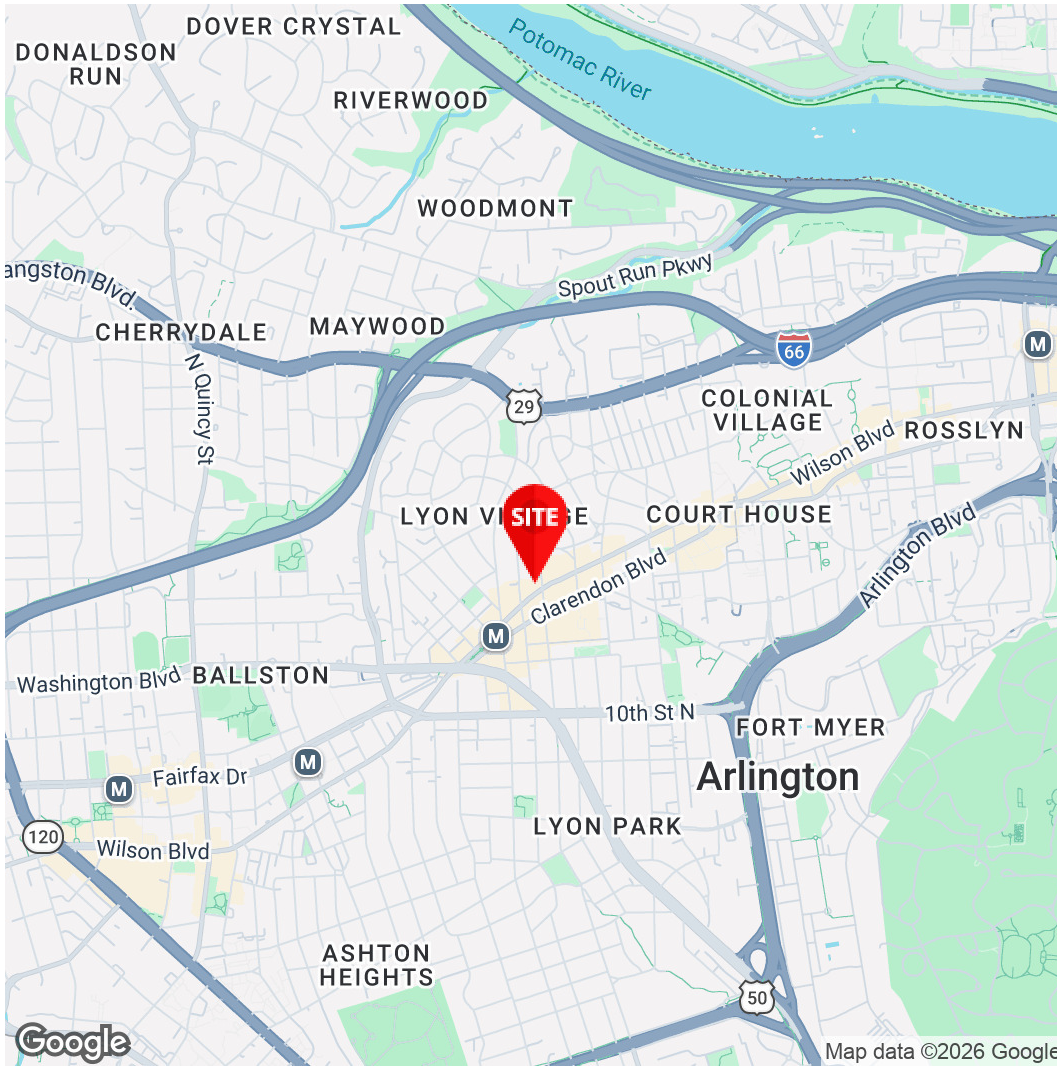
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	49,342	250,352	695,280
Average Age	33.2	37.1	37.5
Average Age (Male)	33.6	37.0	37.6
Average Age (Female)	33.2	37.2	37.3

HOUSEHOLDS & INCOME

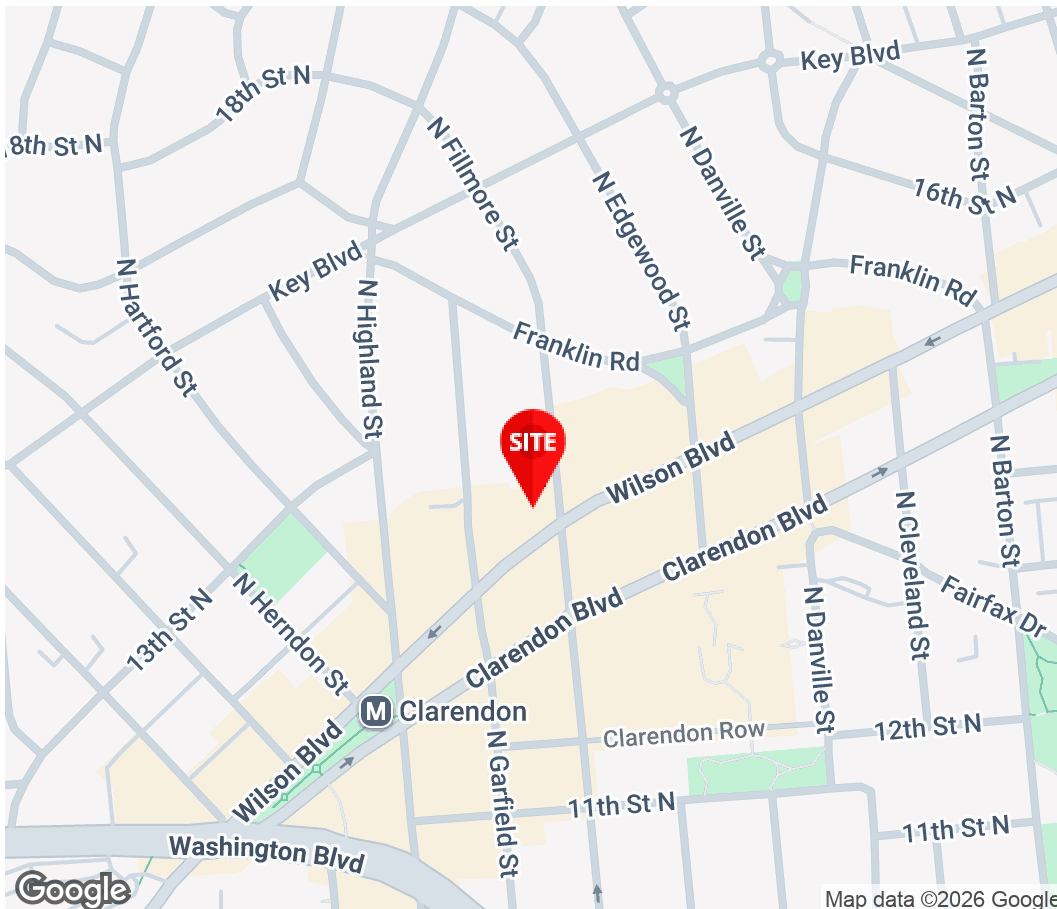
	1 MILE	3 MILES	5 MILES
Total Households	25,673	118,906	336,519
# of Persons per HH	1.9	2.1	2.1
Average HH Income	\$178,281	\$185,975	\$184,983
Average House Value	\$907,836	\$980,848	\$929,409

2023 American Community Survey (ACS)



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