

SALE

7700 | 7702

BOSTON BOULEVARD

SPRINGFIELD SUBMARKET
VIRGINIA

| 125,395 SF ON 9.51 ACRES

| RARE I-5 ZONED PROPERTY

| PREMIER INFILL LOCATION



Knowledge
Perseverance
Integrity

Cambridge
Property Group LLC

PROPERTY OVERVIEW

7700 AND 7702 BOSTON BLVD.

ADDRESS



7700 AND 7702
BOSTON BLVD.

PROXIMATE TO



FT. BELVOIR
& NGA

BUILDING



125,395 RSF

ZONING



I-5 INDUSTRIAL
FAIRFAX COUNTY

SITE AREA



9.51 ACRES
414,087 SF

SUBMARKET



SPRINGFIELD

DIRECT

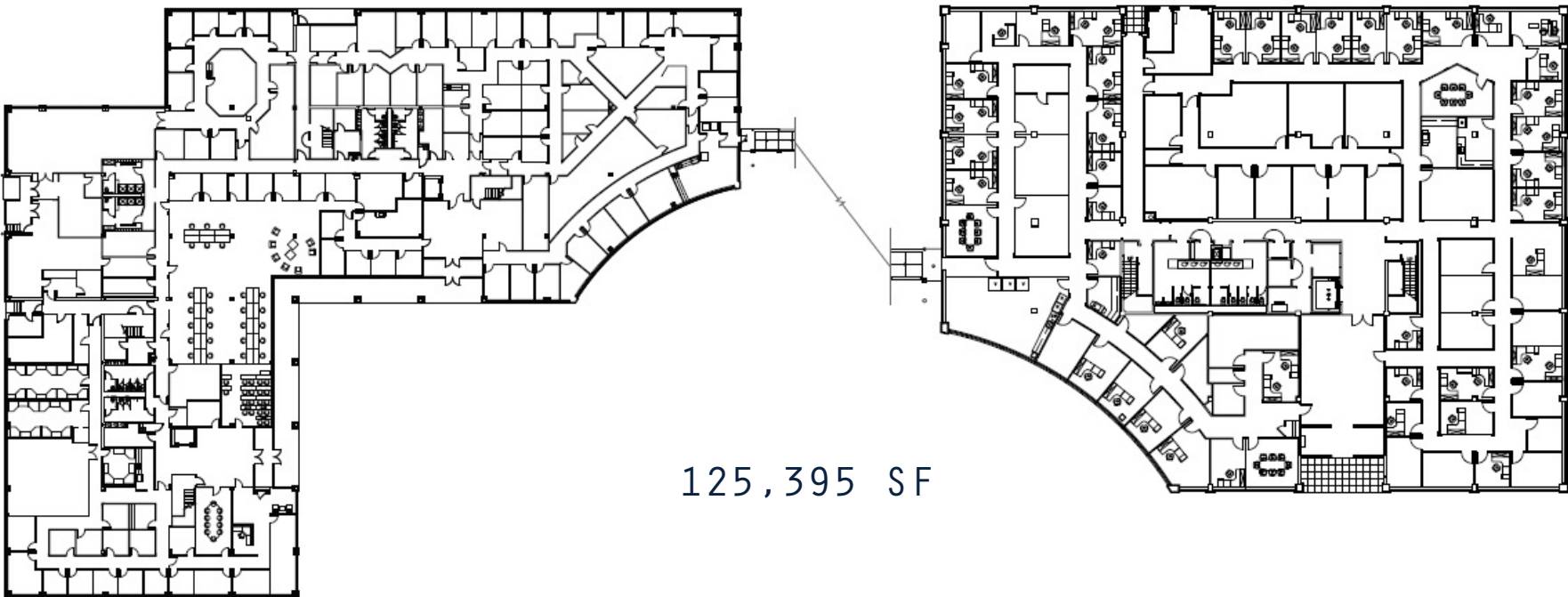
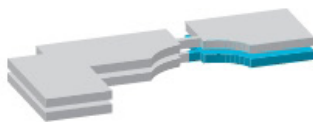
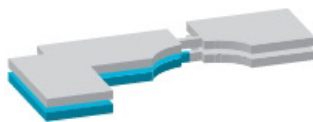


ACCESS

ACCESS TO







WASHINGTON
METRO AREA

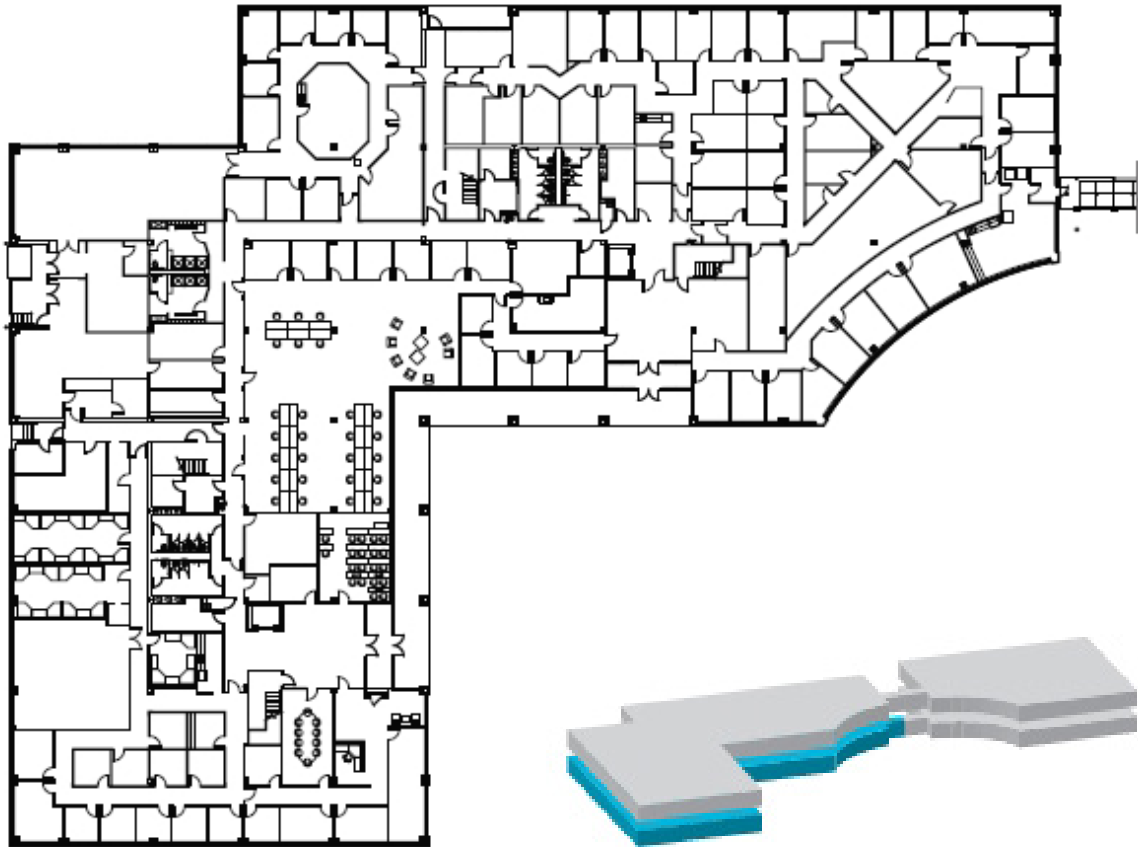


125,395 SF

7700 BOSTON BLVD

BUILDING HIGHLIGHTS

	3000 AMP SERVICE
	FULL-BUILDING BACK-UP GENERATOR: 350 KW, 3 PHASE, 3000 GALLON.
	MULTIPLE FIBER PROVIDERS
	FORMER SCIF COMPONENT



BUILDING FEATURES

RENTABLE AREA



82,224 RSF
VACANT

STORIES



2

LOADING



COVERED DOCK
PLATFORM

ELEVATORS



2

YEAR BUILT







1997



7702 BOSTON BLVD

BUILDING HIGHLIGHTS

	2000 AMP SERVICE
	32 KW EMERGENCY GENERATOR
	MULTIPLE FIBER PROVIDERS
	FORMER SCIF COMPONENT



BUILDING FEATURES

RENTABLE
AREA



43,170 RSF
VACANT

STORIES



2

ELEVATORS

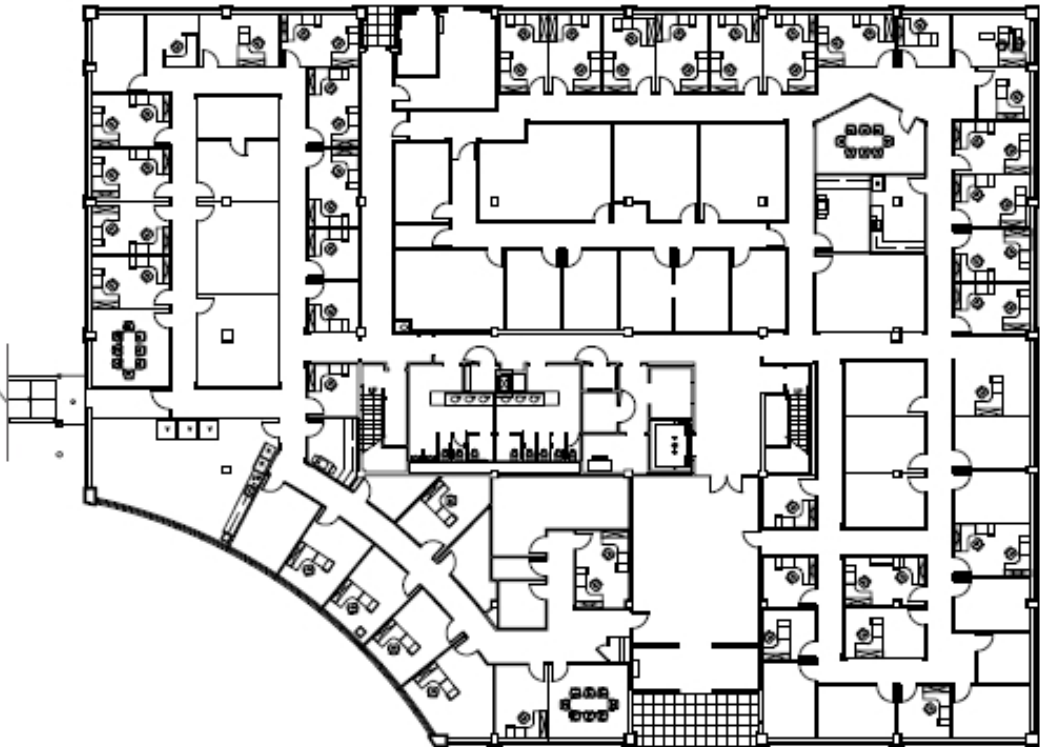
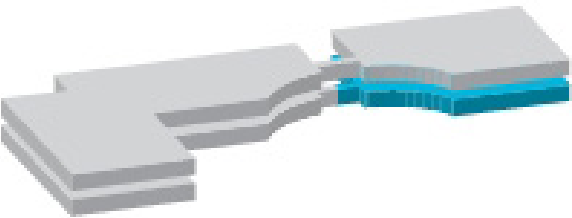


2

YEAR BUILT



2002



7700 | 7702
BOSTON BOULEVARD

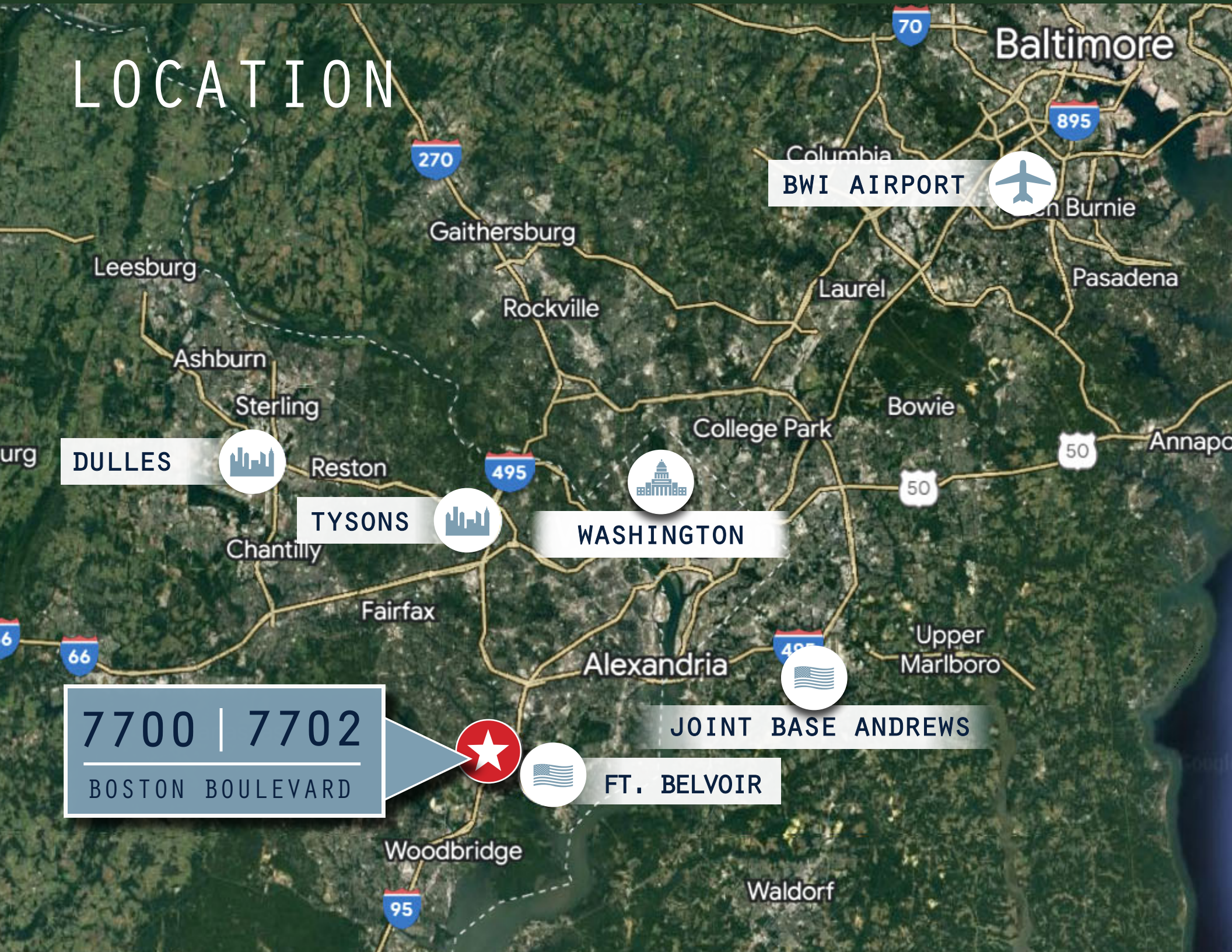
LOCATION



FAIRFAX COUNTY PARKWAY



LOCATION



THE OFFERING

CAMBRIDGE PROPERTY GROUP LLC, AS EXCLUSIVE REPRESENTATIVE OF THE OWNERS, IS PLEASED TO PRESENT THIS OPPORTUNITY TO PURCHASE 9.51 ACRES OF INDUSTRIAL LAND IMPROVED BY TWO 2 STORY OFFICE BUILDINGS COMPRISING 125,395 RSF.

GIVEN THE GENEROUS AMOUNT OF POWER AVAILABLE TO THE PROPERTY, AS WELL AS THE NUMEROUS FIBER PROVIDERS SERVING THE AREA, THIS PROPERTY CAN EASILY BE CONVERTED TO DATA CENTER USE.

THE MOSTLY PAVED PROPERTY BOASTS AN I-5 ZONING WHICH ALLOWS FOR A WIDE RANGE OF INDUSTRIAL USES.

THE STRATEGIC LOCATION IS PROXIMATE TO FT. BELVOIR AND THE NATIONAL GEOSPATIAL INTELLIGENCE AGENCY, MAKING IT AN OPTIMAL LOCATION FOR ANY GOVERNMENT CONTRACTOR.

BEING WITHIN MINUTES OF I-95 ENSURES CONVENIENT ACCESS TO COMPANIES SERVING THE ENTIRE WASHINGTON METROPOLITAN AREA.



7700 | 7702

BOSTON BOULEVARD

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Integrity

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