

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

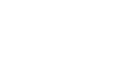
7700 AND 7702 BOSTON BLVD.

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

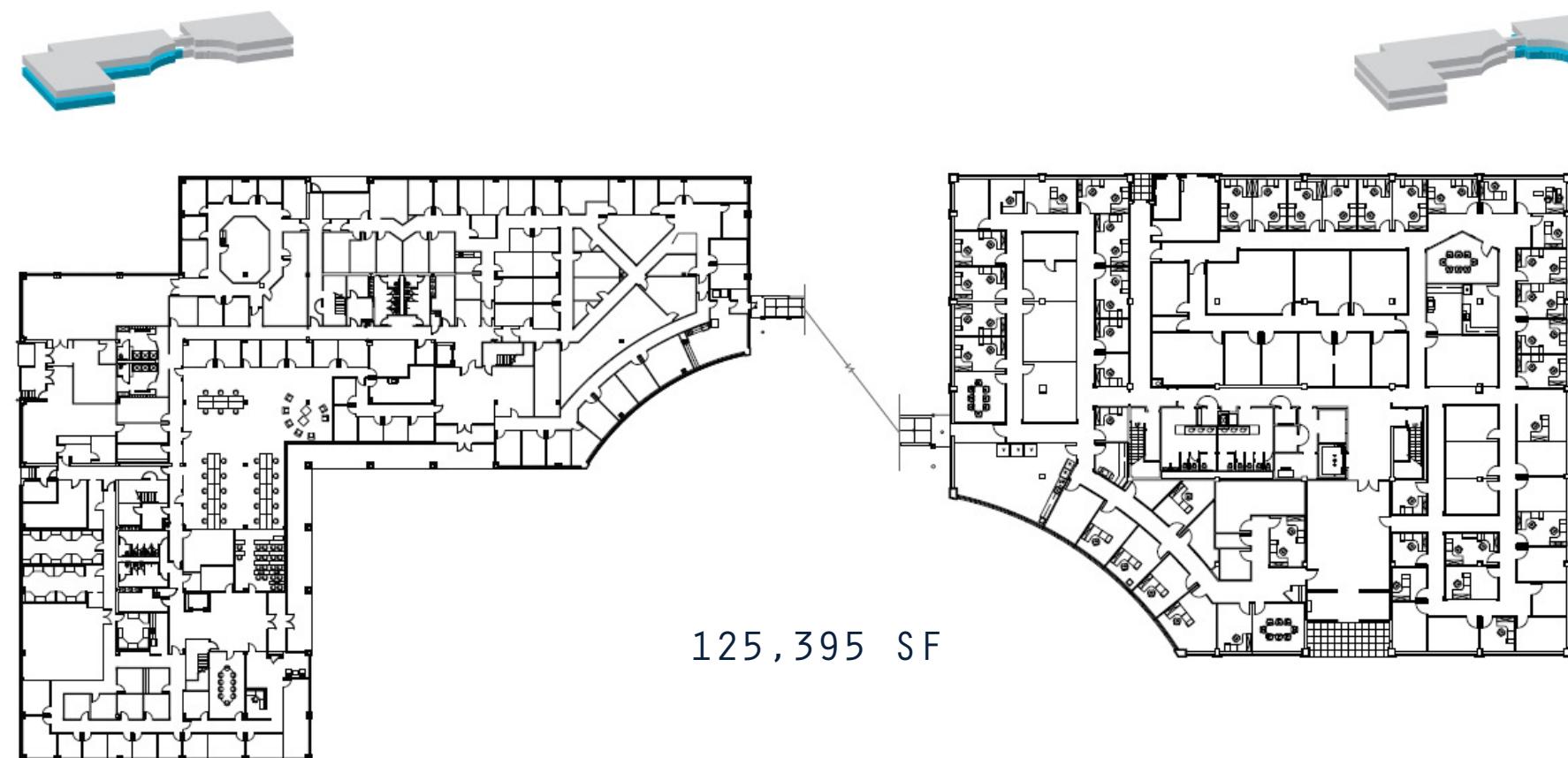
SPRINGFIELD

**DIRECT
ACCESS**

ACCESS

ACCESS TO

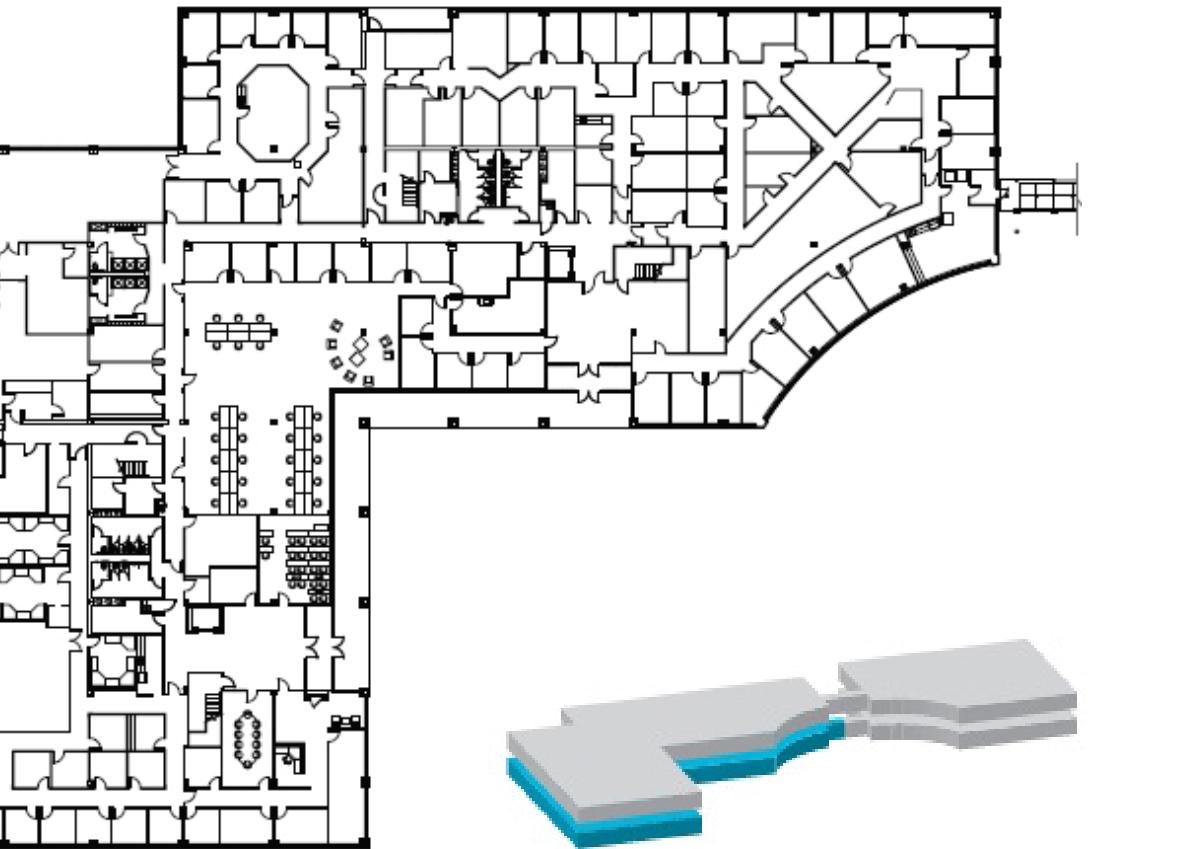
WASHINGTON
METRO AREA



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 |



RENTABLE AREA
 82,224 RSF VACANT

STORIES
 2

LOADING
 COVERED DOCK PLATFORM

ELEVATORS
 2

YEAR BUILT
 1997



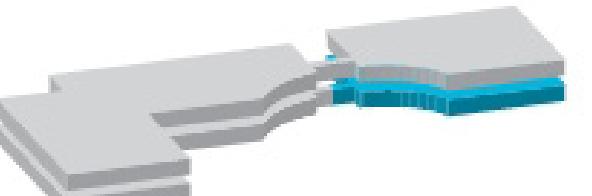
7702 BOSTON BLVD

BUILDING HIGHLIGHTS

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



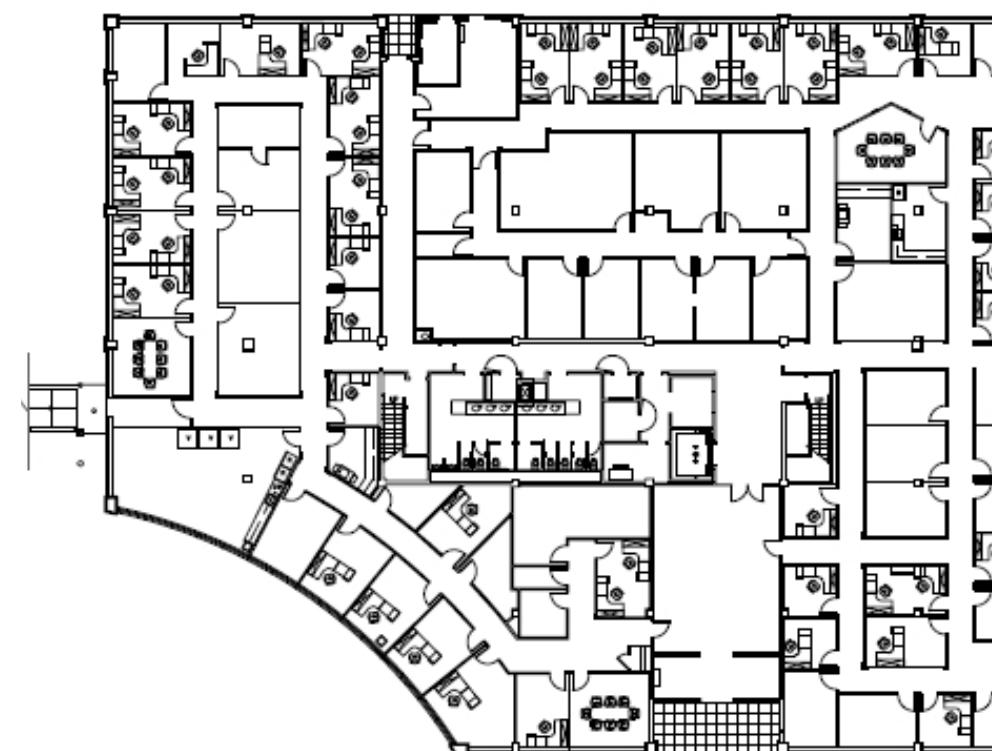
 **RENTABLE AREA**
43,170 RSF VACANT



 **STORIES**
2

 **ELEVATORS**
2

 **YEAR BUILT**
2002



BUILDING FEATURES

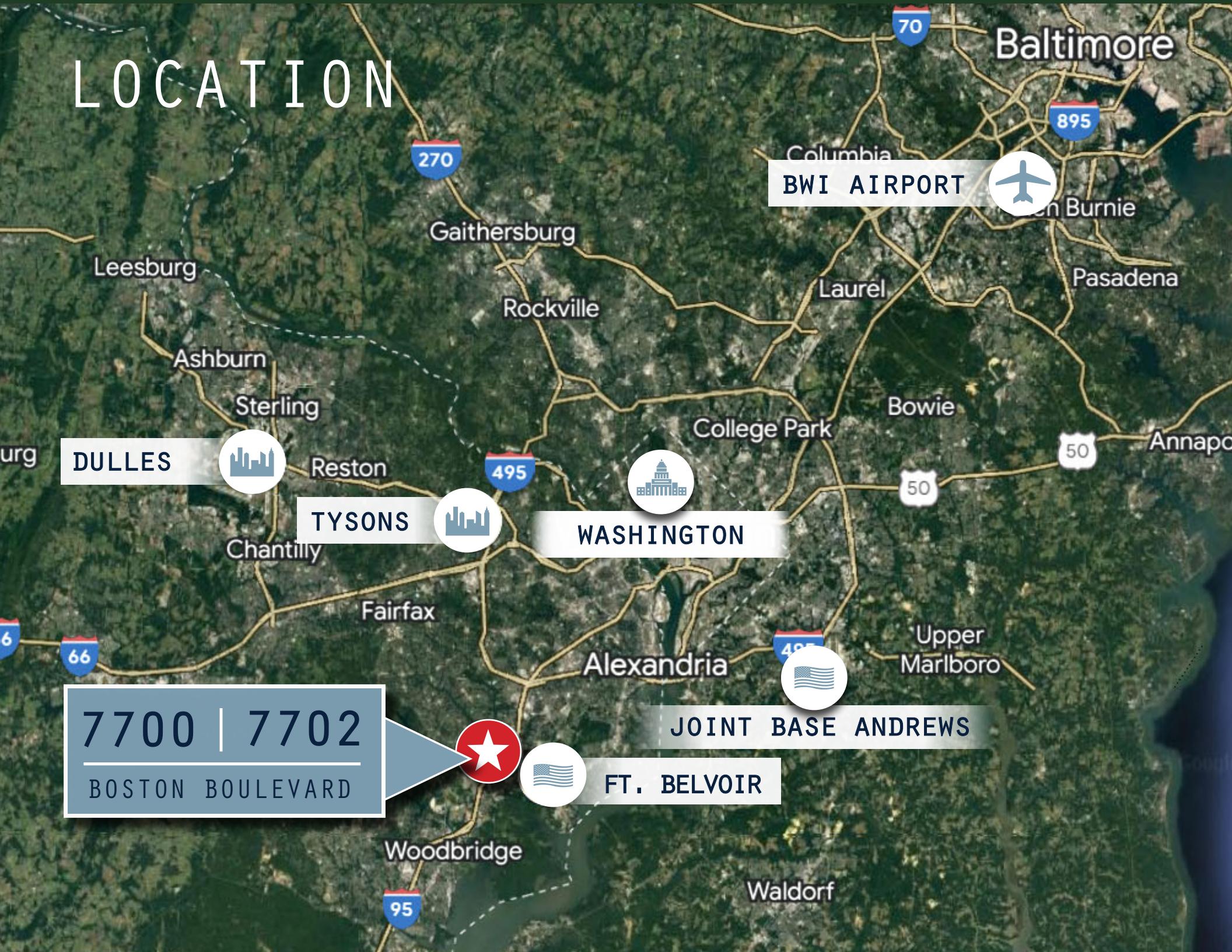
7700 | 7702
BOSTON BOULEVARD

FAIRFAX COUNTY PARKWAY

LOCATION



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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