

RETAIL/OFFICE BUILDING  
**FOR LEASE**

COMMERCIAL SPACE FOR LEASE  
Retail or Office Use  
Call 703-440-1040 - 202-359-1616  
www.pvimg.com

775



**775 23rd St S,  
Arlington Va 22202**

**While at PVIM llc we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy in this brochure.**

**All information should be independently verified prior to a purchase or lease of the property.**

**We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.**

**We thank you for your interest and are available by email or phone call to answer any questions that you may have.**

**Sincerely,**

**Apostle Paul Voutsas**

**President and Principal Broker Of PVIM llc,**

**a Virginia Limited Liability Company**

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**207 Ramsay Alley, Ste 101, Alexandria Va 22314**



# About PVIM

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Papadopoulos - Voutsas Investments & Management (PVIM) was founded in February 2024, PVIM LLC is a distinguished commercial real estate brokerage headquartered in Old Town Alexandria, Virginia. We specialize in retail, office, and industrial properties, offering a full spectrum of services for leasing, buying, and selling. Our expertise ensures that whether you need to lease space, buy, or sell a property, PVIM has the tools and knowledge to help you achieve your goals. Stop by our office in Old Town For more info.

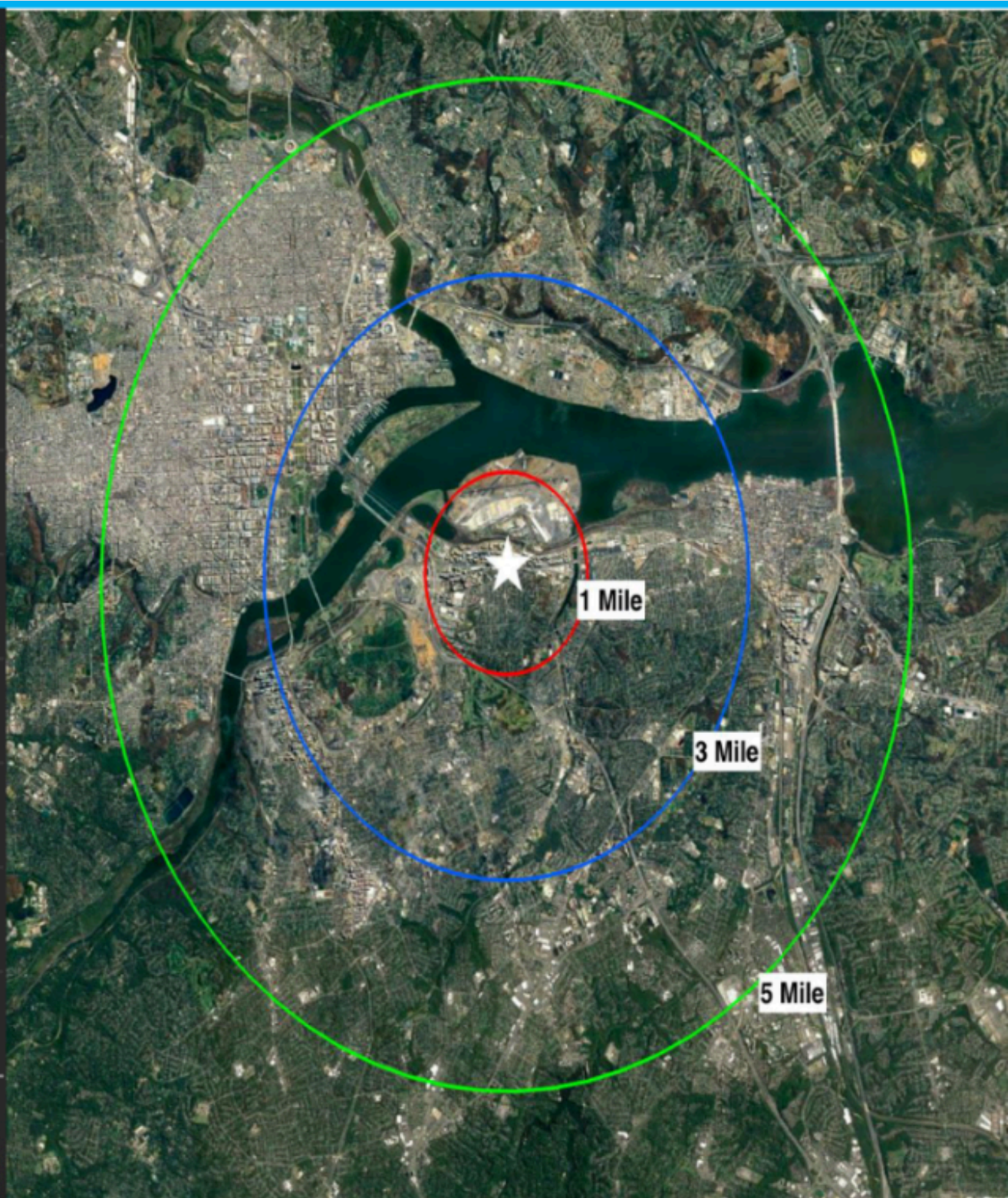
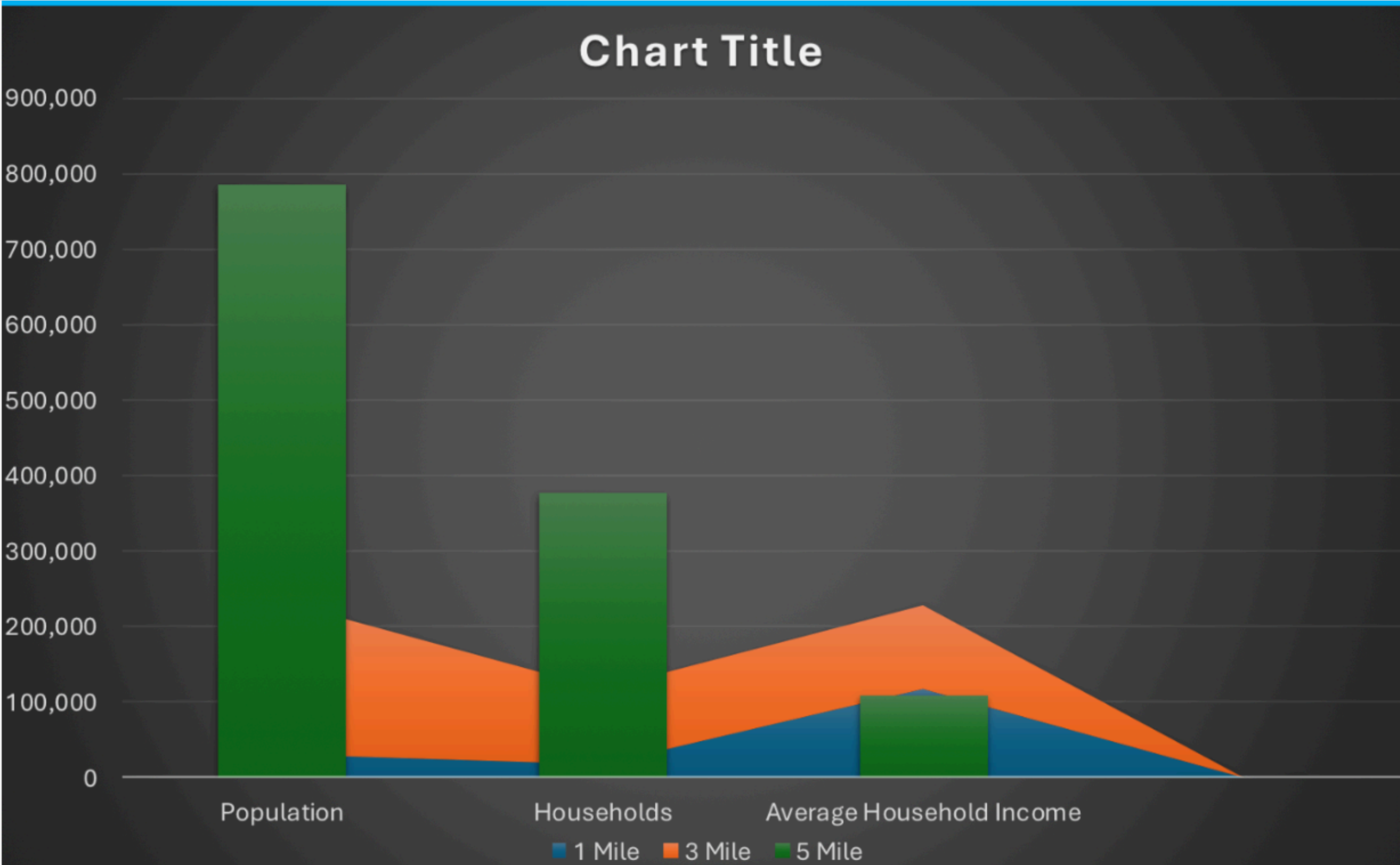


# OVERVIEW

PRIME COMMERCIAL SPACE FOR LEASE  
Retail or Office Use  
Ideal for Coffee Shop, Retail, Office, or Showroom  
Call 703-909-8040 - 202-350-1616  
Info@Crystalmg.com

- Retail & Office space for lease on 23rd Street.
- Asking \$3,000 per month for the lower level space
- 1,972 Sf on the lower level with 2 separate bathrooms.
- DO NOT DISTURB THE TENANTS.
- Join recently signed Nail Salon, Zola Nails
- Parking available on site.
- 33 Lf Street Frontage on 23rd Street.
- Built in 1968.
- Located blocks from Arlington's Historic Restaurant Row.
- Perfect location for offices, showroom, day care, coffee shop, preschool, med spa or other
- Located with in close proximity of DCA.
- Zoned C-1 in Arlington County.

# DEMOGRAPHICS



# AERIAL



# NATION LANDING

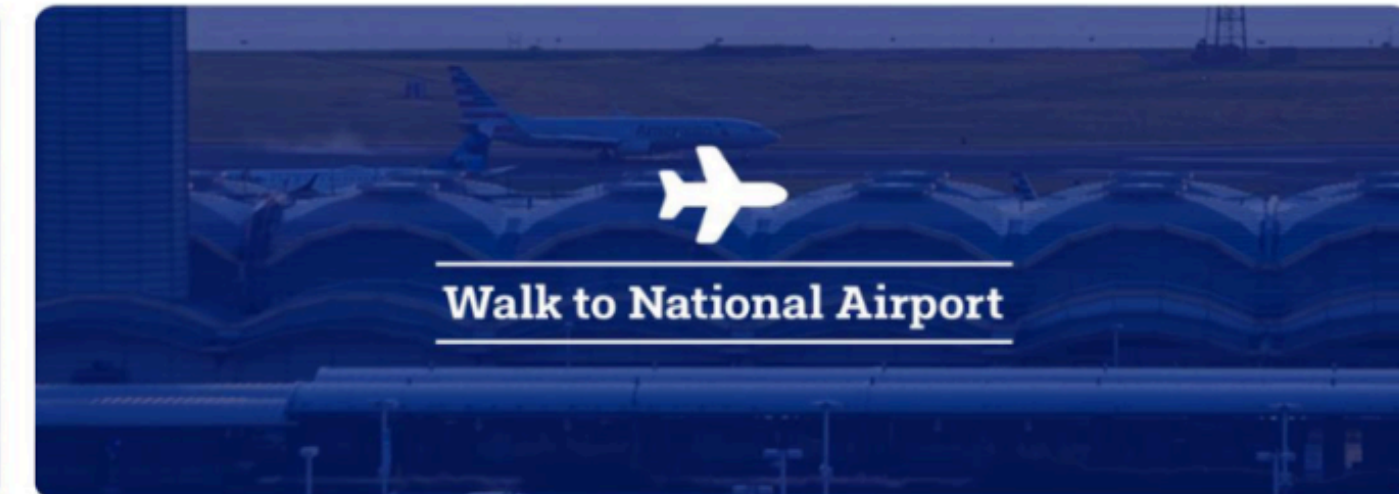
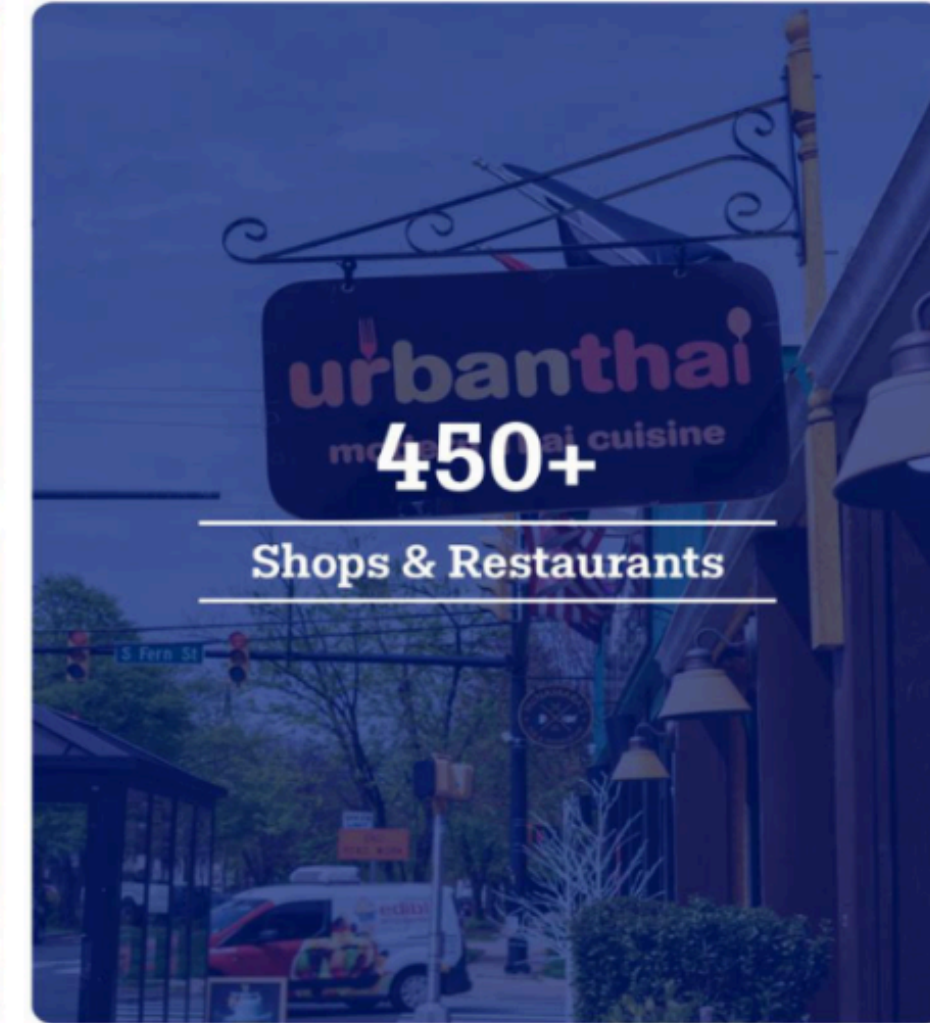
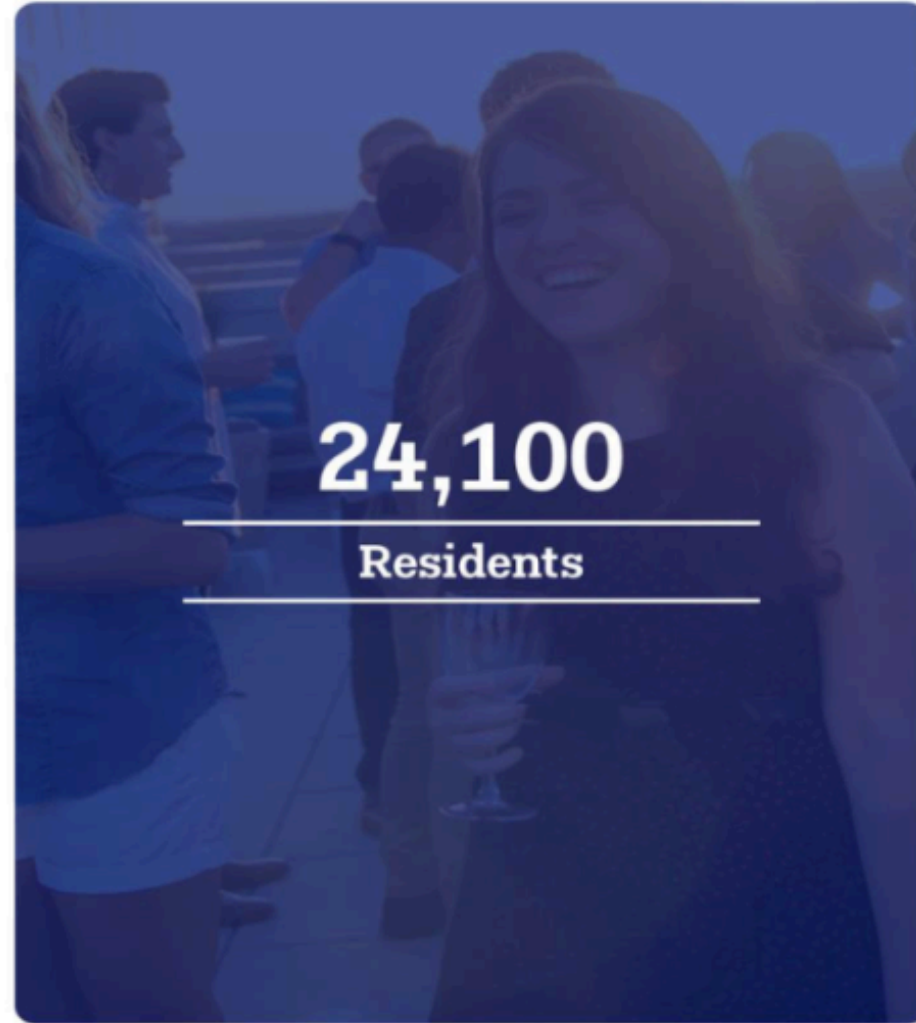


## NATIONAL LANDING

PENTAGON CITY

CRYSTAL CITY

POTOMAC YARD



# CONTACT PVIM

For information and registration, please contact the following numbers and addresses



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A. Paul Voutsas