

MEDICAL/OFFICE SPACE FOR LEASE

TYSONS PROFESSIONAL BUILDING
8206 Leesburg Pike Vienna, VA 22182
Best Deal In Tysons Corner

OPPORTUNITY

- Suite 201 1,711 SF
 - Suite 201B 1,876 SF
 - Suite 208 1,738 SF
 - Suite 209 2,638 SF
 - Suite 305 1,021 SF
- (3,587 SF Contiguous)



HIGHLIGHTS

- Great access to retail amenities including hotels, banking, restaurants on Rt. 7, Leesburg Pike
- Medical Office and Office Space
- Professional management
- 24 hour security camera monitoring system with key-card after hour access
- 3.5/1000 Parking Ratio, Generous Parking
- Reasonable turn-key improvements available

RENTAL RATE

- \$20.00-\$24.00 PSF, Full Service

TERM

- 3-10 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

☎ | 703.677.0101

✉ | jlegat@legatcre.com

AUDREY WALLACE
Vice President

☎ | 847.562.6736

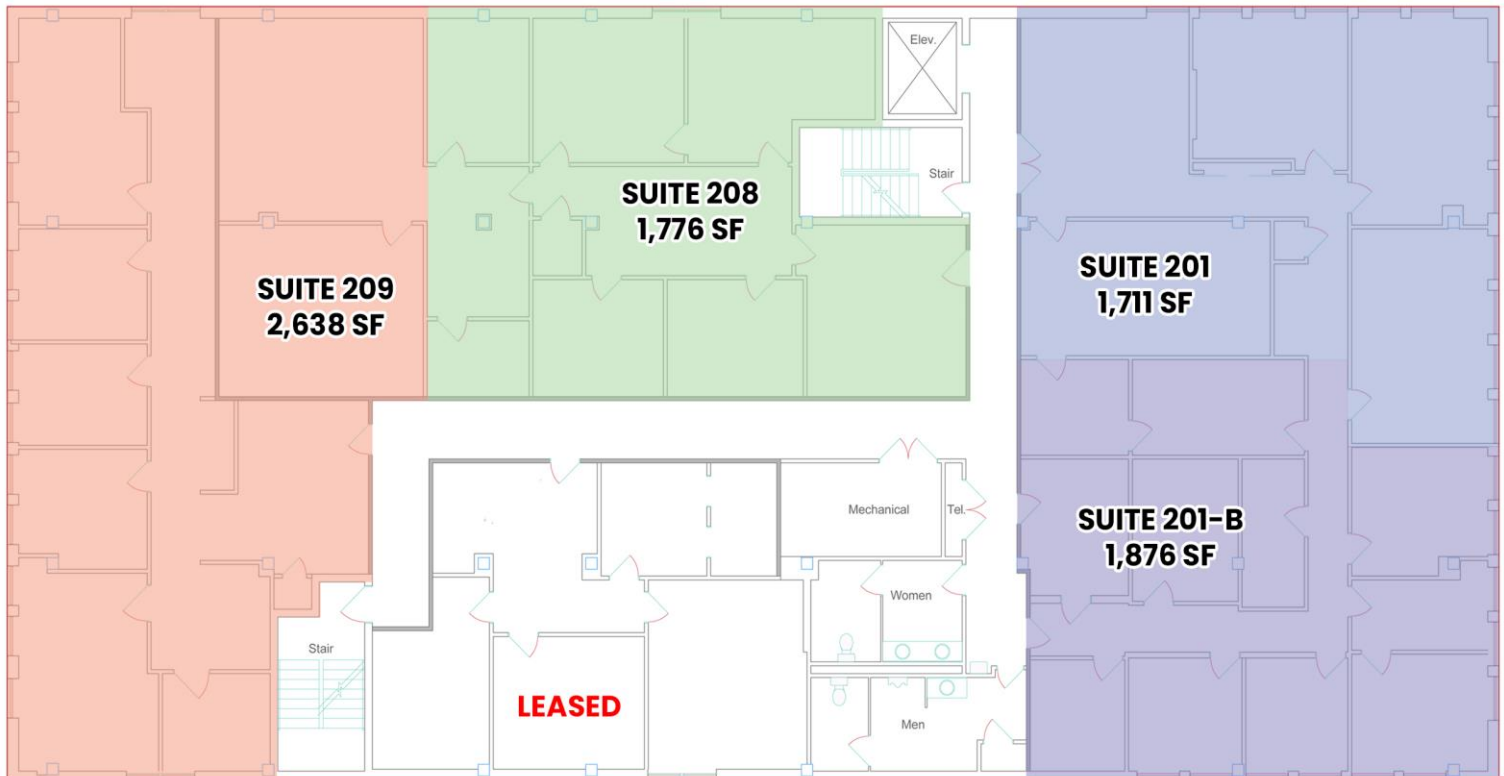
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8206 Leesburg Pike Vienna, VA 22182
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Suite 201:	1,711 SF (3,587 SF Contiguous with Suite 201B)
Suite 201B:	1,876 SF
Suite 208:	1,776 SF
Suite 209:	2,638 SF

SECOND FLOOR



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Tysons Professional Building
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Suite 305:

1,021 SF

THIRD FLOOR



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