

CHAIN BRIDGE PROFESSIONAL CENTER

Office For Lease

2,000 - 15,594 SF



Leasing Information:
703.522.4600

Doug McLearn **Jack Redmond**
703.284.5862 703.284.5880
dmclearn@lpc.com jredmond@lpc.com

Lincoln

1530 Wilson Boulevard
Suite 200
Arlington, VA 22209

www.lpc.com

CHAIN BRIDGE PROFESSIONAL CENTER

10455 White Granite Drive | Oakton, VA 22124

Office For Lease

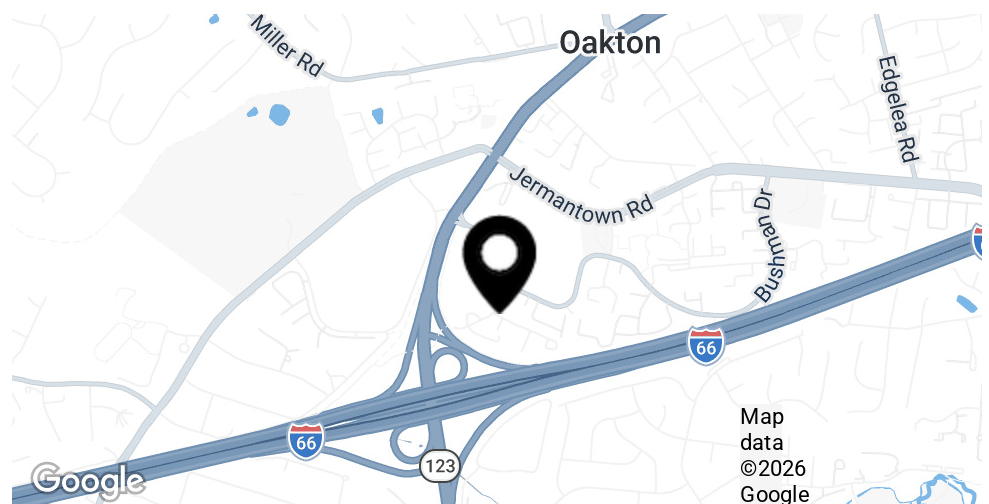
2,000 - 15,594 SF



Property Highlights

- Landlord will break second floor for smaller tenants
- Signage opportunity available for full floor users
- 3.3/1,000 SF free surface parking
- High capacity Verizon and Cox fiber optics available
- Immediate access to I-66, Rt. 123, and Rt. 50
- Convenient access to Vienna Metro Station (Orange line) via the Fairfax County Connector (466 line)

Availabilities	SF	Lease Rate	Date Available
Suite 200	2,000 - 15,594 SF	Negotiable	Immediately
Suite 450	7,565 SF	Negotiable	Immediately



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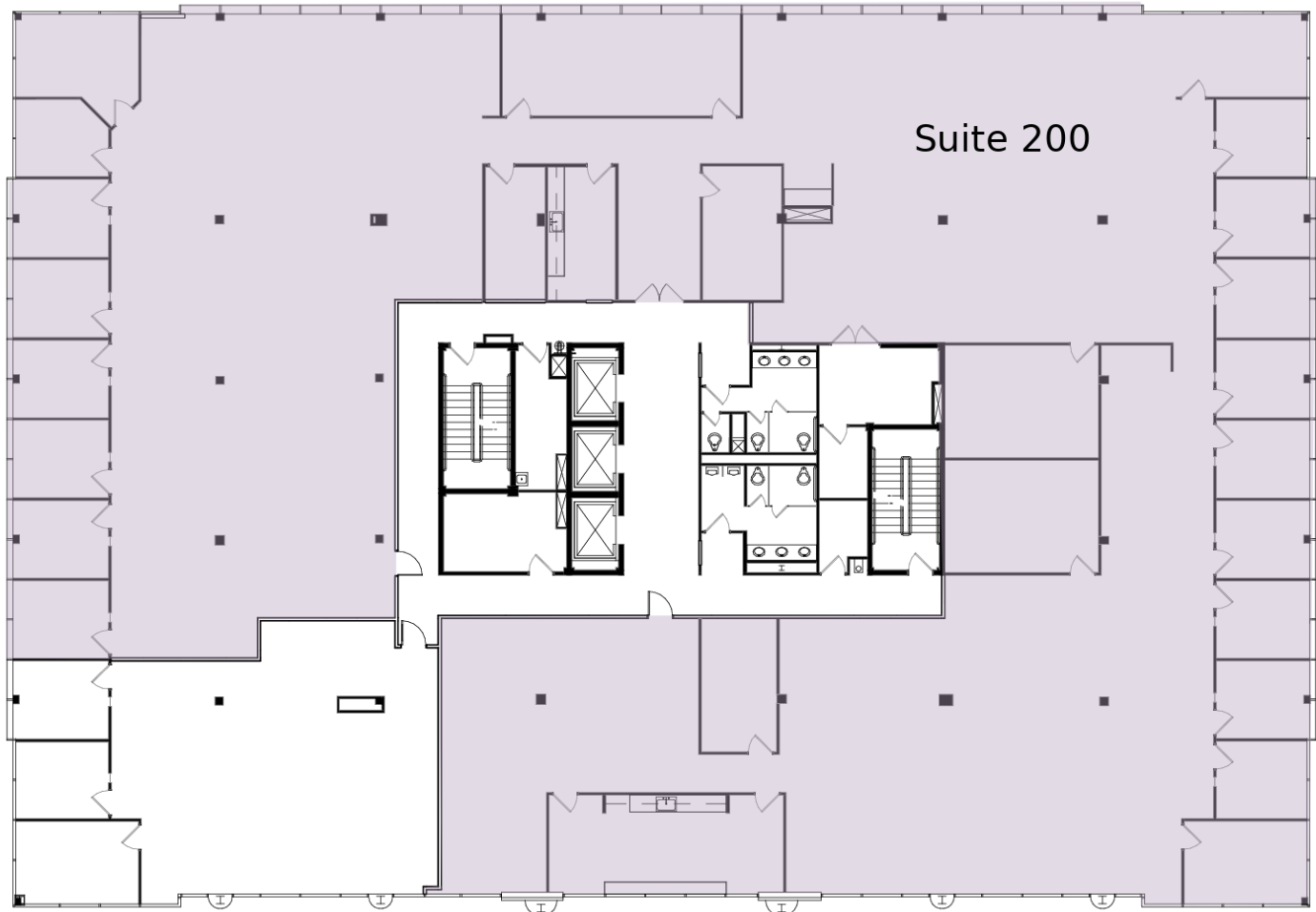
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2nd Floor

2,000 - 15,594 SF



Suite	Size	Description
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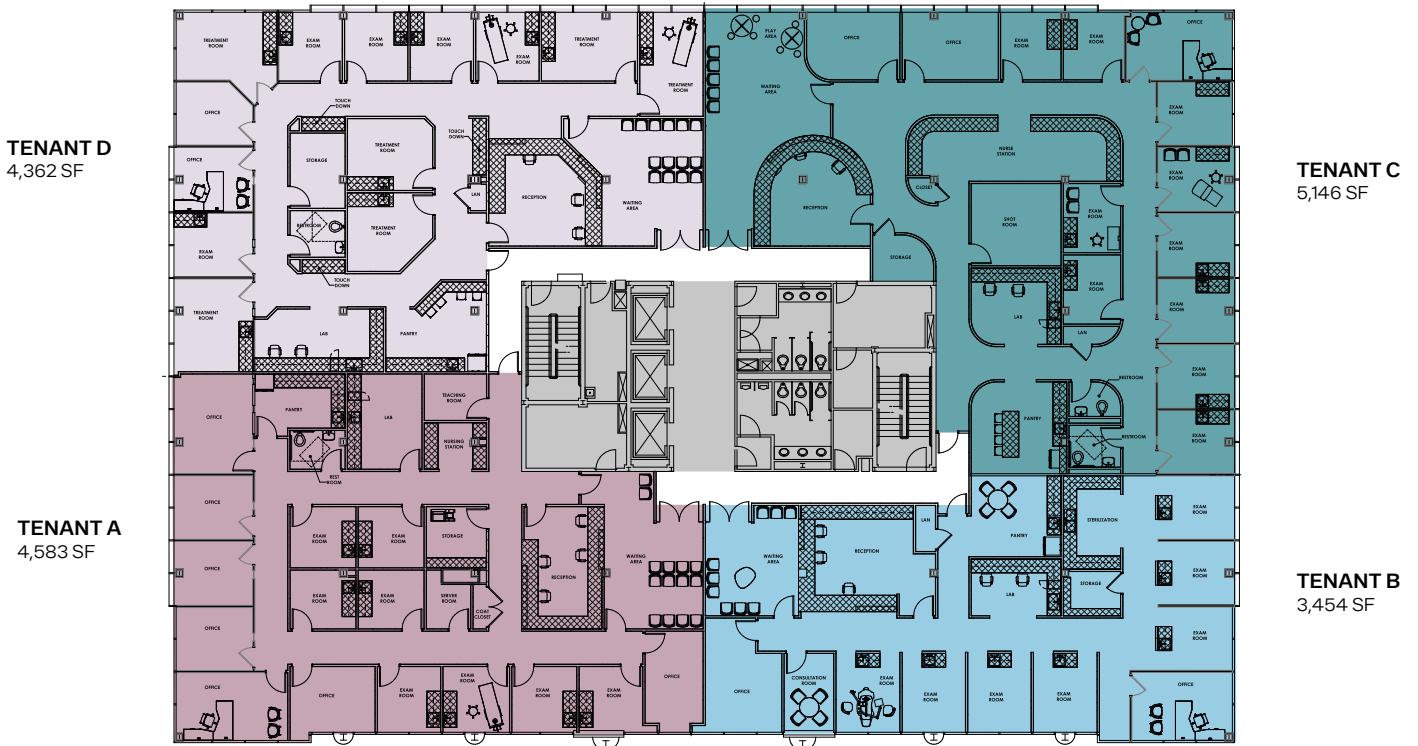
3 Tenant Hypothetical



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Multi-Tenant Hypothetical Plan



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Suite 450

7,565 SF



Suite	Size	Description
■ Suite 450	7,565 SF	Available Immediately

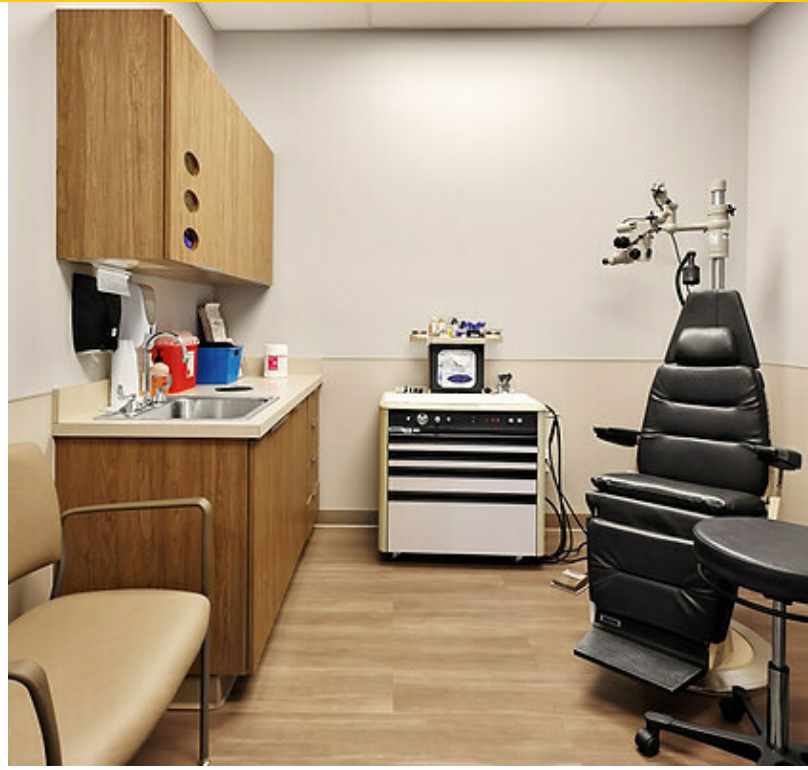
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Additional Photos



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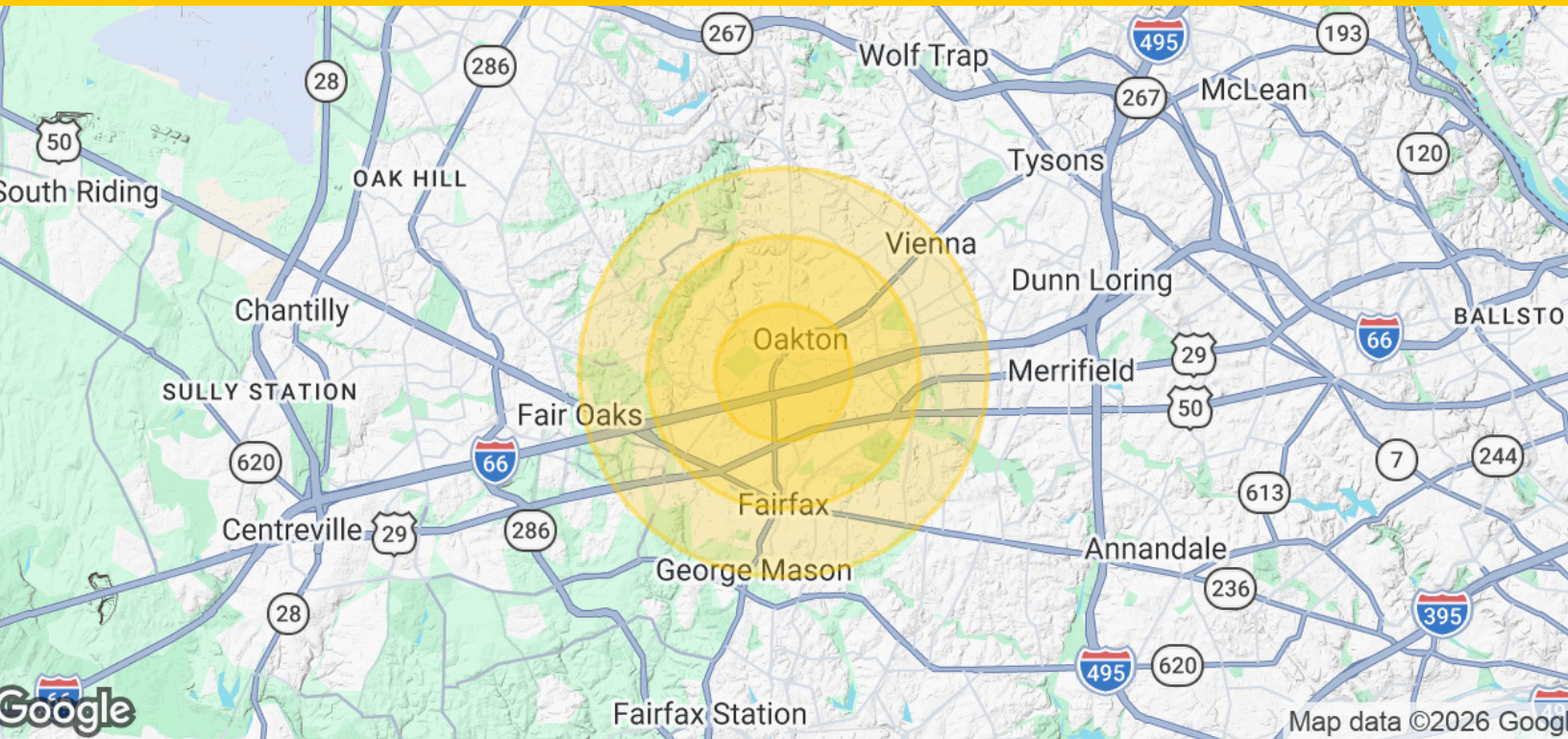
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Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	13,839	43,923	89,156
Average Age	34.8	36.8	37.9
Average Age (Male)	34.3	36.4	37.1
Average Age (Female)	36.7	38.1	39.3
Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,431	16,567	33,225
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$124,461	\$132,240	\$137,462
Average House Value	\$649,911	\$592,919	\$588,901

2020 American Community Survey (ACS)

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