

8253 Backlick Road

Lorton, VA 22079, Fairfax County

BACKLICK CENTER SOUTH BUSINESS PARK Professional Office Space For Lease



PROPERTY ADDRESS:

8253 Backlick Rd, Suite P, Lorton, VA 22079, Fairfax County, Springfield / Newington Submarket, I-95 Corridor

OFFICE SPACE AVAILABILITY AND PROPERTY INFORMATION:

Well-located Two-Story Masonry Flex / Office Building on the busy Fairfax County Parkway, with a **1,283 SF** Turn-Key Office Available Immediately, with Private Office with Natural Light, Prominent Building Signage; ADA compliant; On-Site Management; plenty of on-site parking and easy access to I-95 & U.S. Rt 1 and adjacent to Bike Path / Hike Trail; Rent / SF / Yr + Svs: **\$23.00 Full Service**, utilities included; Terms: Negotiable

PROPERTY HIGHLIGHTS & AREA AMENITIES:

- Fairfax County Pkwy Signage, Frontage, and Visibility
- On-Site Deli, U.S. Post Office, Krav Maga Training Center
- Close Proximity to Major Transportation Nodes, Air / Rail, Growing Highway Infrastructure & Major Metro Markets
- Easy access to Major Highway Interstate Systems including the Fairfax County Pkwy / VA-286 (7100), Capital Beltway (I-495, I-395, & I-95), Rolling Rd & Fullerton Rd, Telegraph Rd, Richmond Highway / US-1
- Public Transportation to / from the site, & nearby Restaurants, Shopping, Hospitals, and Schools
- Pro-Business Community, and High Availability of skilled & Quality Labor, and Trainable Work Force in the area
- Experienced On-Site Property Management & Leasing



R. L. Travers & Associates, Inc.

Post Office Box 686
Springfield, Virginia 22150
P: 703.339.0100
F: 703.550.8815
www.rltinc.net

For more information, please contact:

Guy Travers, Principal Broker

703.339.0100

gtravers@rltinc.net

Disclaimer: We have in preparing this information, used our best endeavors to ensure that the information contained herein is true and accurate, and deemed to be a reliable reflection of market values or has been secured from sources we believe to be reliable, but we make no representation, guarantee or warranties, expressed or implied, as to the accuracy of the information complete, or reliable, current or error-free and assume no responsibility for any errors or omissions contained therein. All references to age, square footage, income, and expenses are approximate. This is not a survey, any pictures, images, or drawings are only for illustrative purposes. Any party should conduct their own independent investigations and rely solely on those results. This is not intended as a listing solicitation for a property currently listed with another broker.

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Suite P (1,283 SF) Interior Office Photos:



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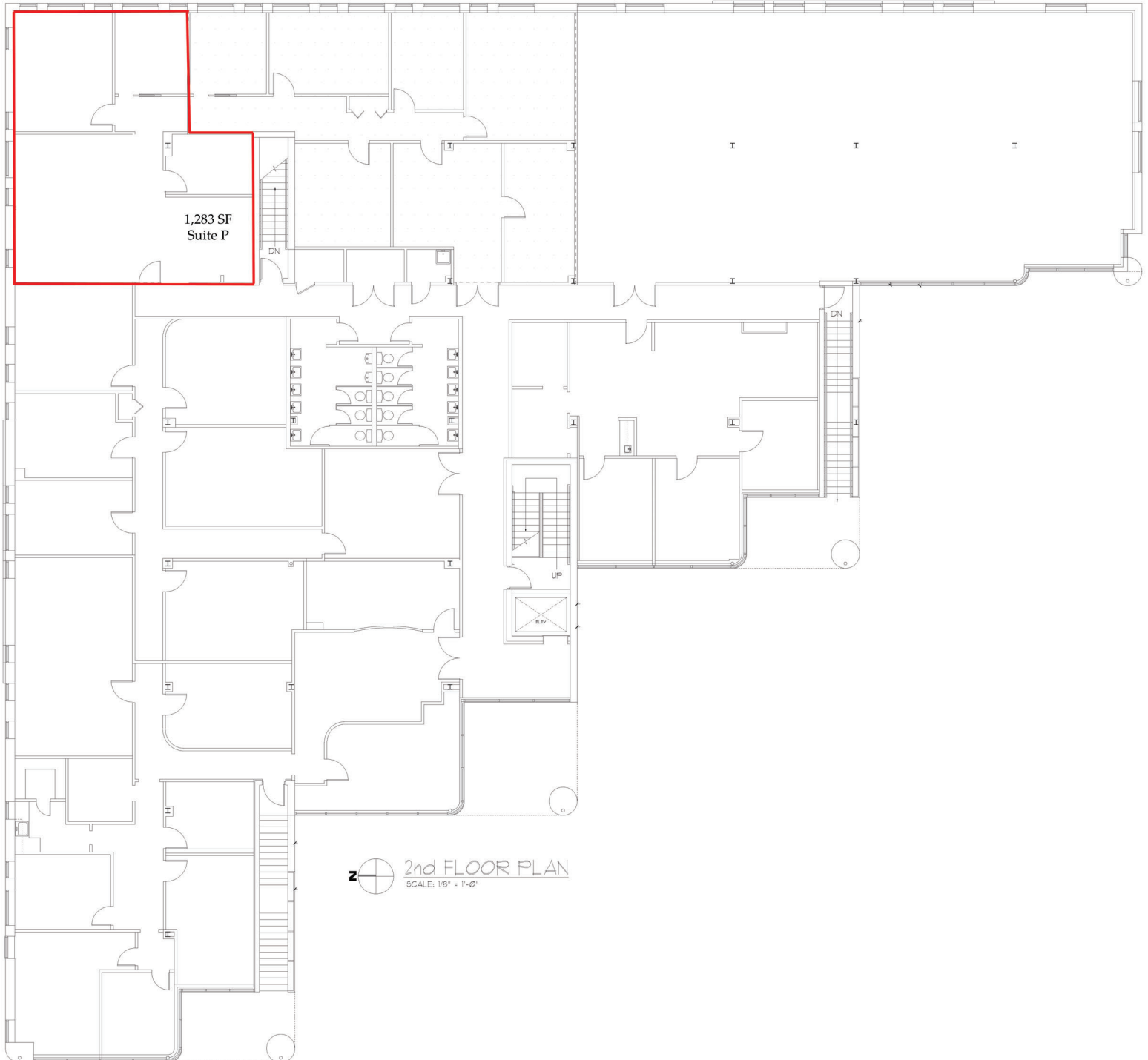
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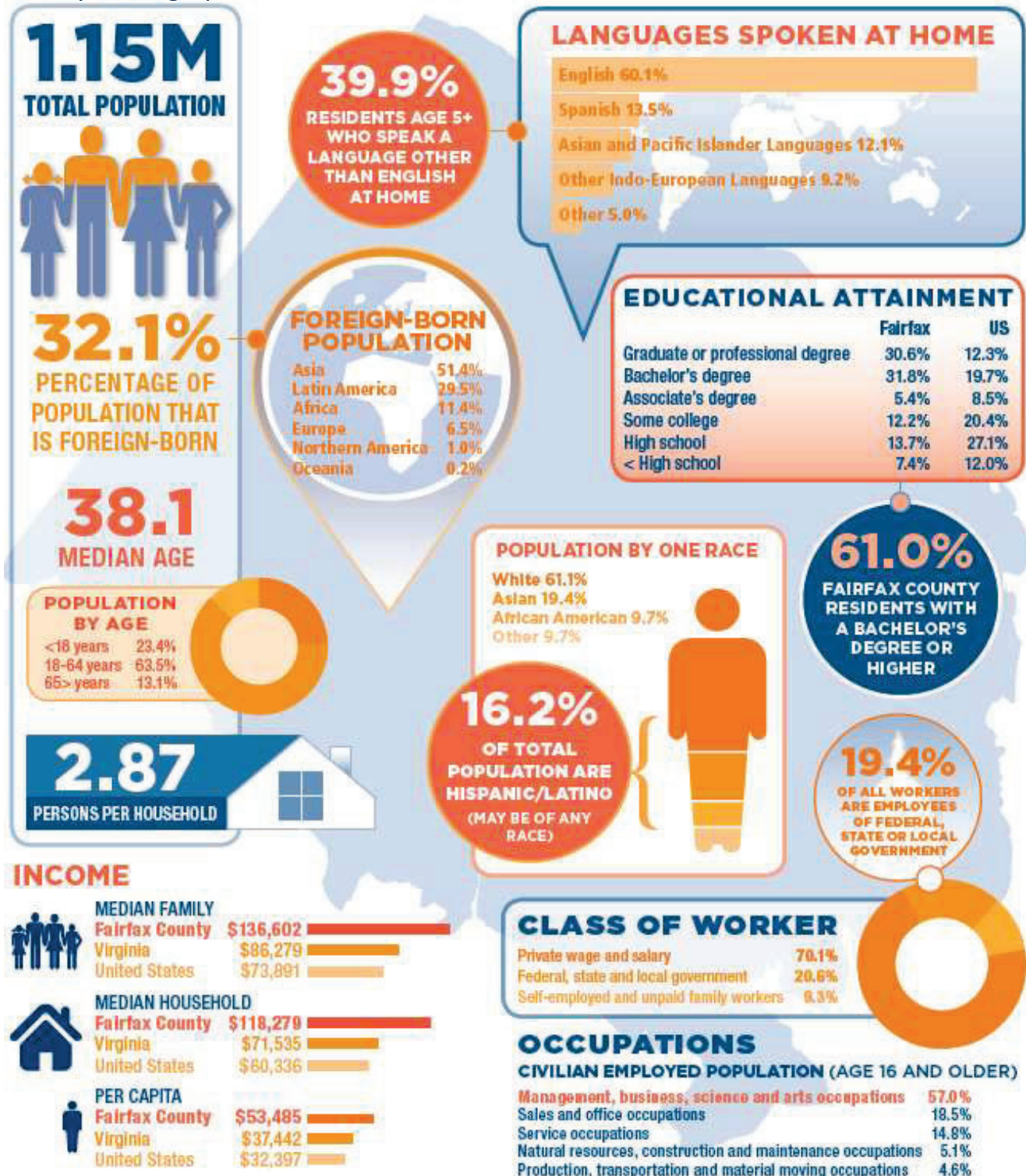
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Fairfax County Demographics:



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Location Advantages:

8253 Backlick Road is strategically located near:

- Fort Belvoir, Virginia – 6 mins
- Franconia-Springfield Metro Station (Blue Line) – 11 mins
- Virginia Railway Express (VRE) Franconia-Springfield Station – 11 mins
- Woodbridge, Virginia – 12 mins
- Alexandria, Virginia – 15 mins
- Tysons Corner – 18 mins
- Washington, D.C. – 18 mins
- Ronald Reagan Washington National Airport – 19 mins
- Fairfax, Virginia – 20 mins
- Dumfries, Virginia – 21 mins
- Reston, Virginia – 27 mins
- Chantilly, Virginia – 28 mins
- Dulles International Airport – 32 mins
- Manassas, Virginia – 36 mins



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AREA AMENITIES



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