



BOOSALIS PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE FOR LEASE

1354 OLD BRIDGE RD. | SUITE 201 | WOODBRIDGE, VA 22192



PROPERTY FEATURES

This 1,376 second floor suite is located within the Dominion Professional Center in north Woodbridge. The suite features an open floor plan with an additional three private offices, a private restroom and a small kitchenette. The suite offers natural light with several windows and plenty of on-site parking.

- Suite:** 201
- Square Feet:** 1,376
- Lease Type:** Office
- Rental Rate:** \$18.00, plus utilities
- Zoning:** Zoning: B-1 (General Business)

AREA HIGHLIGHTS

Dominion Professional Center is strategically located along Old Bridge Road, one of the area's primary commercial corridors with strong daily traffic counts and excellent visibility. The site offers convenient access to I-95, Route 123, and Route 1, providing direct connectivity throughout Northern Virginia and into Washington, D.C.

The surrounding area features dense residential neighborhoods, established retail centers, and a strong daytime population that supports professional and medical office users.

- High-visibility frontage along a heavily traveled commercial corridor
- Immediate access to I-95 and major commuter routes
- Proximity to dense residential communities and established neighborhoods
- Minutes from major retail, dining, and service amenities

FOR MORE INFORMATION

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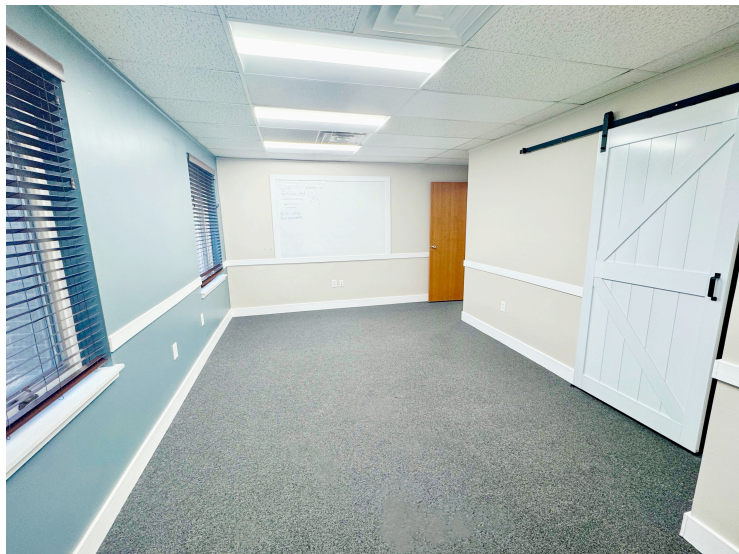
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PHOTOS



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BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



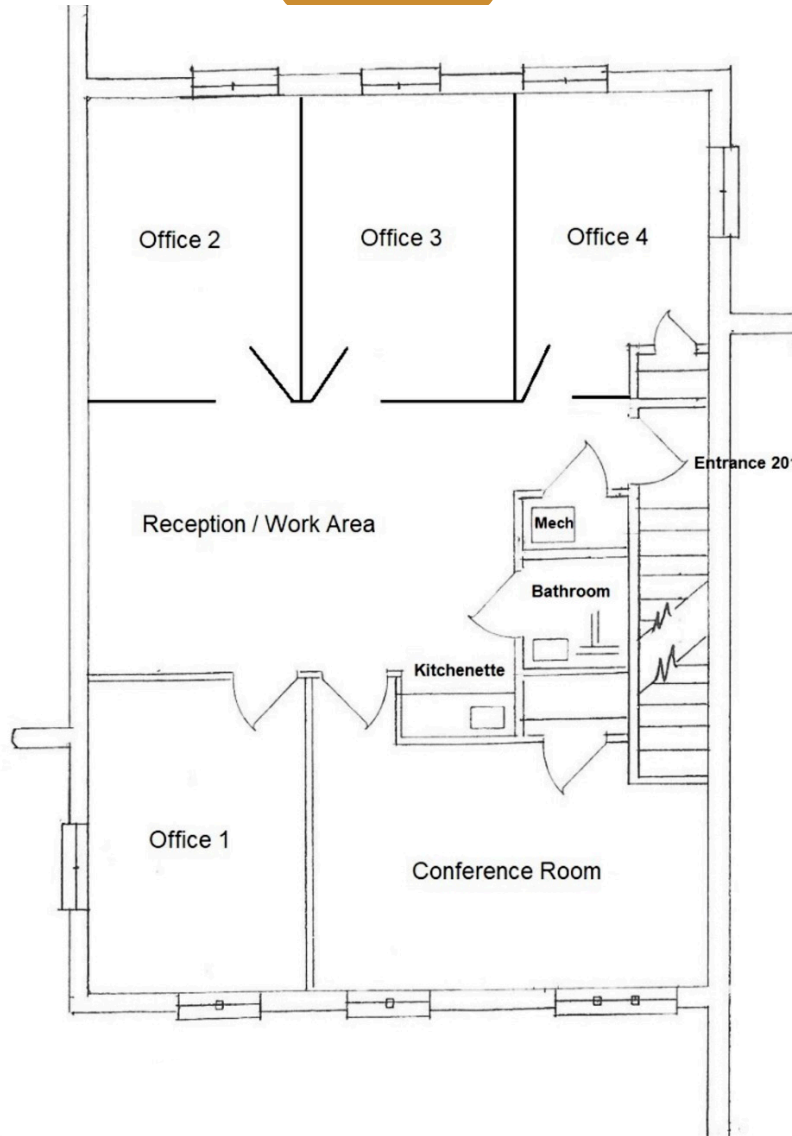
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FLOOR PLAN



1354 OLD BRIDGE ROAD, SUITE 201
1,376 SQUARE FEET

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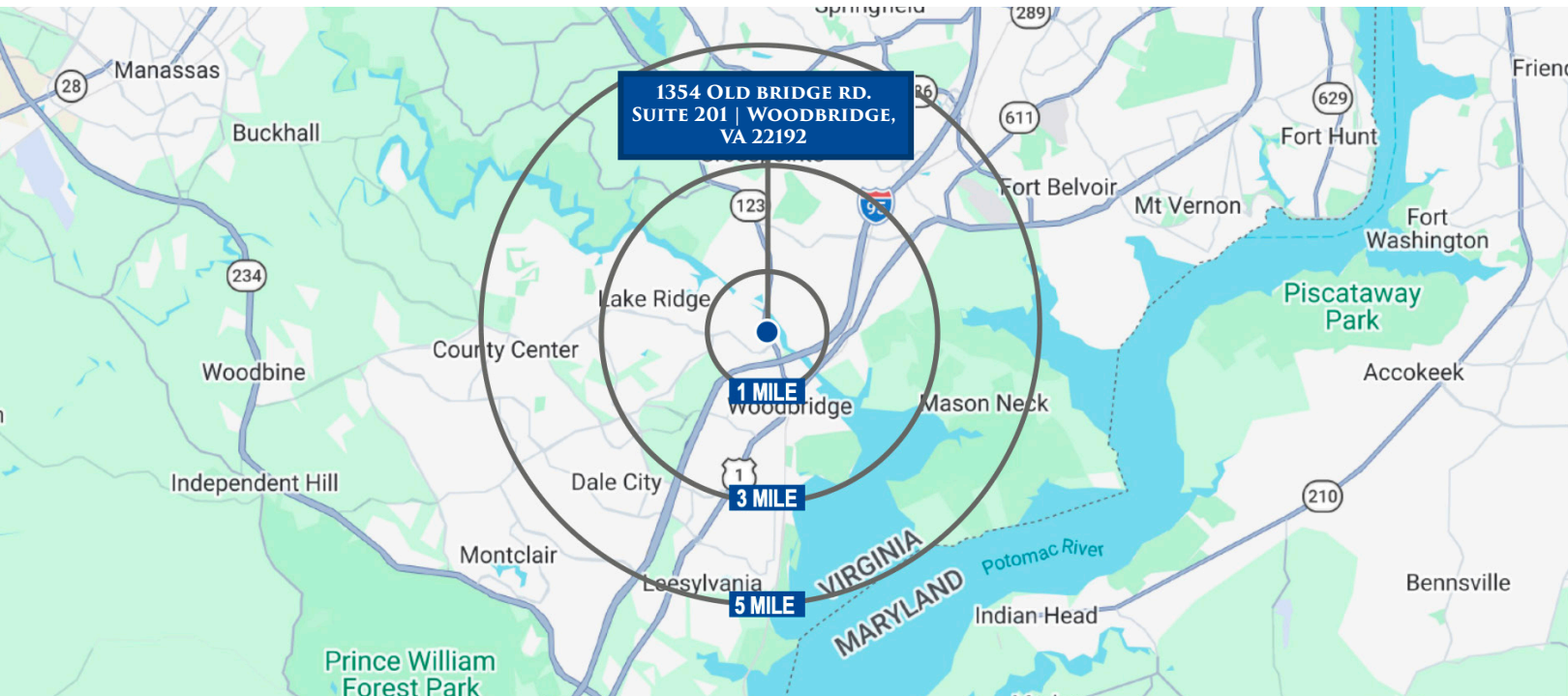
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DEMOGRAPHICS



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	1 MILE	3 MILES	5 MILES
Population	13,463	76,522	198,709
Households	5,170	25,699	66,454
Avg. HH Income	\$110,871	\$121,086	\$132,417
Median Home Value	\$364,703	\$397,292	\$415,244
Businesses	690	3,202	7,149
Employees	3,963	25,445	55,528

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