

5323 Port Royal Rd

North Springfield, VA 22151



Springfield Sublease Opportunity

Available through 5/31/2034

17,542 - 41,276 square feet



Prime Beltway Access

Amenitized location



New building



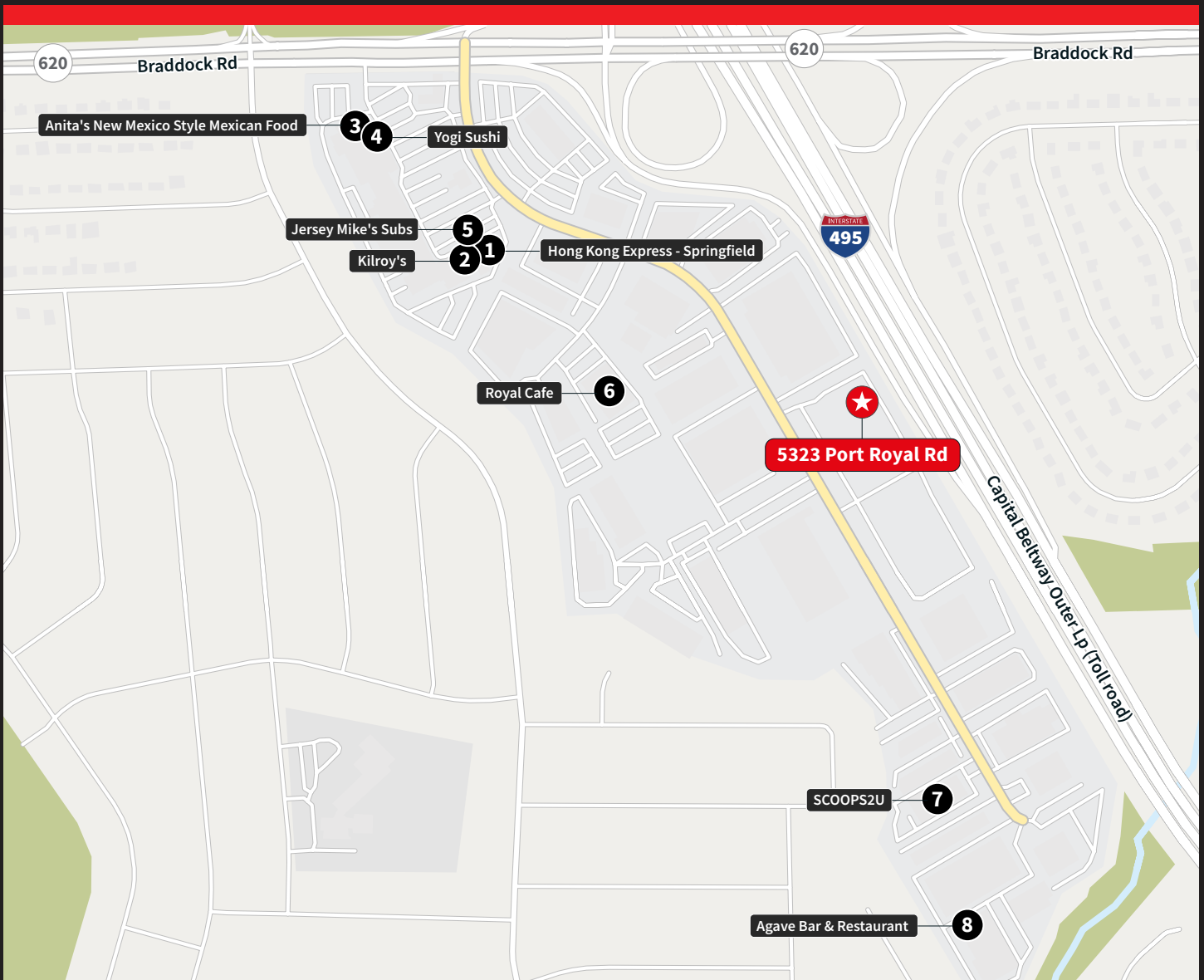
Plentiful surrounding amenities



Excellent signage visibility from I-95

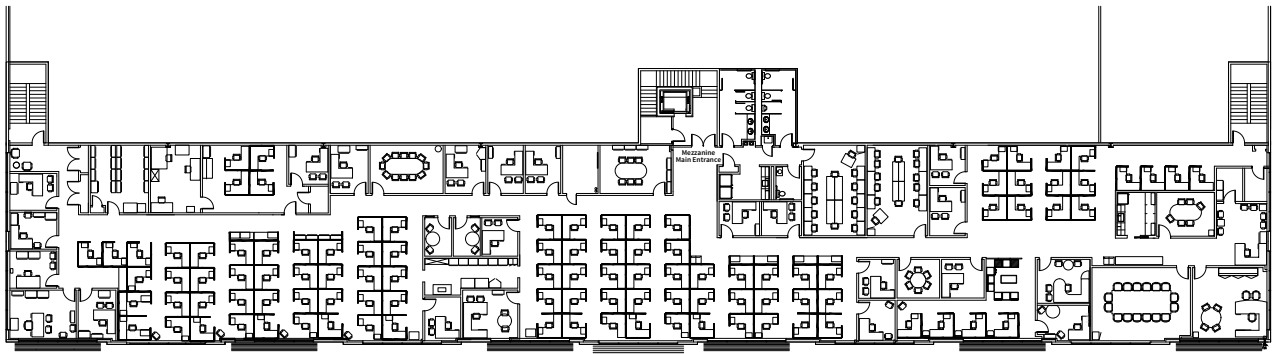


Parking ratio
4.25/1,000 SF

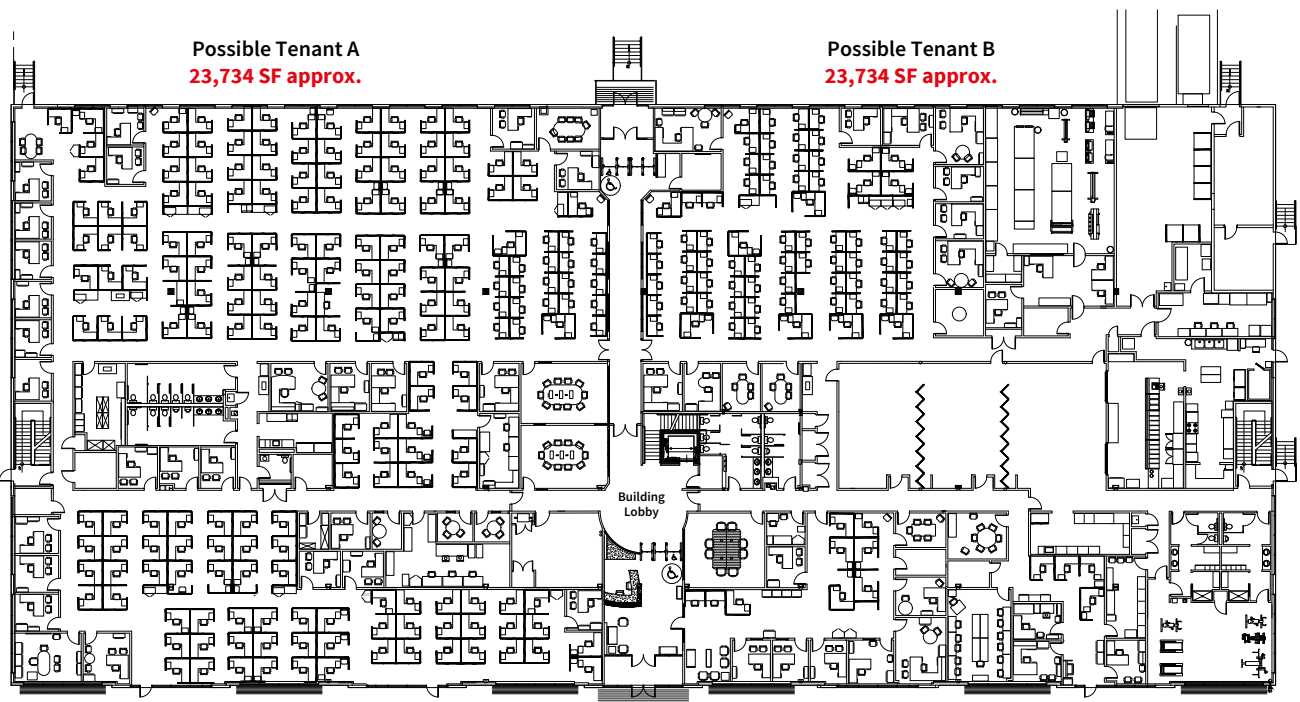


Multi-Tenant Options

Available through 5/31/2034
17,542 - 41,276 square feet available



Mezzanine (Tenant C)
17,542 SF approx.



Possible Tenant A
23,734 SF approx.

Possible Tenant B
23,734 SF approx.

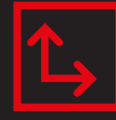
Ground Floor



New offices/cubicles for up to 360 employees



Brand new interior furniture available



High ceiling/high bay throughout



5-11 year lease terms possible





Contact

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