

# Alban Station

7405 / 7406 / 7411 Alban Station Court  
7420 / 7426 / 7432 Alban Station Boulevard, Springfield, VA

**Public Storage** **COMMERCIAL**  
REAL ESTATE

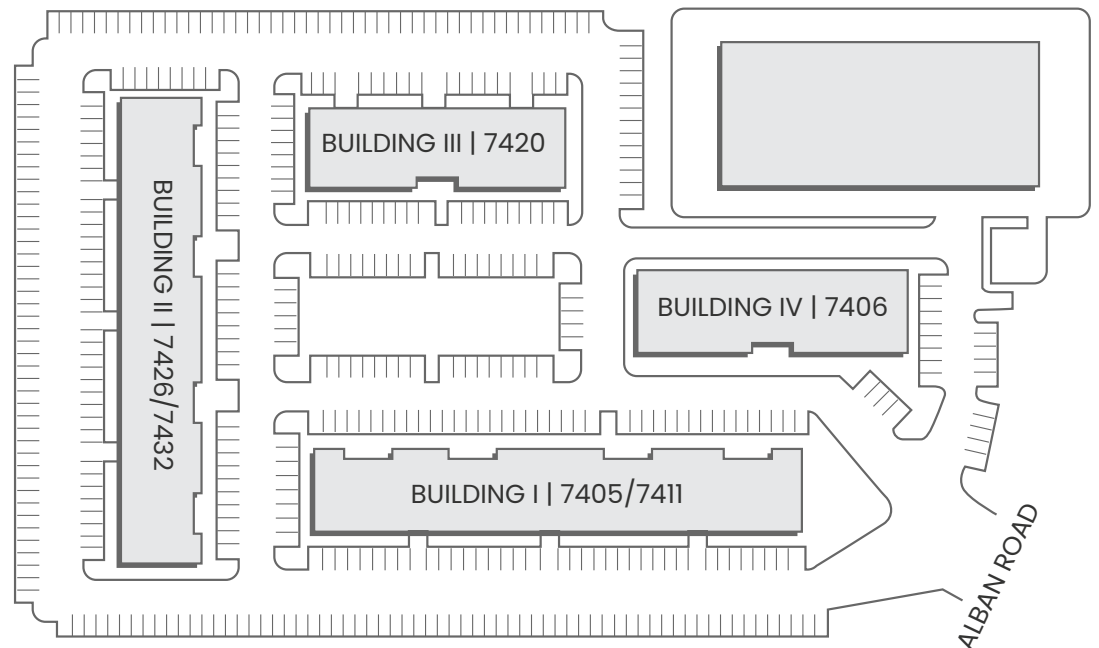
**LEASING INFORMATION: 703.522.4600**

**CORRELL CAULFIELD**

ccaufield@lpc.com  
703.284.5886

**JACK REDMOND**

jredmond@lpc.com  
703.284.5880



**Lincoln**

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## AVAILABLE SPACE SUMMARY



### PROPERTY HIGHLIGHTS

- Ideally located near major commuting routes I-95 (0.5 miles), Fairfax County Parkway (0.5 miles), and Fort Belvoir (3 miles)
- Proximity to downtown Washington D.C. (14 miles) and Washington Reagan National Airport (12 miles)
- Mini warehouse on-site
- Conference facilities
- Locker and shower facilities
- Gym/Exercise facility
- Rear access for truck loading & unloading
- Ample free on-site parking
- Flexibility in sizes ranging from 200 SF to 7,200 SF
- On-site ownership/management and leasing

### AVAILABILITIES

### SF

### DATE AVAILABLE

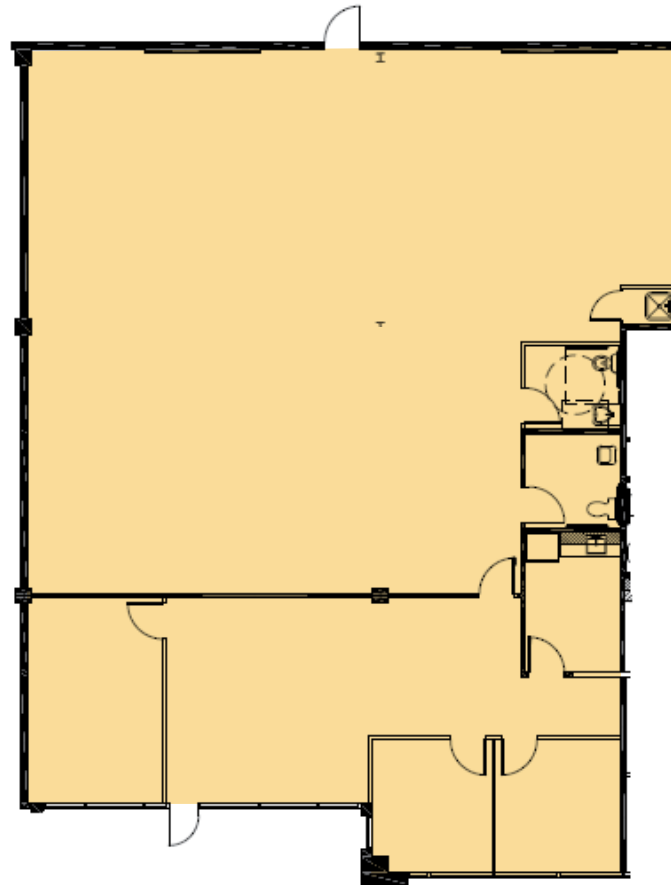
7405 Alban Station Court   Suite A108	3,517 SF	Flex Space Available Immediately
7405 Alban Station Court   Suite B200	1,208 SF	Office Available Immediately
7405 Alban Station Court   Suite B201	2,022 SF	Office Available Immediately
7406 Alban Station Court   Suite B212	758 SF	Office Available Immediately
7420 Alban Station Blvd   Suite B200	1,228 SF	Office Available Immediately
7420 Alban Station Blvd   Suite B204	594 SF	Office Available Immediately
7420 Alban Station Blvd   Suite B216	2,079 SF	Office Available Immediately
7420 Alban Station Blvd   Suite B218	892 SF	Office Available Immediately
7426 Alban Station Blvd   Suite B200	1,892 SF	Office Available Immediately
7426 Alban Station Blvd   Suite B208	1,443 SF	Office Available Immediately
7432 Alban Station Blvd   Suite A110	2,760 SF	Flex Space Available Immediately
7432 Alban Station Blvd   Suite B226	2,149 SF	Office Available Immediately
7432 Alban Station Blvd   Suite B228	767 SF	Office Available Immediately
7432 Alban Station Blvd   Suite B232	2,452 SF	Office Available Immediately
7432 Alban Station Blvd   Suite B234	840 SF	Office Available Immediately
7432 Alban Station Blvd   Suite B250	899 SF	Immediately
7432 Alban Station Blvd   Suite B258	1,500 SF	Office Available Immediately

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7405 Alban Station Court  
**SUITE A108** | 3,517 SF

FLEX SPACE  
AVAILABLE IMMEDIATELY



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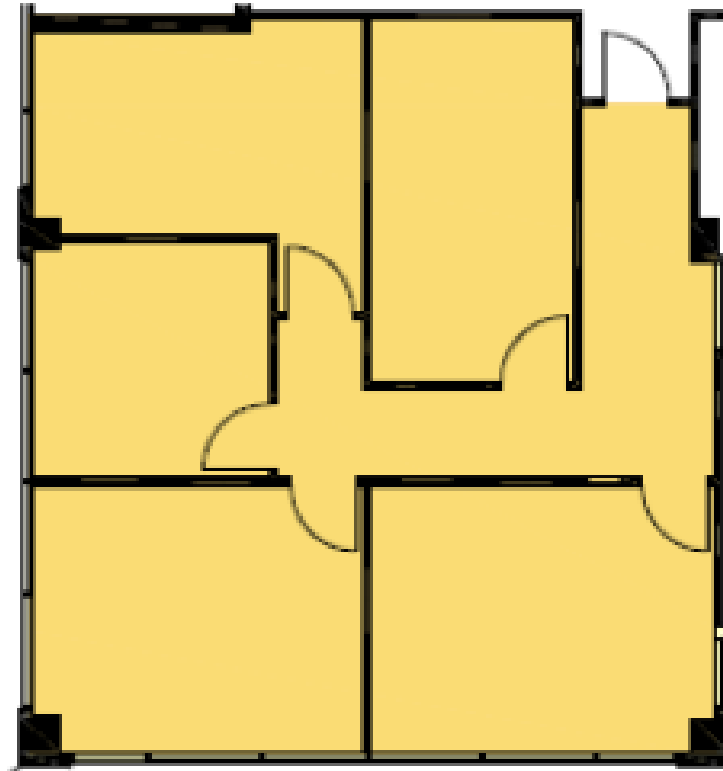
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7405 Alban Station Court  
**SUITE B200** | 1,208 SF



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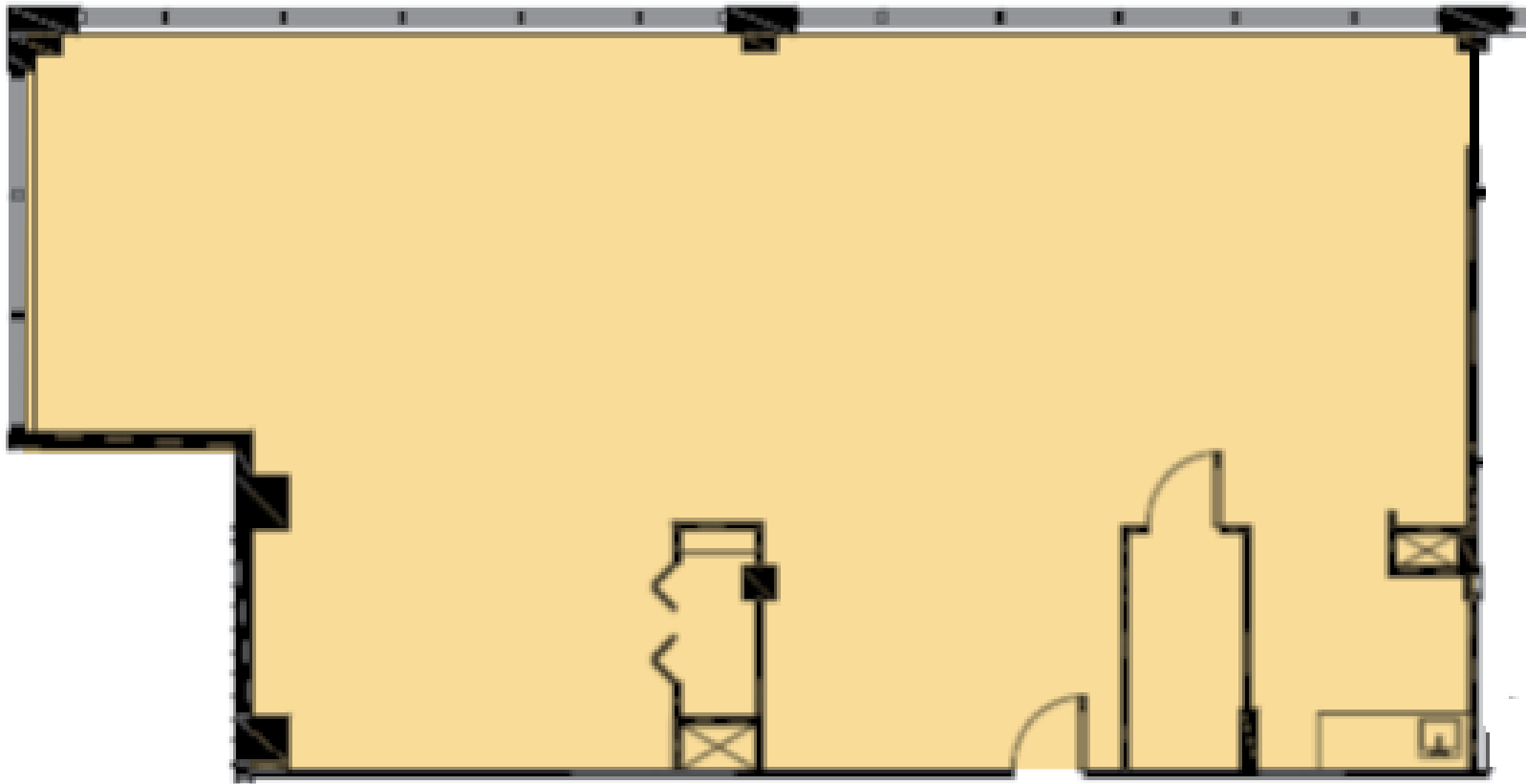
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7405 Alban Station Court  
**SUITE B201 | 2,022 SF**



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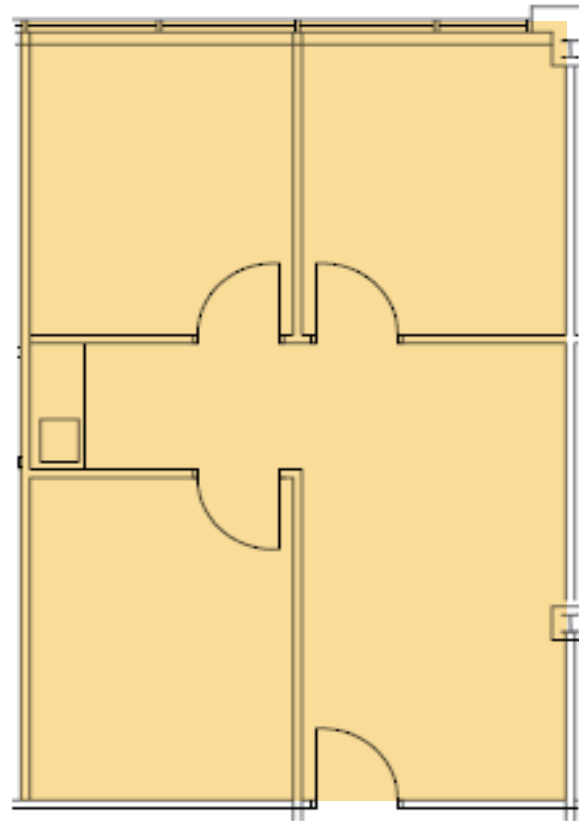
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7406 Alban Station Court  
**SUITE B212 | 758 SF**



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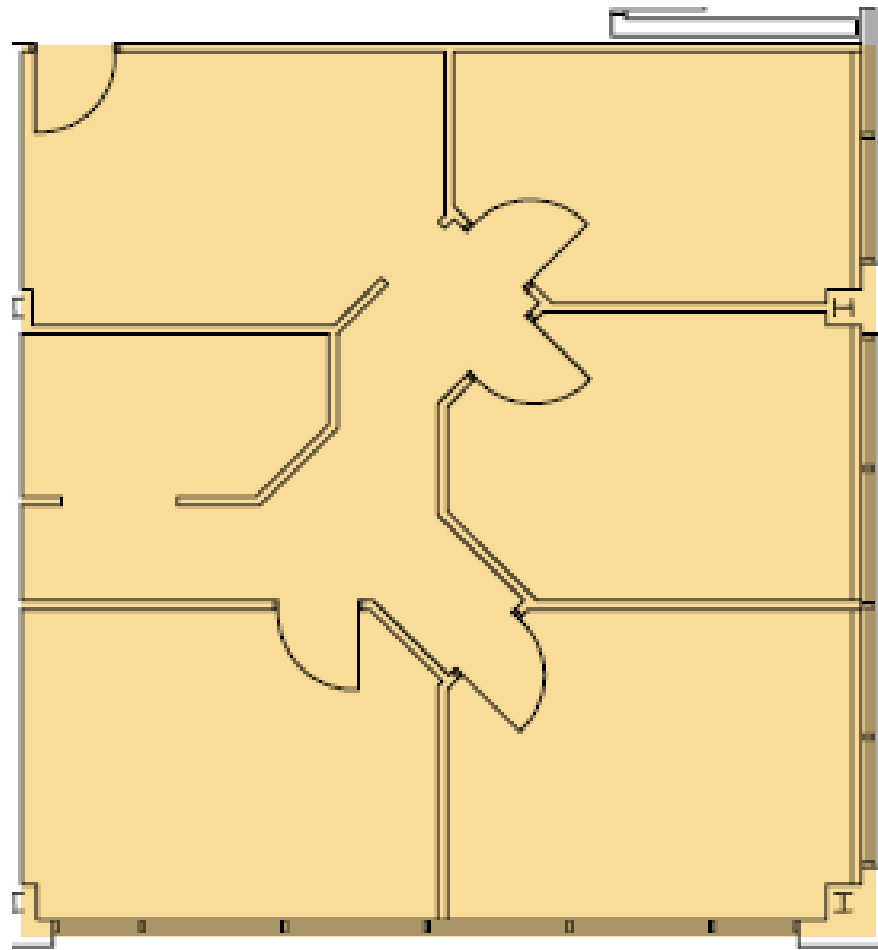
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7420 Alban Station Boulevard  
**SUITE B200 | 1,228 SF**



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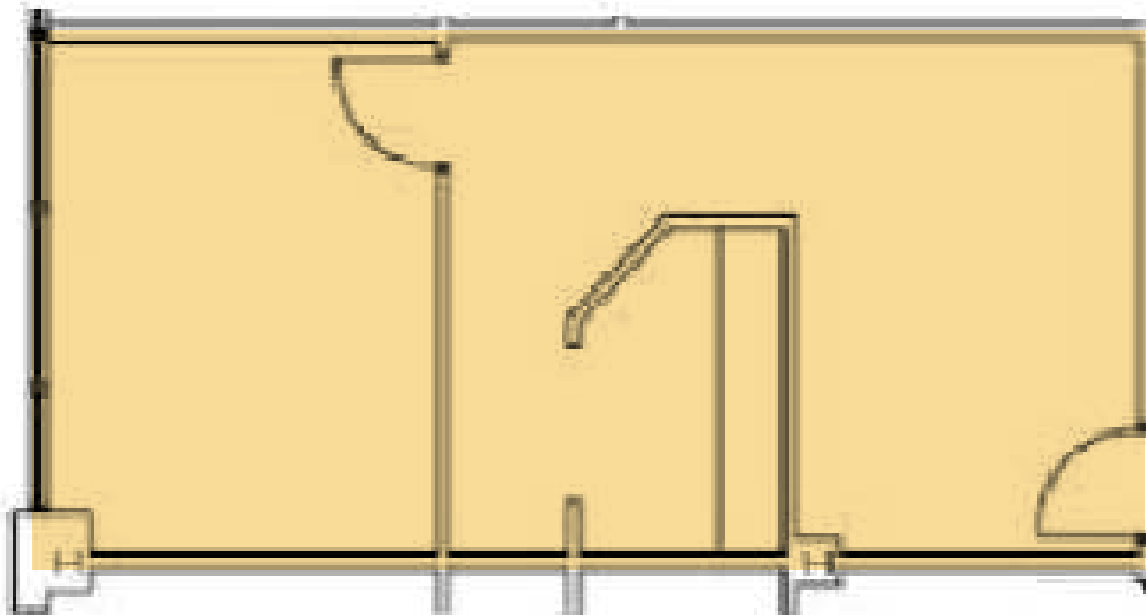
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7420 Alban Station Boulevard  
**SUITE B204 | 594 SF**



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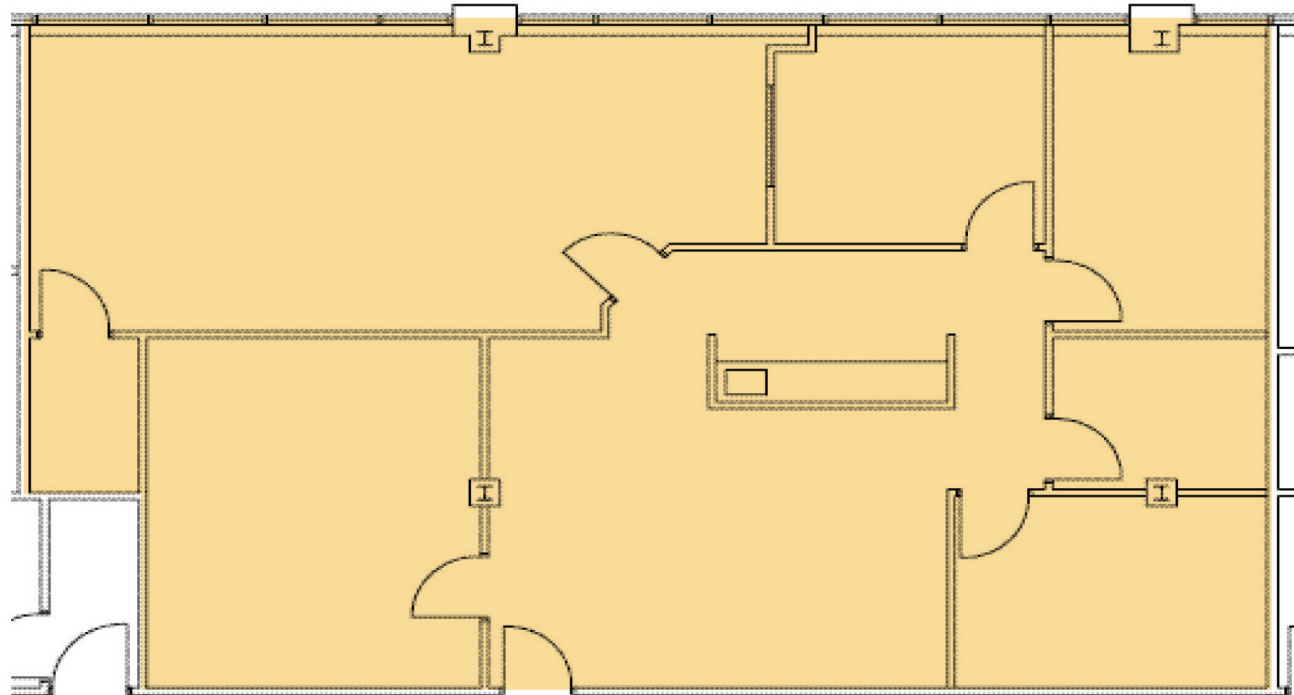
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7420 Alban Station Boulevard  
**SUITE B216 | 2,079 SF**



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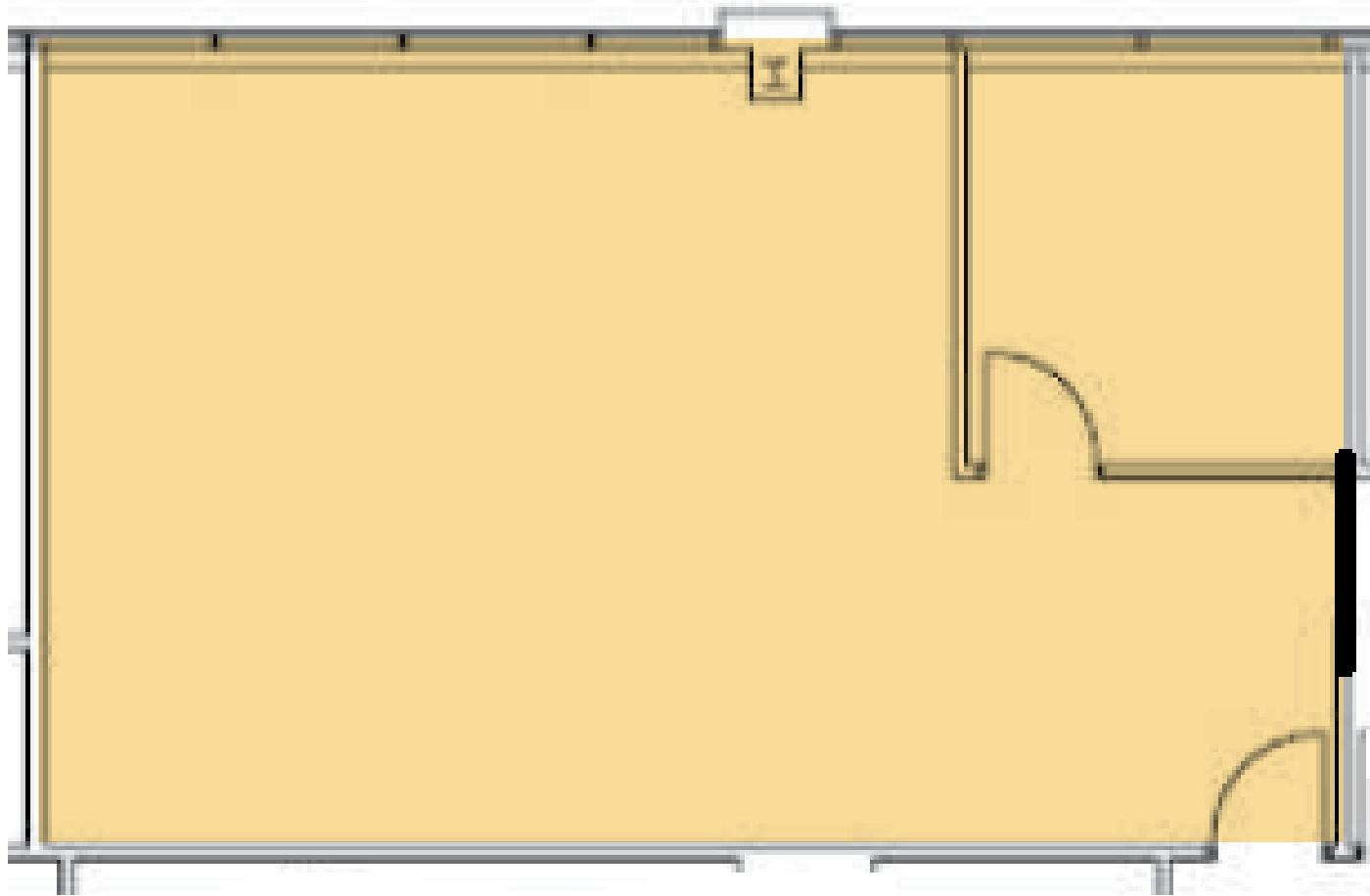
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7420 Alban Station Boulevard  
**SUITE B218 | 892 SF**



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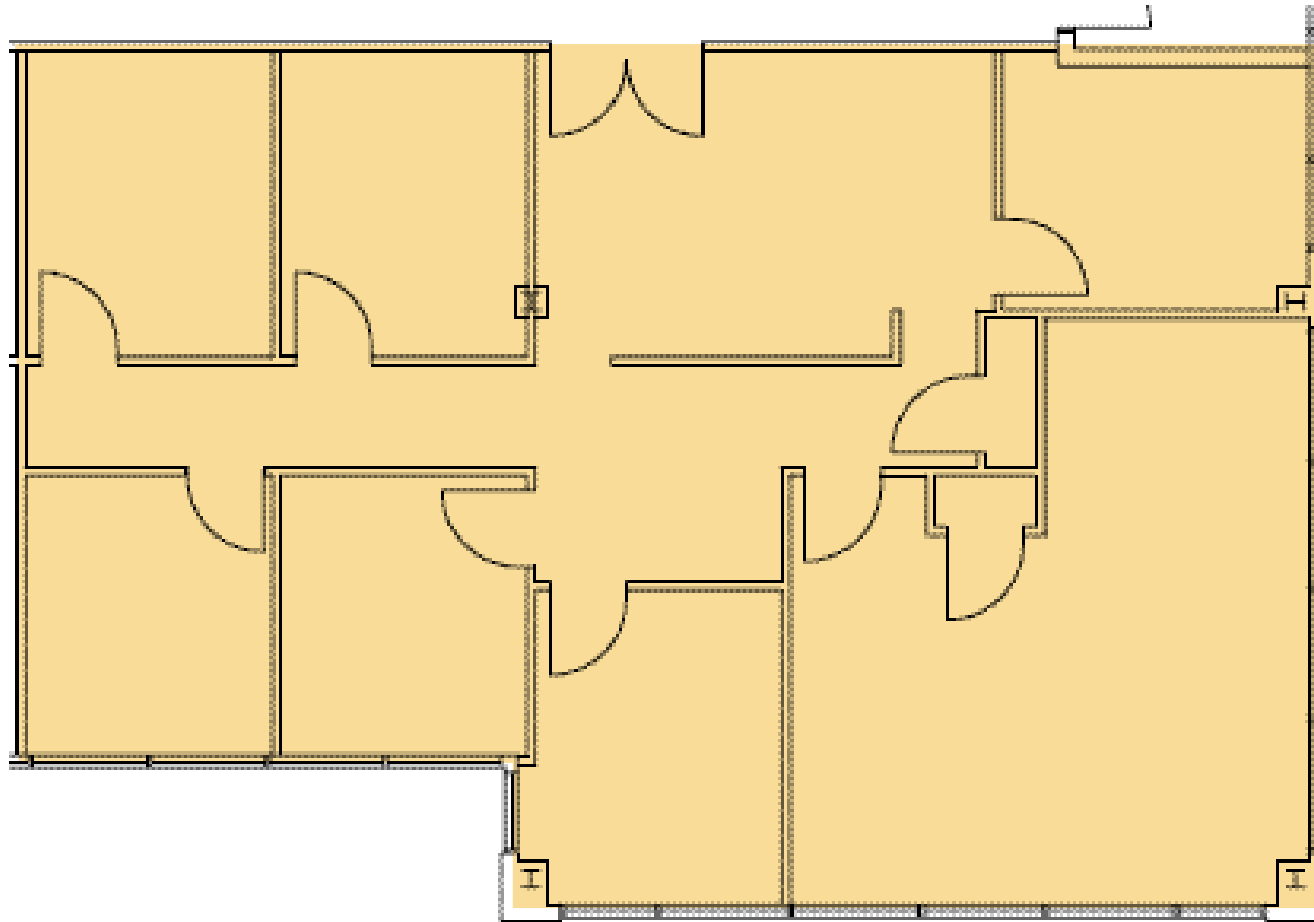
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7426 Alban Station Boulevard  
**SUITE B200 | 1,892 SF**



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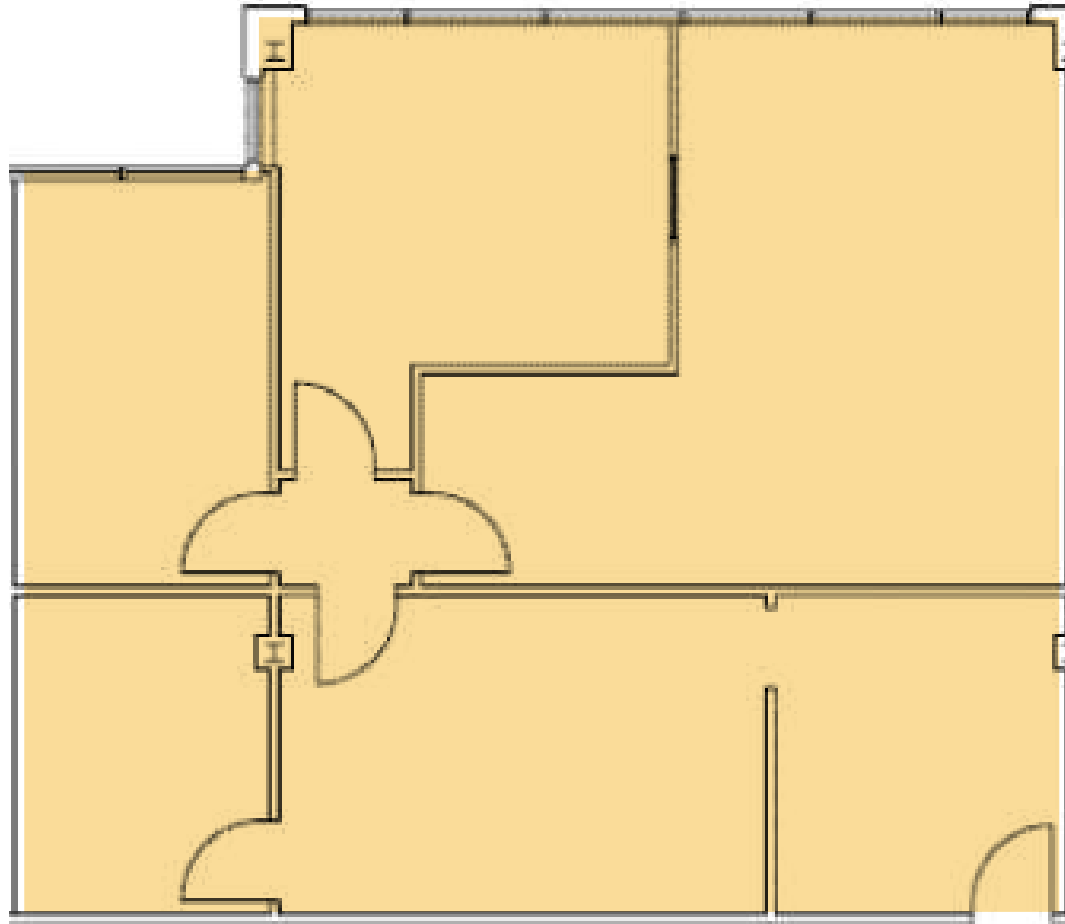
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7426 Alban Station Boulevard  
**SUITE B208 | 1,443 SF**



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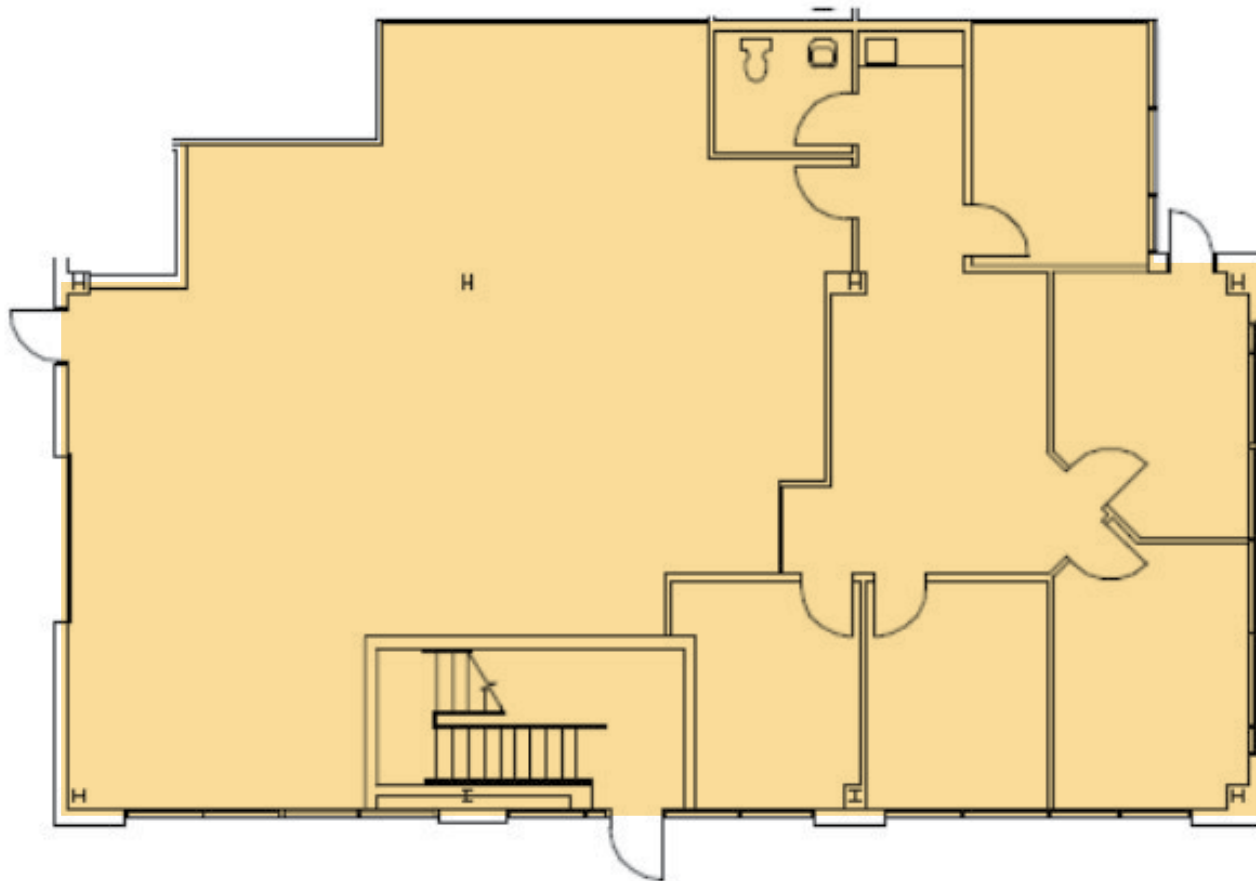
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7432 Alban Station Boulevard  
**SUITE A110 | 2,760 SF**

FLEX SPACE  
AVAILABLE IMMEDIATELY



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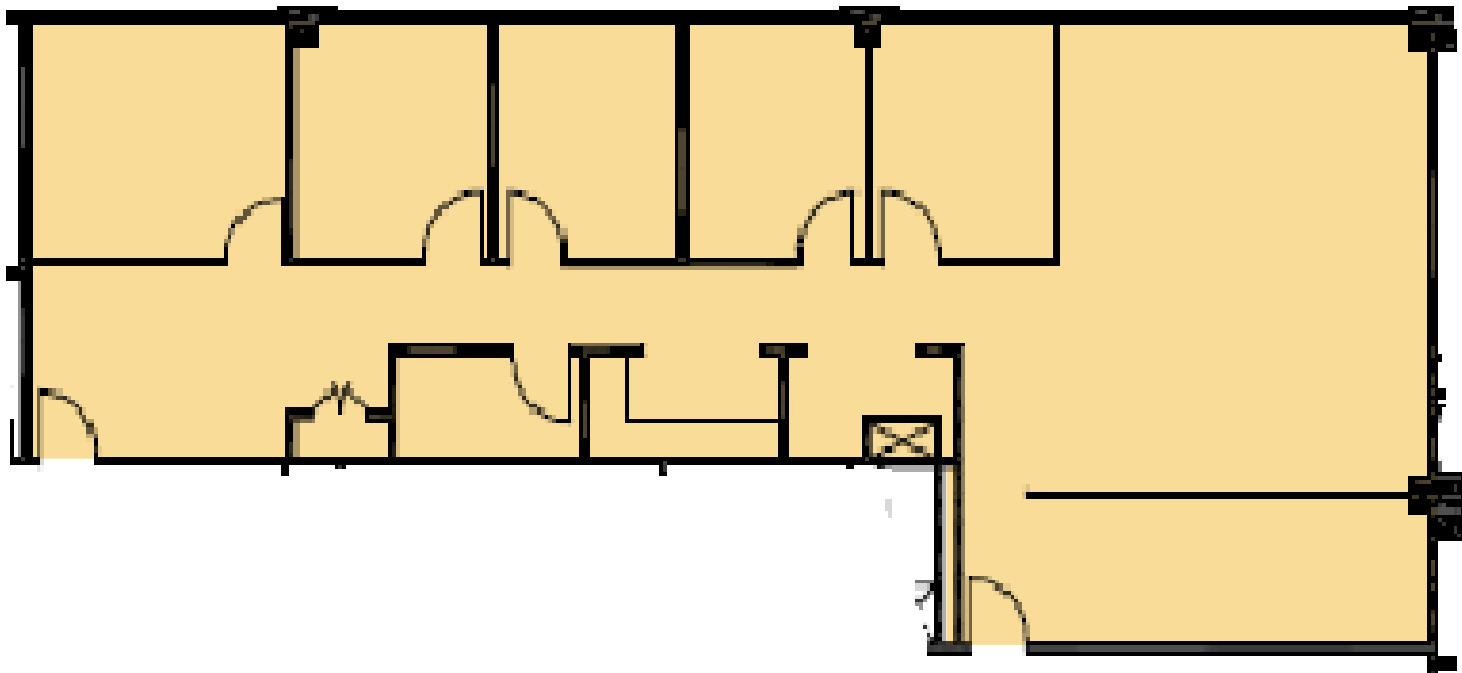
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7432 Alban Station Boulevard  
**SUITE B226 | 2,149 SF**



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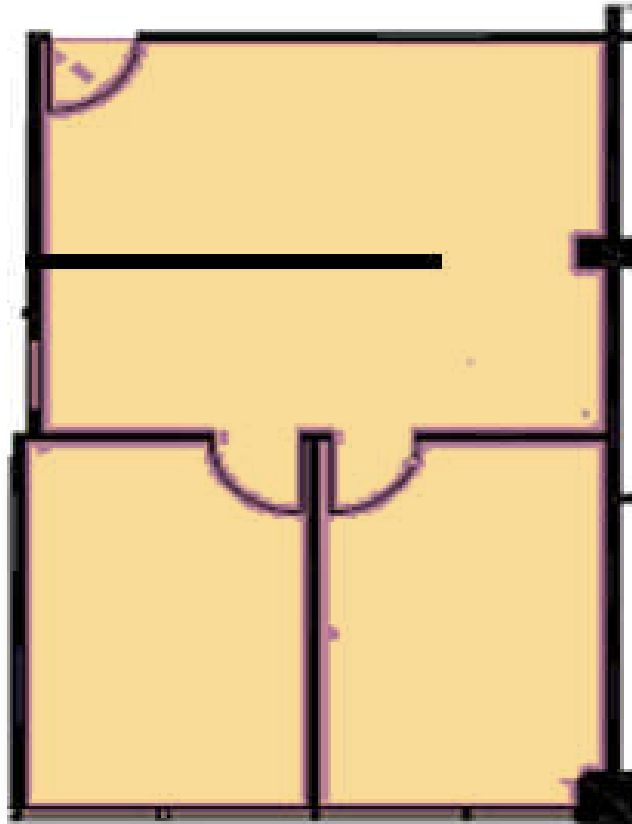
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**SUITE B228** | 767 SF



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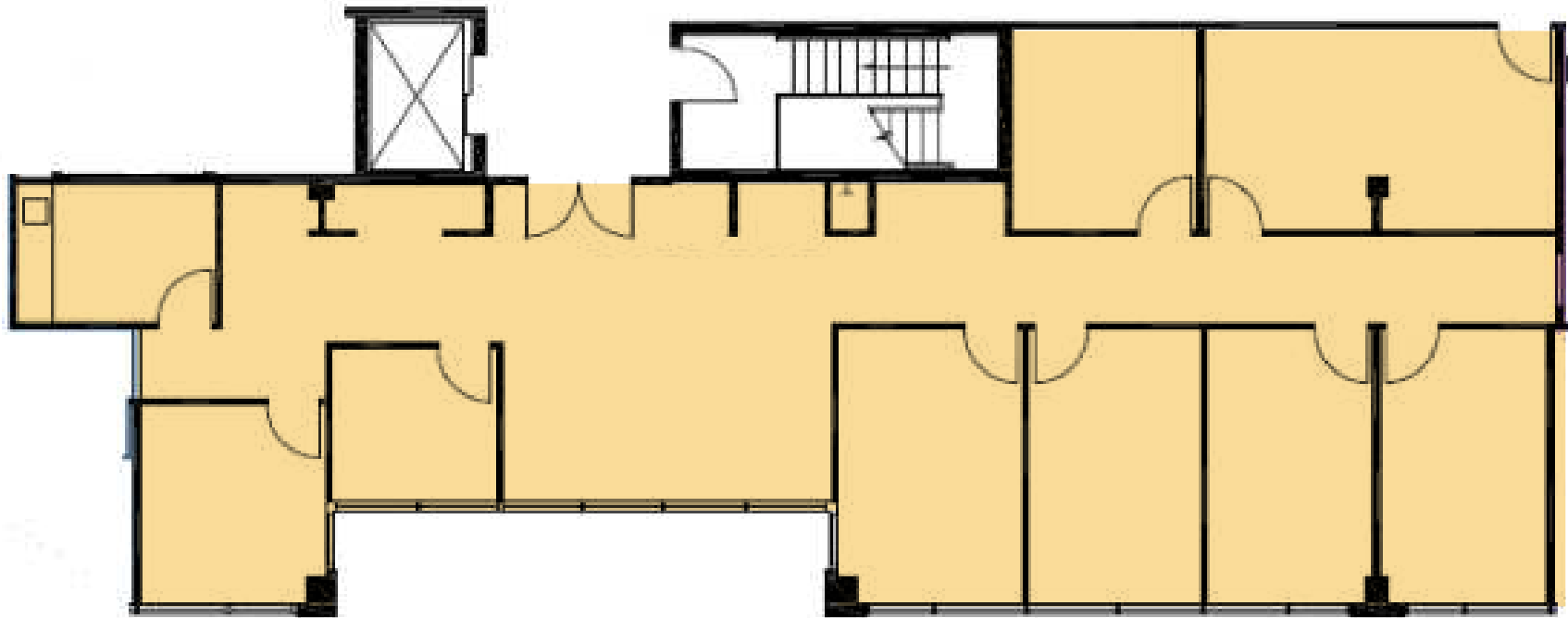
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7432 Alban Station Boulevard  
**SUITE B232 | 2,452 SF**



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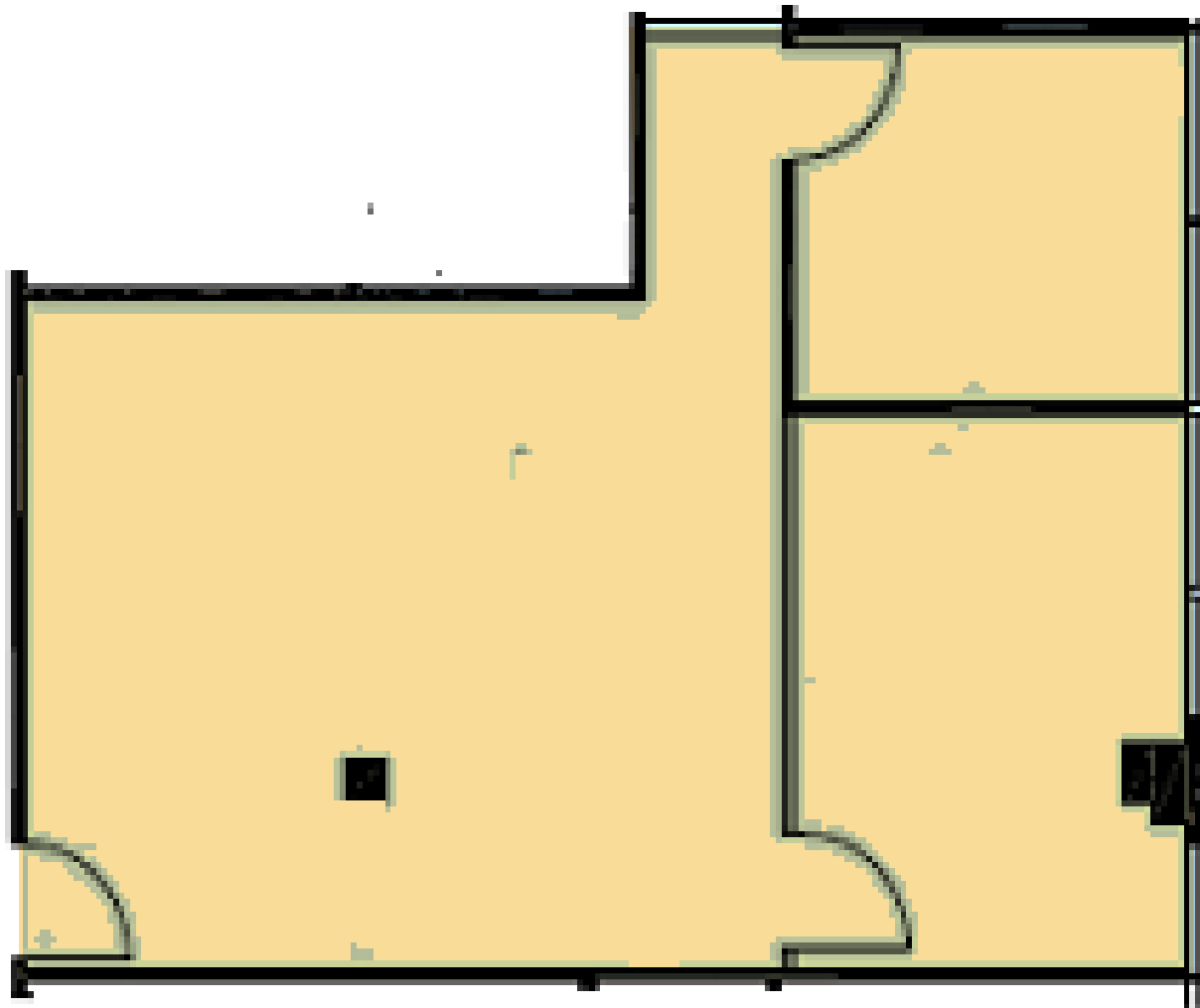
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7432 Alban Station Boulevard  
**SUITE B234 | 840 SF**



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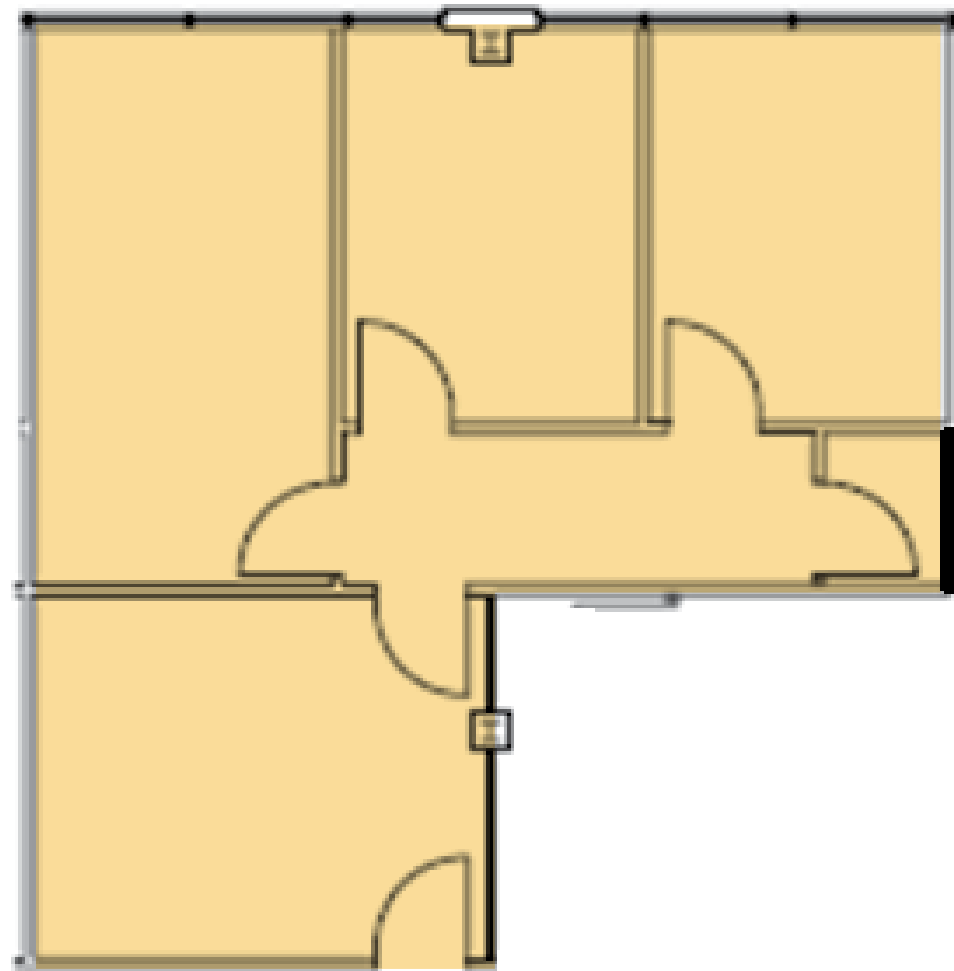
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7432 Alban Station Boulevard  
**SUITE B250** | 899 SF



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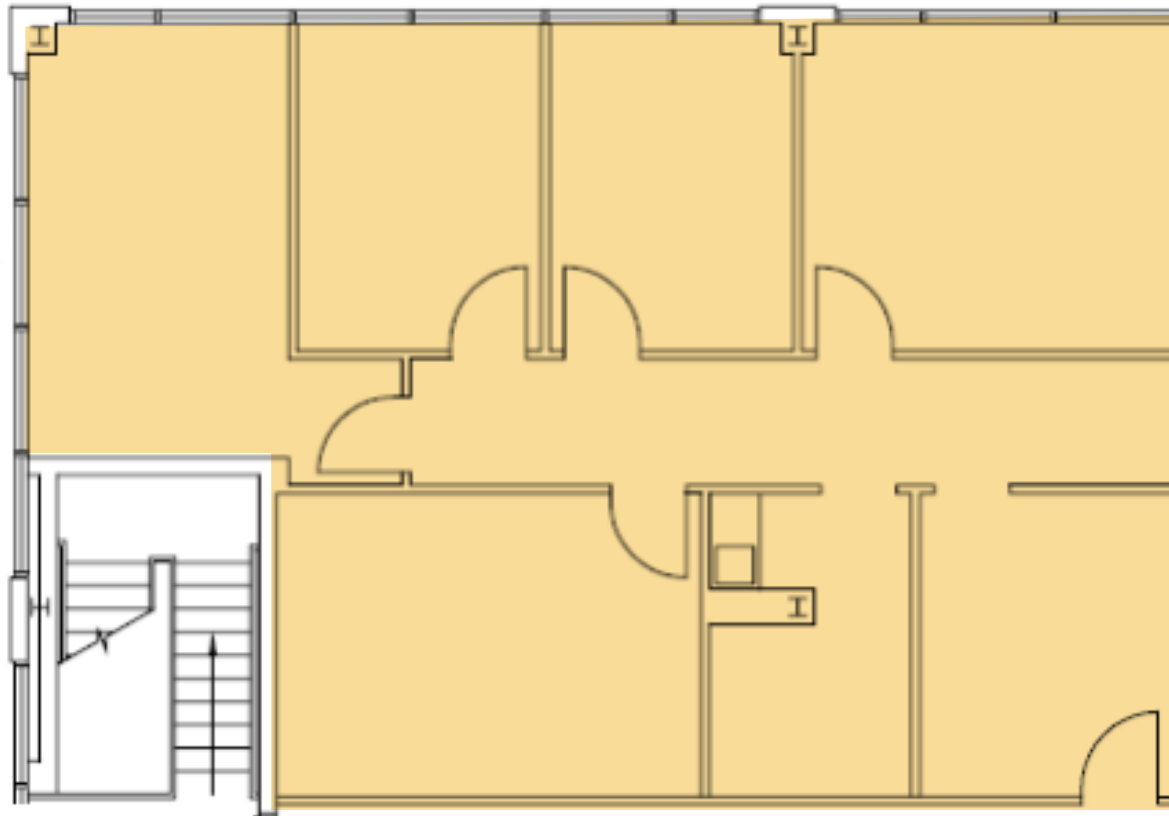
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7432 Alban Station Boulevard  
**SUITE B258 | 1,500 SF**



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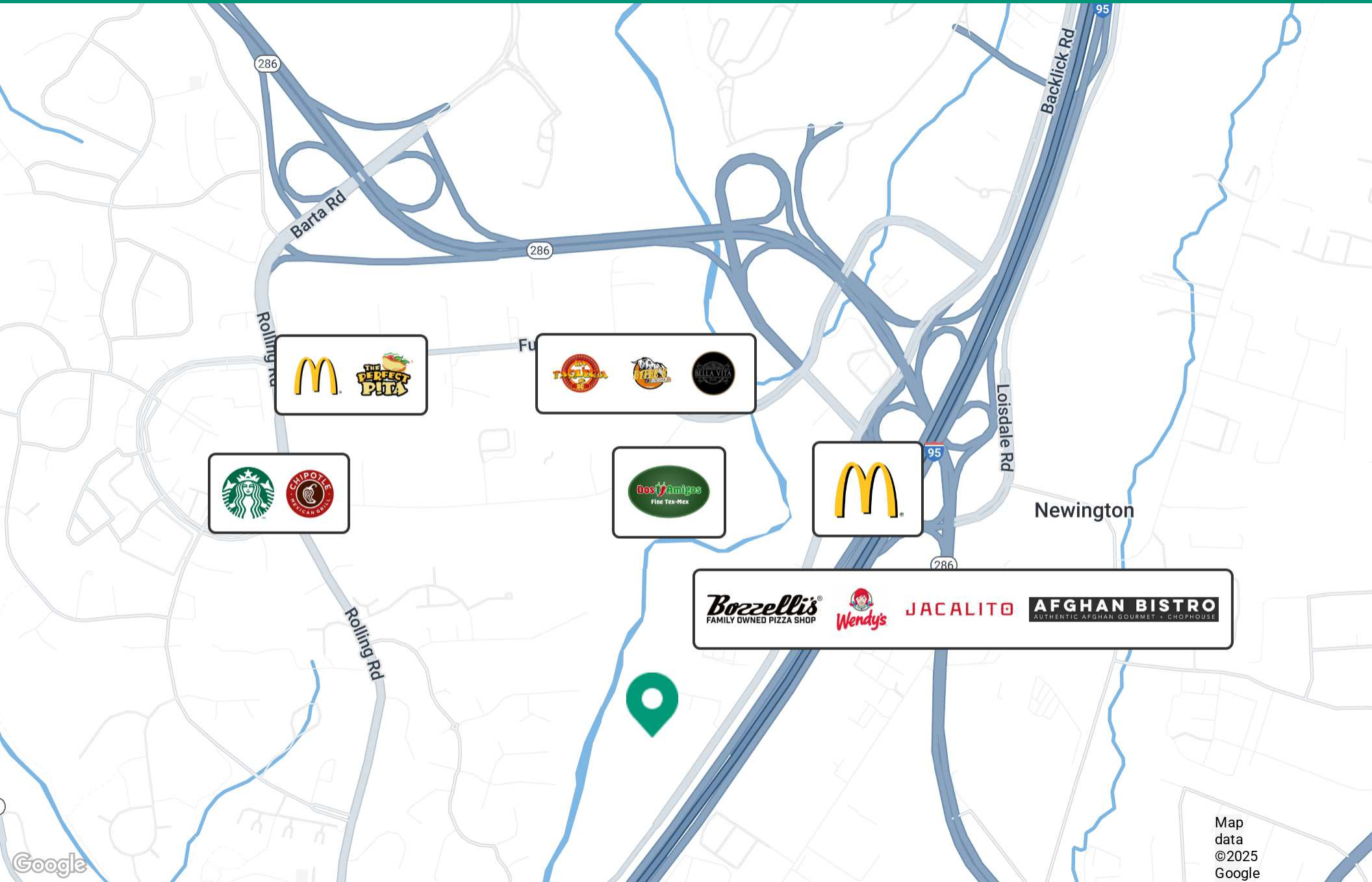
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RETAILER MAP

7405 / 7406 / 7411 Alban Station Court  
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McDonald's  
THE PERFECT PITA

Tostitos  
Bella Vita

Starbucks  
CHIPOTLE MEXICAN BURGERS

Dosty Amigos  
FINE TEX-MEX

McDonald's

Bozellis®  
FAMILY OWNED PIZZA SHOP

Wendy's

JACALITO

AFGHAN BISTRO  
AUTHENTIC AFGHAN GOURMET + CHOPHOUSE

Map data  
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Google

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