



OFFICE BUILDING FOR LEASE

OFFICE SUITES IN THE HEART OF ARLINGTON

4141 N HENDERSON ROAD, ARLINGTON, VA 22203



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	865 - 2,696 SF
Lease Rate:	\$30.00 SF/yr (MG; NNN)
Year Built:	1974
Building Size:	34,120 SF

PROPERTY OVERVIEW

Retail and Office Suites available on Ground and Plaza level. Suite #3 on the Plaza level has 5 rooms along with a reception area and storage area. The ground level suites have street access with a max space of 2,860 SF which can be subdivided.

PROPERTY HIGHLIGHTS

- 772-2,860 SF Office Suites located in Ballston
- Walkable to the metro
- Parking Available
- Suites located on the Ground and Plaza level with ample sunlight

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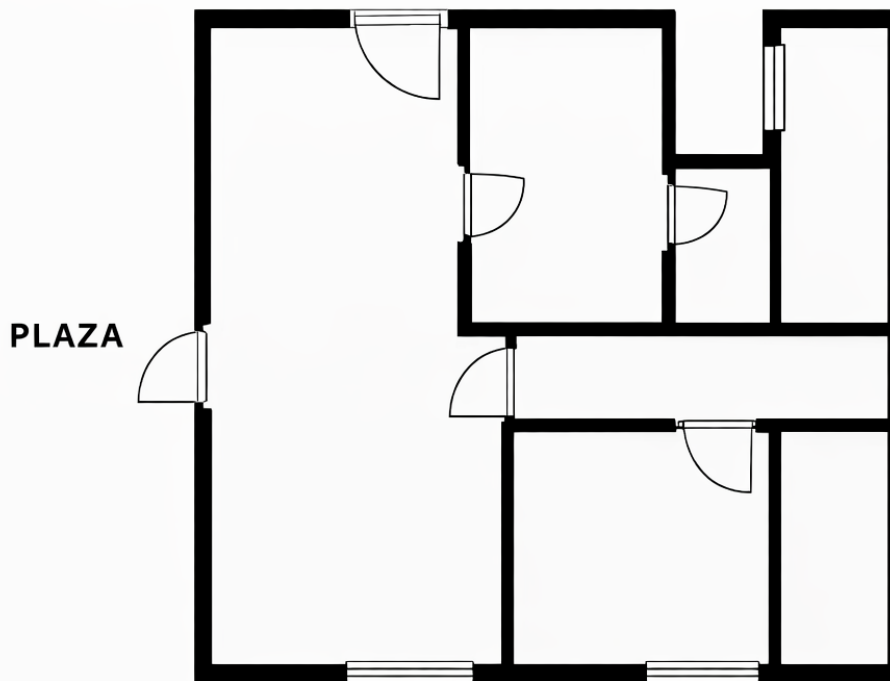
4141 N HENDERSON ROAD, ARLINGTON, VA 22203

SUITE 7



SUITE 7

865 sq ft



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SUITE 8



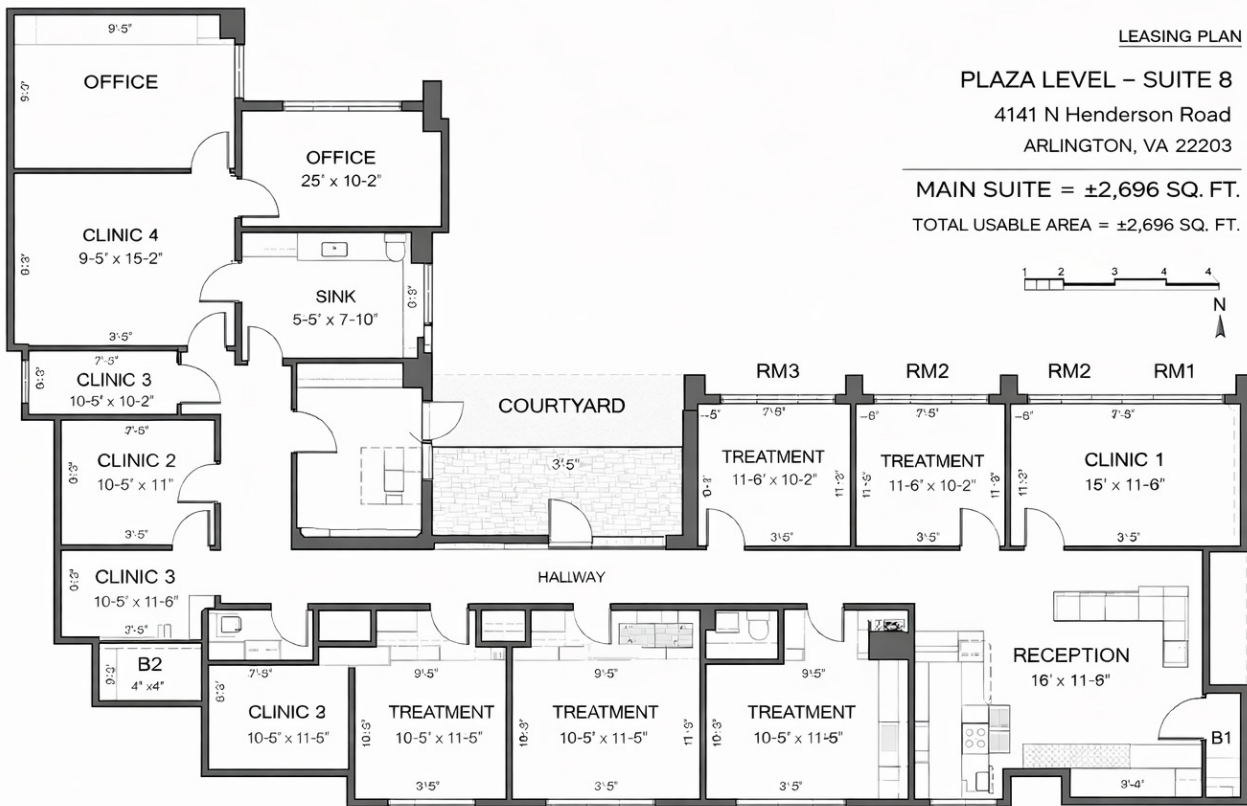
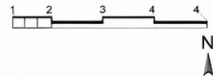
LEASING PLAN

PLAZA LEVEL - SUITE 8

4141 N Henderson Road
ARLINGTON, VA 22203

MAIN SUITE = ±2,696 SQ. FT.

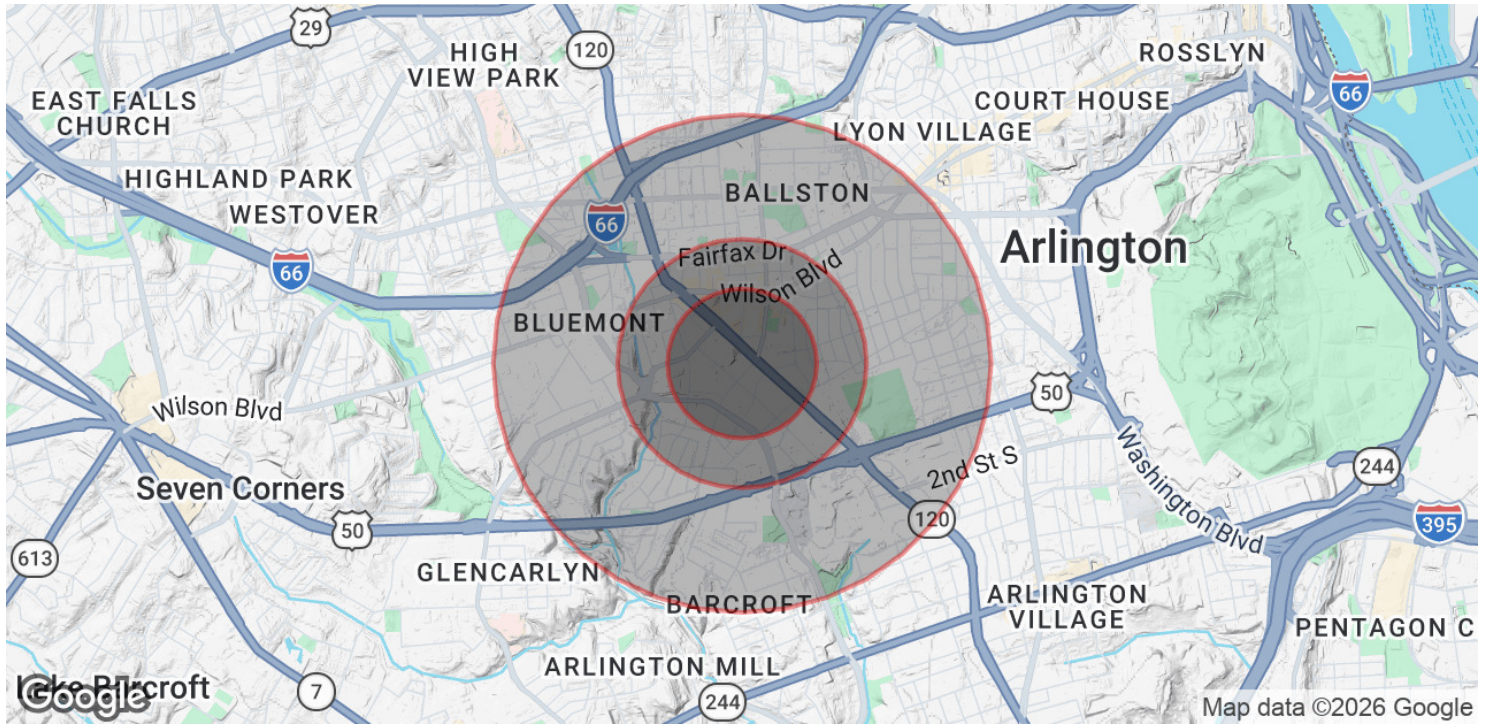
TOTAL USABLE AREA = ±2,696 SQ. FT.



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DEMOGRAPHICS MAP & REPORT



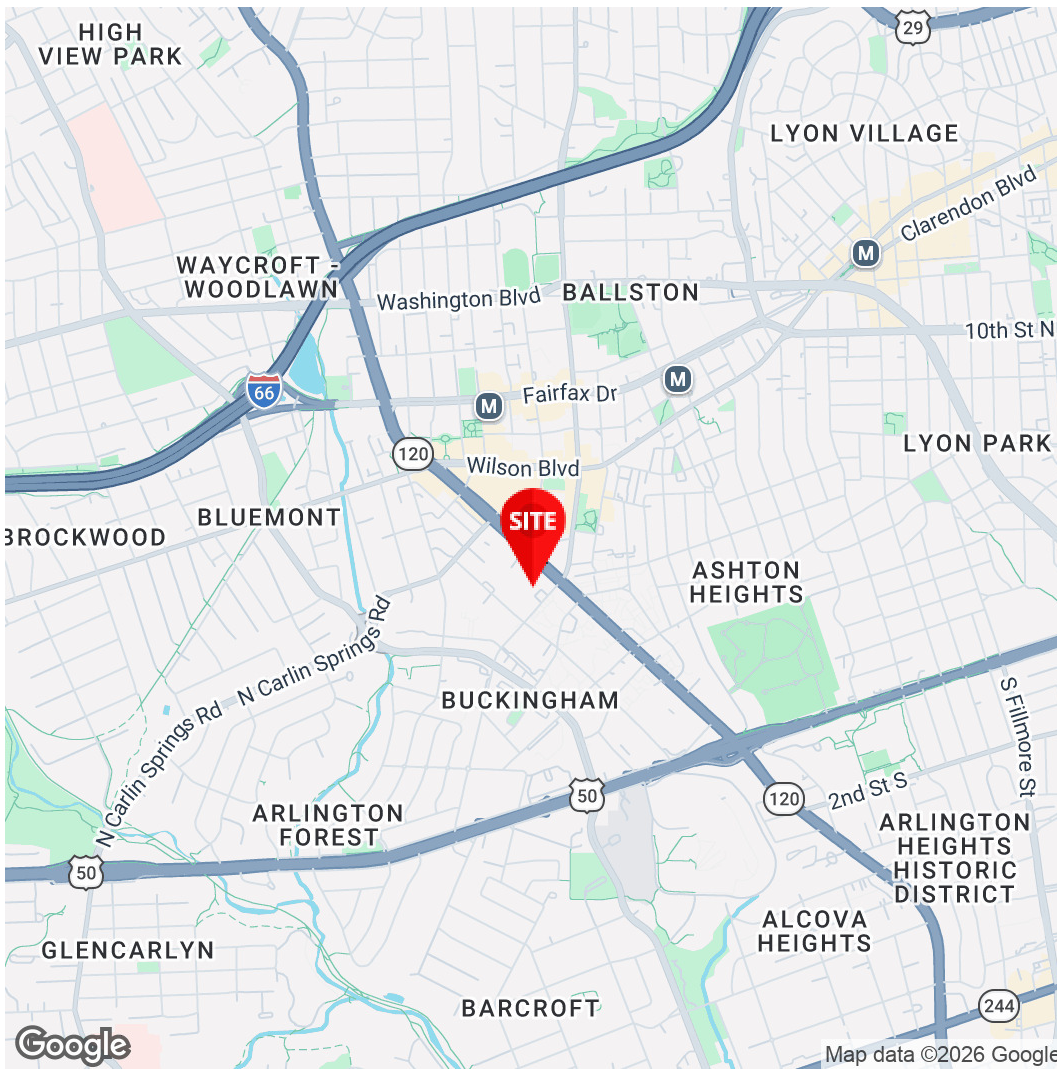
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,621	21,929	42,794
Average Age	37	38	37
Average Age (Male)	35	37	37
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,809	11,600	20,745
# of Persons per HH	2	1.9	2.1
Average HH Income	\$178,720	\$179,553	\$202,560
Average House Value	\$891,336	\$859,774	\$939,094

Demographics data derived from AlphaMap



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