

# RETAIL SPACE FOR LEASE

## EXETER SHOPPING CENTER

700 Fieldstone Drive, Leesburg, Virginia  
Premium location for retail market

### OPPORTUNITY

- Suites 142 - 148  
1,474 SF - 7,052 SF
- Suites 104 & 106 (Former Dry Cleaner Space)  
3,505 SF



### HIGHLIGHTS

- High visibility location
- Located just north of the Leesburg Corner Premium Outlets on the corner of Route 15 & Battlefield Parkway
- Route 7, Route 15 & Dulles Greenway in the immediate vicinity
- Excellent demographics
- Strong retail market
- End cap space available with excellent exposure.
- Possible outdoor restaurant seating.
- 20-foot ceiling height
- Modified vanilla box delivery
- Generous Tenant Improvement Allowance
- Former Dry Cleaner Space available

### RENTAL RATE

- \$30.00 PSF, NNN  
NNN- \$ 7.12 (OPEX= \$4.86 and Taxes= \$2.26)

### TERM

- 5-10 years



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# RETAIL SPACE FOR LEASE

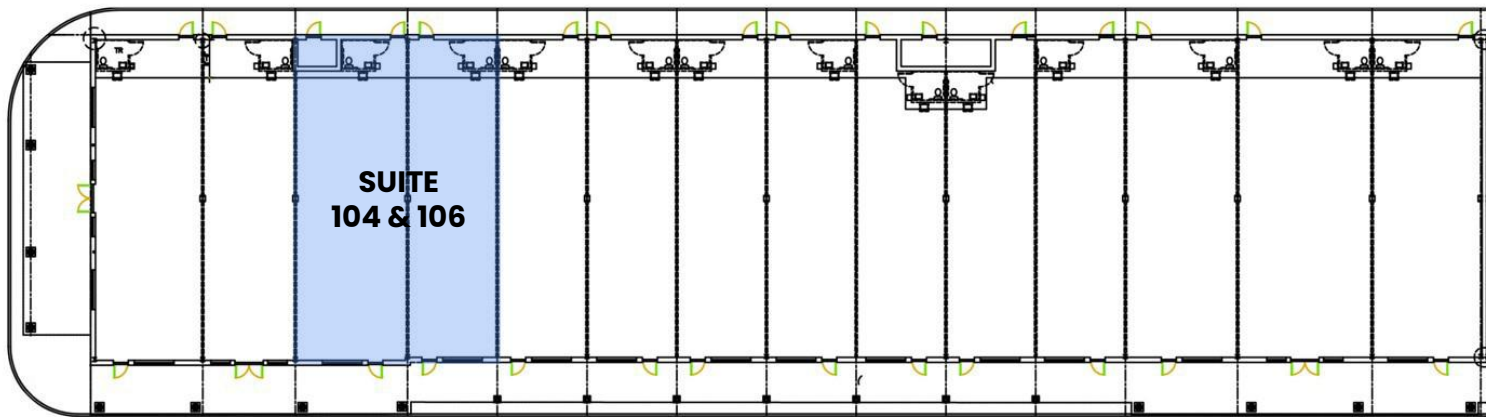
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Suite 104 & 106:

3,505 SF

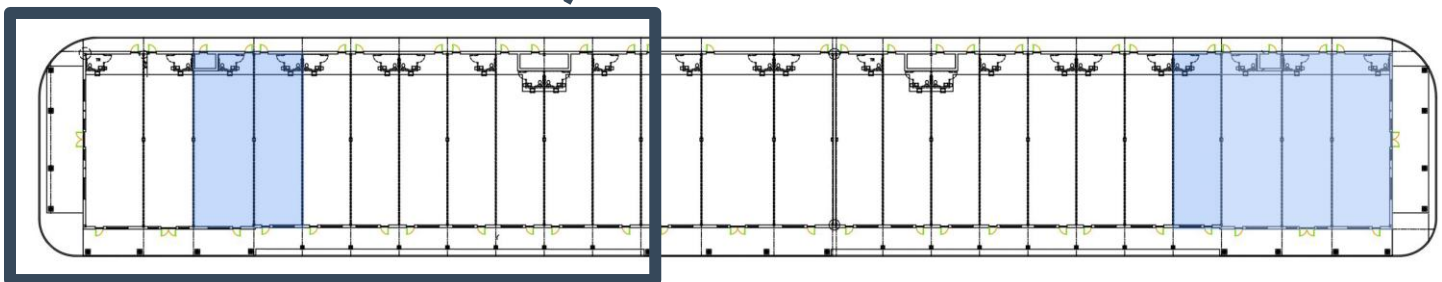
## FIRST FLOOR

FORMER DRY CLEANER SPACE WITH FULL BUILDOUT



PHASE 1

PHASE 2



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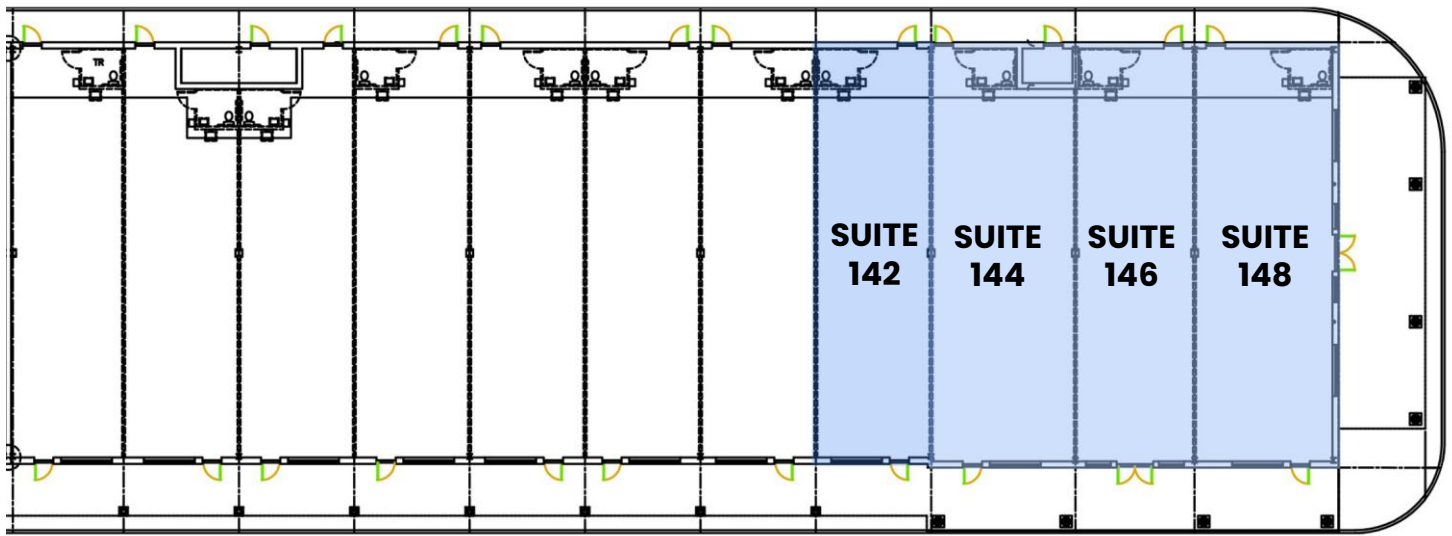
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|            |          |
|------------|----------|
| Suite 142: | 1,474 SF |
| Suite 144: | 1,843 SF |

|            |          |
|------------|----------|
| Suite 146: | 1,474 SF |
| Suite 148: | 1,893 SF |

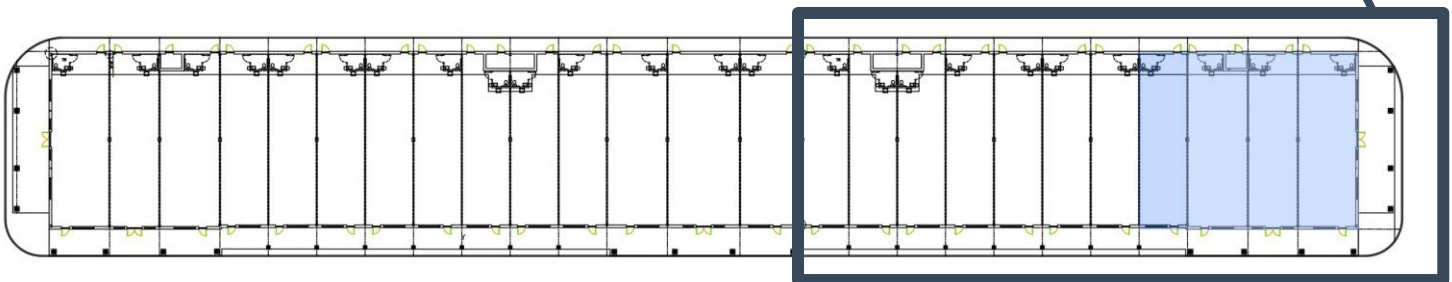
## FIRST FLOOR

### PERFECT FOR A RESTAURANT WITH OUTDOOR SEATING



PHASE 1

PHASE 2



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## AMENITY MAP



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## AERIAL PHOTOS



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## INTERIOR PHOTOS



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