



OFFICE CONDO FOR LEASE

3302 OLD BRIDGE RD STE A/B

WOODBIDGE, VA 22192



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WOODBIDGE, VA 22192

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

2,400 - 4,800 sf office condo offers an excellent opportunity for your business with highly visible building signage capturing over 46,000 vehicles per day. Benefit from easy accessibility via I-95 and Route 123, ensuring convenient connections for employees and clients. Strategically located, this office condo presents an exceptional leasing opportunity for businesses seeking a prominent and accessible location in Woodridge.

### PROPERTY HIGHLIGHTS

- 2,400 - 4,800 SF Office Condo
- Building Signage is visible to over 46,000 VPD
- Easy access by I-95 and Route 123
- Convenient to retail amenities at Dillingham Square, Lake Ridge Commons, and other retailers along Old Bridge Rd

### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	2,400 - 4,800 SF
<b>Building Size:</b>	9,000 SF

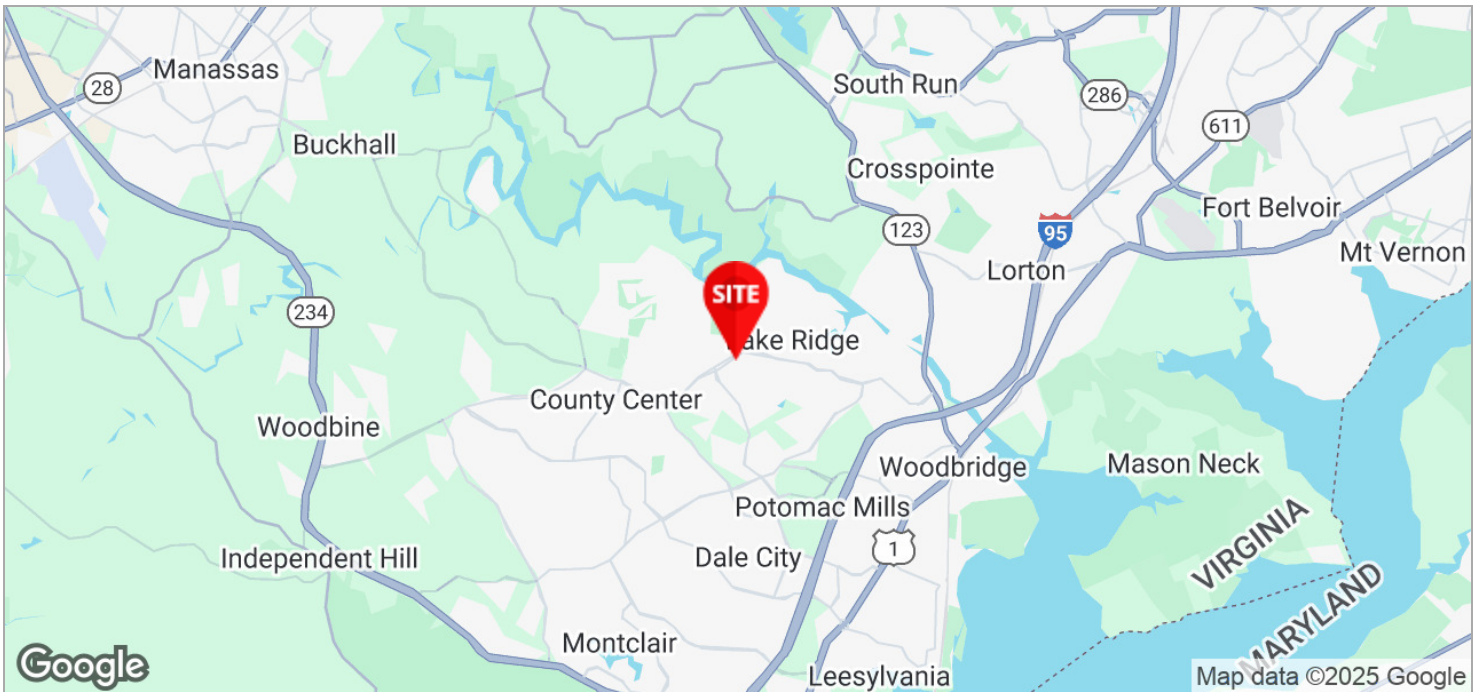
### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,655	27,505	66,485
<b>Total Population</b>	18,741	83,111	207,869
<b>Average HH Income</b>	\$142,980	\$154,222	\$153,865

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ACCESS & RETAIL MAP



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RETAILER MAP





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