

## Office Space for Lease

1,800, 2700, or 4500 SF (+/-)

**\$19/SF**

+ utilities & cleaning



**Burke Professional Center**  
**5252 Lyngate Court, Suite #100**  
**Burke, VA 22015**

**4500 SF +/-**  
**\*Divided\***

**Available Now**

- C-2 zoning
- First floor unit totals approximately 4500 SF. The space can be subdivided into two suites, each with a private entrance from the parking lot for smaller users.
- Large, fully equipped kitchen with oven/range, 2 microwaves, full size refrigerator, ice machine, and more.
- Ideal for office & medical use
- Windowed offices
- Ample, no cost surface parking
- Individual suite signage
- Conveniently located at the corner of Rolling and Braddock Road minutes from I-495

Kelly O'Brien: 703-447.1511

kobrien@landmarkcre.com

Blair White, CCIM: 703-307-9711

blair@landmarkcre.com

Landmark Commercial Real Estate

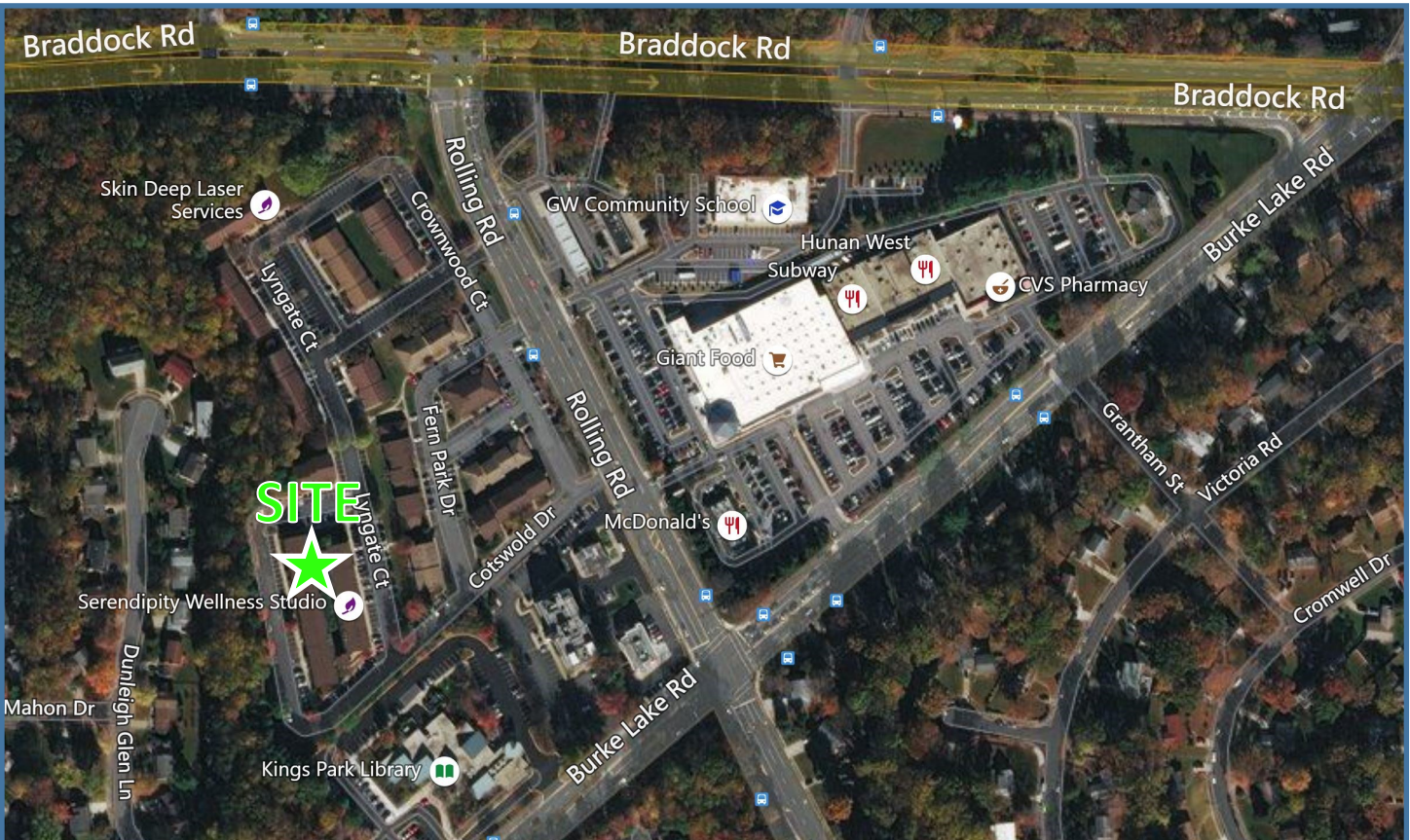
703-437-1440

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# Aerials

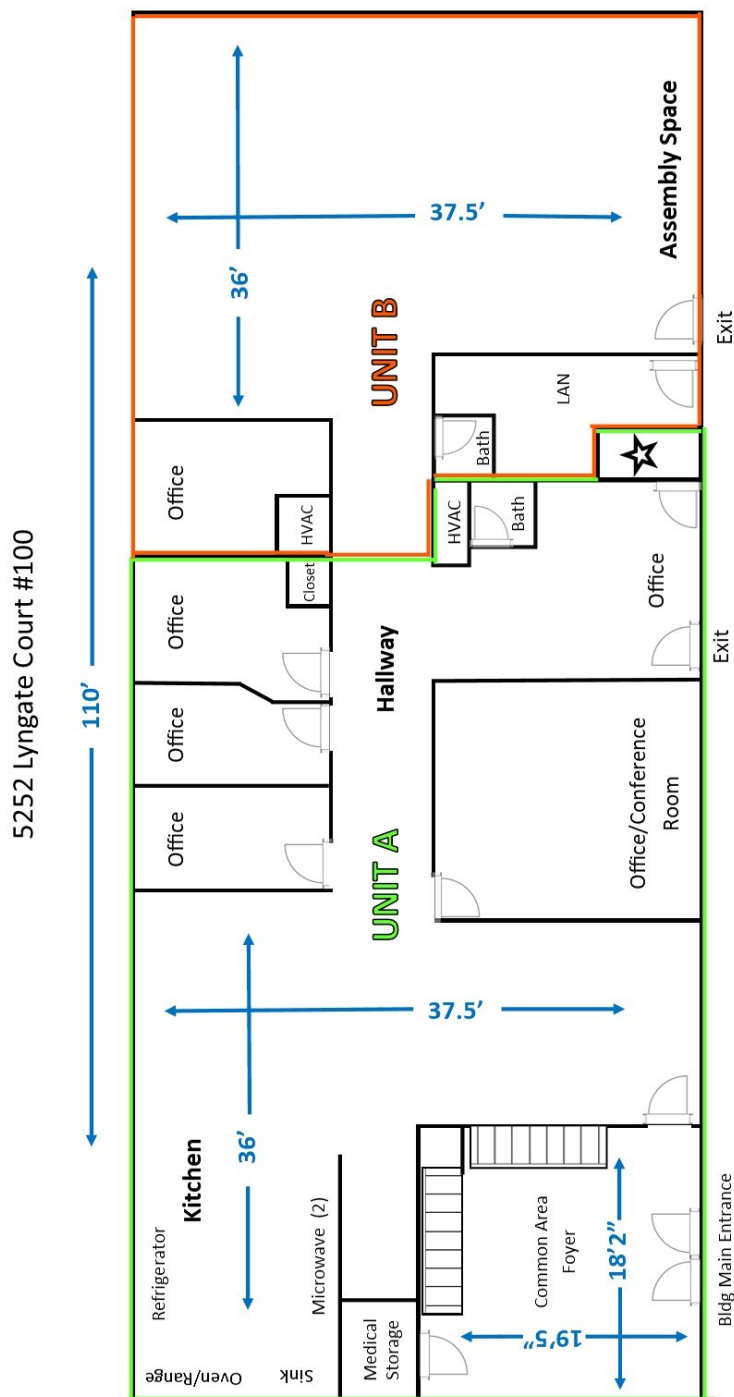


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# 5252 Lyngate Court | Ground Floor



\*Measurements are approximate and not to be used for construction

★ Previously used as Baptismal space  
Plumbed for hot and cold water

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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