



Summary

Available SF:	4,003 SF
Sale Price:	\$1,370,000
Condo Fee:	\$9.12/SF (Includes Utilities)
Taxes:	\$4.17/SF
Lease Rate:	\$31.50/SF Net of Cleaning

Property Highlights

- Corner Suite with 6 Windowed offices, kitchenette and good amount of open space
- Direct Lobby Access on First Floor
- Built out for Office use - Can be built out for Medical suite
- Great location off Toll Road
- Walking distance to Wiehle-Reston East Station, Various Amenities & Silver Line
- 3 Reserved Parking Spaces and Free surface lot

Demographics

2 Mile

5 Miles

10 Miles

Total Households:	24,761	85,568	303,467
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Total Population:	54,668	233,154	843,687
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Average HH Income:	\$156,854	\$185,765	\$180,650
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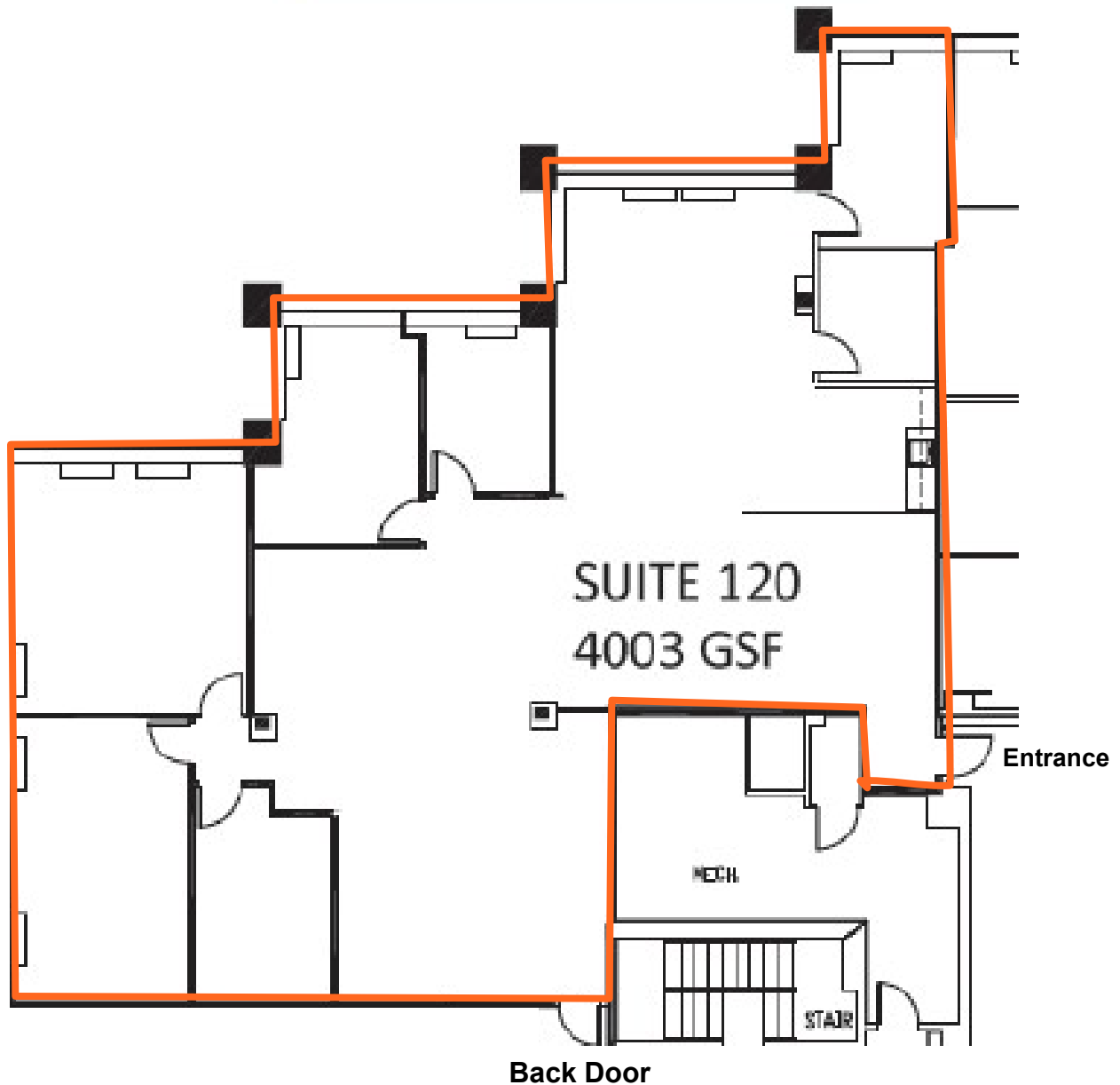
Ellie Bechtle

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Floor Plan

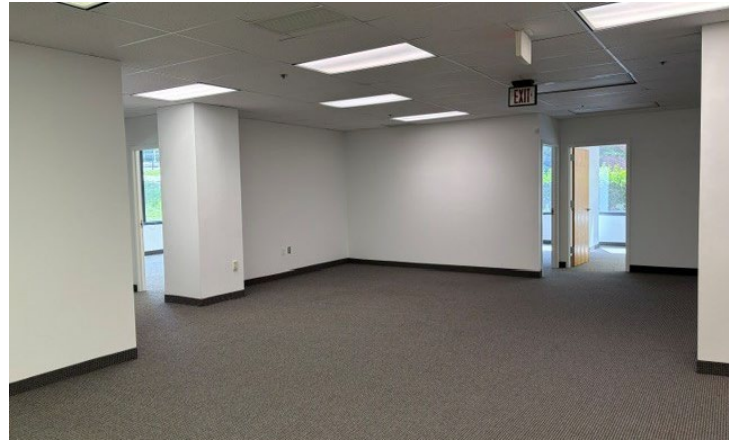


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Photos

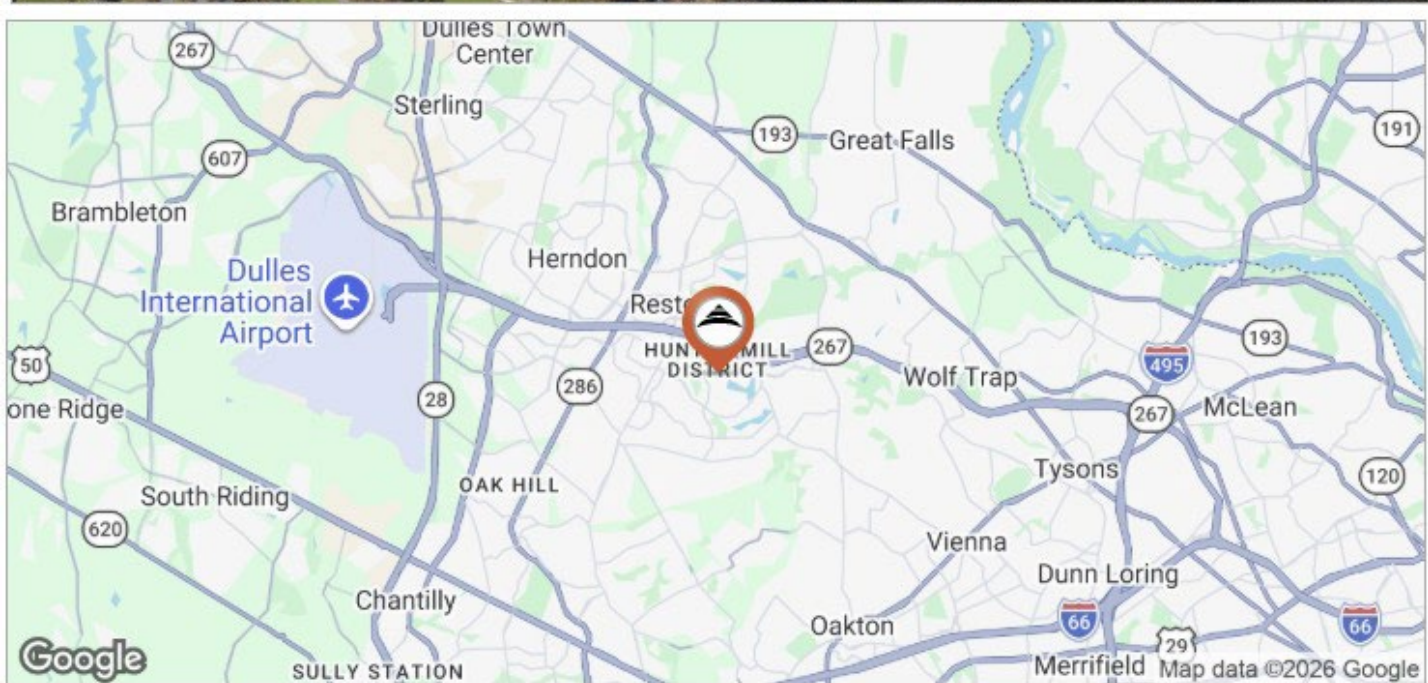


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Maps



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