



## OFFERING SUMMARY

Available SF: 3,200 SF

Lease Rate: \$32.00 SF/yr (Full Service)

Building Size: 40,000 SF

## PROPERTY OVERVIEW

Prime Downtown McLean Office for Lease

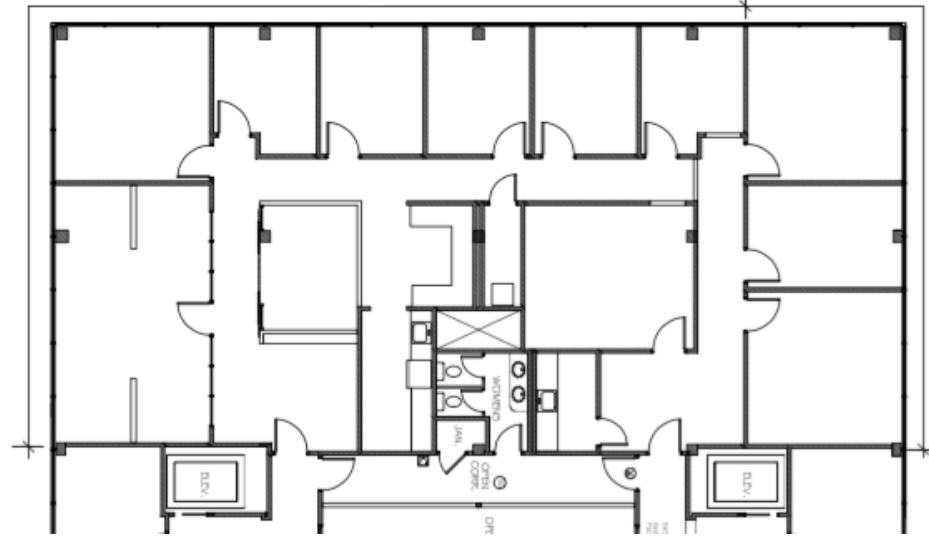
## PROPERTY HIGHLIGHTS

- Prime downtown McLean location
- Sub-dividable, build to suit
- Ample Free Parking
- Handicap Access
- Close proximity to Giant, Balducci's and Starbucks
- Easy access to Old Dominion Drive, Tysons and Arlington



**LEASE TYPE** | Full Service  
**TOTAL SPACE** | 3,200 SF  
**LEASE TERM** | Negotiable  
**LEASE RATE** | \$32.00 SF/yr

**3rd Floor**

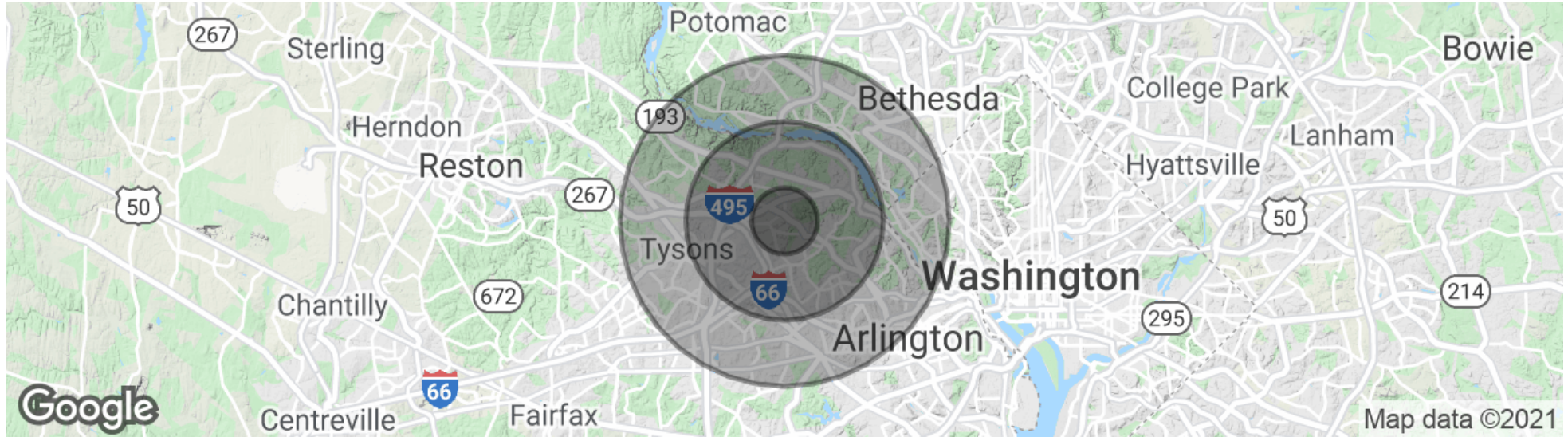


SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 305	Available	3,200 SF	Full Service	\$32.00 SF/yr









**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	9,656	80,879	254,026
Median age	44.4	41.9	40.4
Median age (Male)	44.9	40.9	39.9
Median age (Female)	43.9	42.9	40.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,586	31,586	97,083
# of persons per HH	2.7	2.6	2.6
Average HH income	\$192,846	\$183,480	\$176,444
Average house value	\$835,158	\$746,624	\$749,957

\* Demographic data derived from 2010 US Census

