

## Prime Downtown McLean 2nd Floor 3,680 SF Office



### OFFERING SUMMARY

Available SF: 3,680 SF

Lease Rate: \$38.00 SF/yr (Full Service)

### PROPERTY HIGHLIGHTS

- Close proximity to Giant, Balducci's and Starbucks
- Easy access to Old Dominion Drive, Tysons and Arlington
- 2nd floor - 3,680 SF - includes office, conference rooms, kitchen and open work areas
- Ample free parking
- Handicap access
- Will subdivide







**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,662	80,929	253,898
Average age	44.4	41.9	40.4
Average age (Male)	44.9	40.9	39.9
Average age (Female)	43.9	42.9	40.9

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,589	31,604	96,988
# of persons per HH	2.7	2.6	2.6
Average HH income	\$192,735	\$183,416	\$176,440
Average house value	\$834,746	\$746,799	\$750,001

\* Demographic data derived from 2010 US Census

