

FOR SALE

1311A Dolley Madison Blvd.
McLean, Virginia 22101

LONG & FOSTER
COMMERCIAL DIVISION





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Offering Summary



Long & Foster Commercial Division, as exclusive representative for ownership, is pleased to present 1311A Dolley Madison Blvd for sale. The subject property is a 16,756 SF, four story office building in Downtown McLean. The property has been owned by the original developer for over 45 years and this offering represents the first time the property has ever been offered for sale. The building was constructed in 1974 utilizing solid masonry construction and is professionally managed and well maintained. The property benefited from extensive capital improvements in the last few years including upgraded lobbies.

The office building is currently 77% occupied and represents an opportunity for an owner/user to acquire an asset in an affluent walkable community. Several upcoming leases may represent an opportunity for a business to acquire the property and occupy a portion of the building for their own use. The subject property is within the Community Business Center of Downtown McLean. This area is poised for revitalization as McLean explores various development and land use initiatives through its current CBC study.

Asking Price: \$5,600,000 (\$334.20 PSF)

Rent roll and expenses available upon request.

Property Highlights



Building Size: 16,756 SF

Lot Size: 24,677 SF

Occupancy: 67%

Floors: 4

Year Built: 1974

Typical
Floor Size: 3,685

Parking: 43 Spaces

Capital
Improvements: Renovated
lobby

Zoning: C-2

Floor Plan (1st Floor-3,188 SF)



Floor Plan (2nd Floor-3,835 SF)

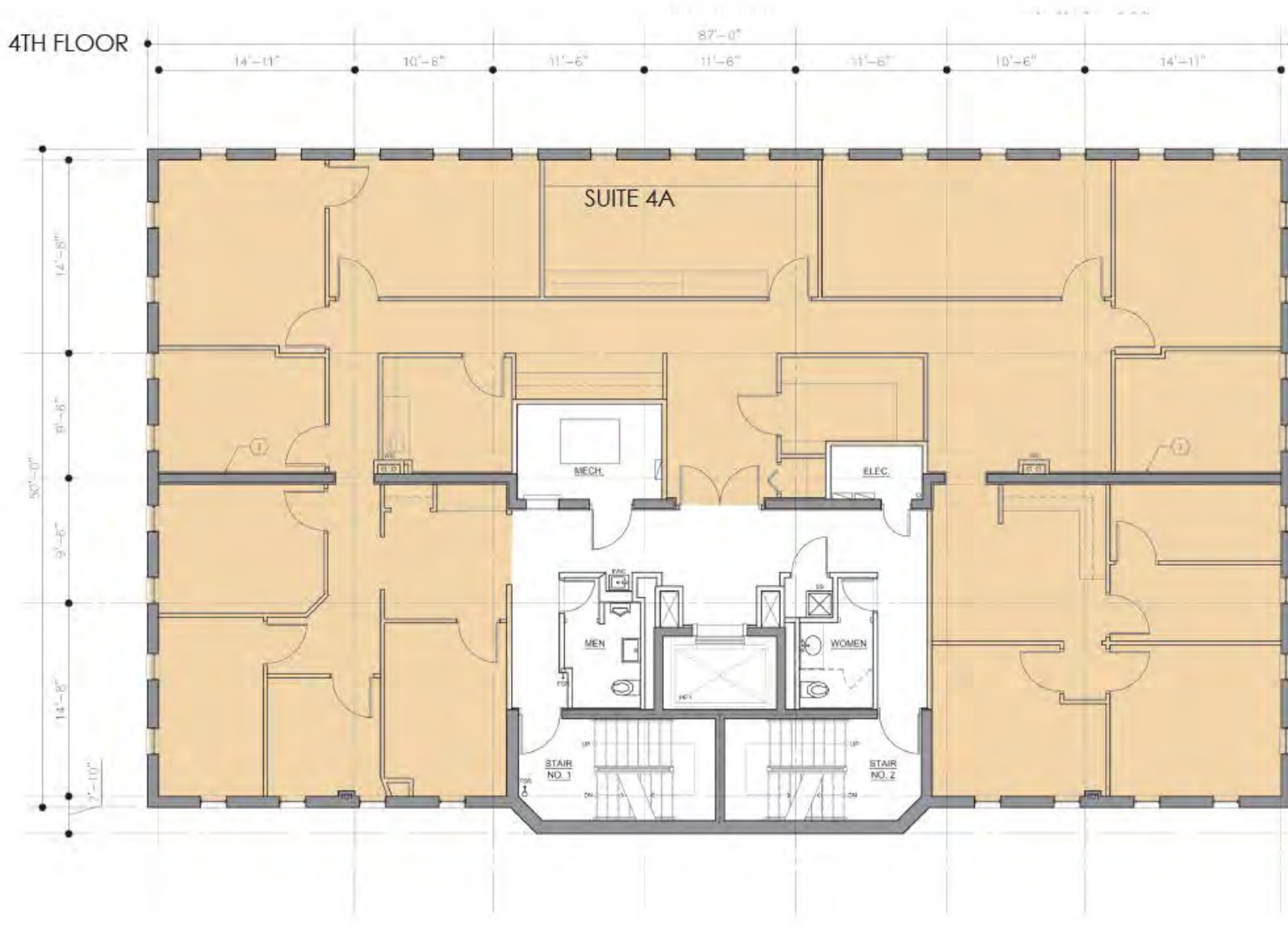


Floor Plan (3rd Floor-3,708 SF)

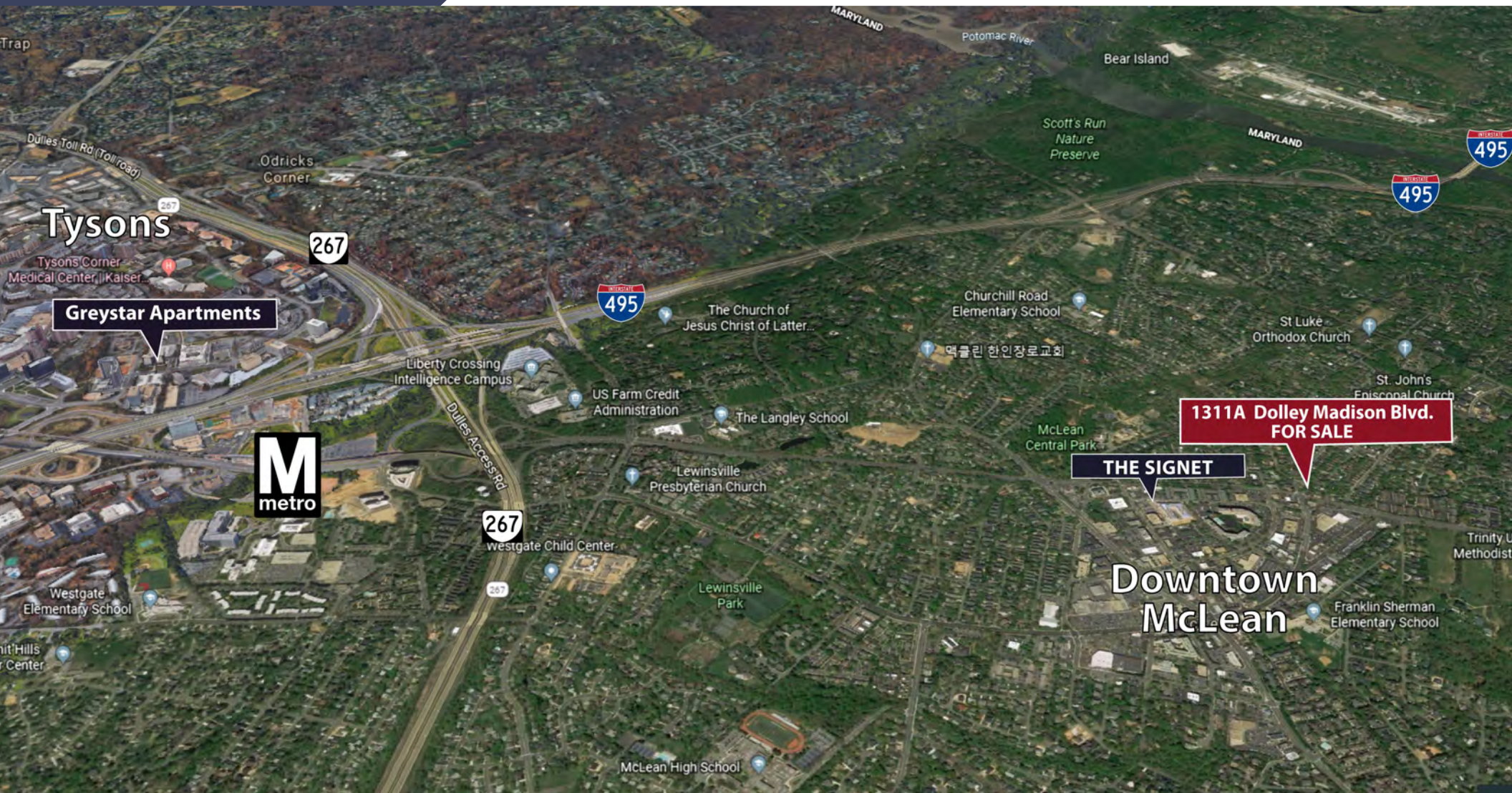
3RD FLOOR



Floor Plan (4th Floor-3,939 SF)



Location Map



This office building is located in the heart of Downtown McLean, an affluent community in Fairfax County, VA. Only minutes from Tysons Corner and 10 miles from downtown Washington, DC the area is easily accessible by I-495, the Dulles Toll Road (Rte. 267) and the GW Parkway. Also, the McLean Station on Metro's silver line is a short 5 minute drive from the properties. Downtown McLean is a pedestrian friendly community and the properties are surrounded by an array of amenities, which are only a short walking distance away.

Demographics

1 Mile

3 Miles

5 Miles



Total Population

11,943

73,112

271,490



Household Income

\$158,915

\$150,596

\$158,439



Average Age

43.30

40.70

41.8



Total Employees

10,397

53,482

162,115



Total Businesses

1,204

3,661

11,711



Downtown McLean



Downtown McLean & Tysons Development

The subject property is situated within the Community Business Center of affluent Downtown McLean. This area is poised for revitalization as McLean explores various development and land use initiatives through its current and ongoing CBC study. Already, the downtown McLean area has benefited from new developments such as The Signet, a luxury 123 unit condominium complex nearby. Furthermore, the property is only 2 miles from McLean Station on Metro's Silver Line which features numerous surrounding new residential developments such as NV Homes Bexley Condominiums, Greystar's 461 unit Nouvelle apartments and several other projects increasing the nearby population.

ulsakergroup.com



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