



Beautiful and Furnished Office Space Ideal for Government Contractor

Socially Distanced Office Space, With a Unique and Modern Layout

Property Highlights

- Rare opportunity in a premier market with excellent signage potential
- This space includes 30+ private offices.
- The space is great for employees to work independently from one another.
- Employees have the option to convene in furnished conference rooms.
- Multiple productive conference rooms.
- Abundant parking including 29 garage spaces and 40 surface spaces.
- Located just off of Lee Highway with great access to I-495, I-66, and Route 50.
- Building comes fully furnished, and includes multiple amenities on-site (Gym, Kitchen, and reception area).
- 2 minute drive from the Mosaic District which includes many restaurants and retail locations.
- Less than 1 mile from Dunn Loring Metro Station.

Space Details - Call for Additional Information or to Schedule a Tour

Building Size: 21,189 SF Build Stories: 2

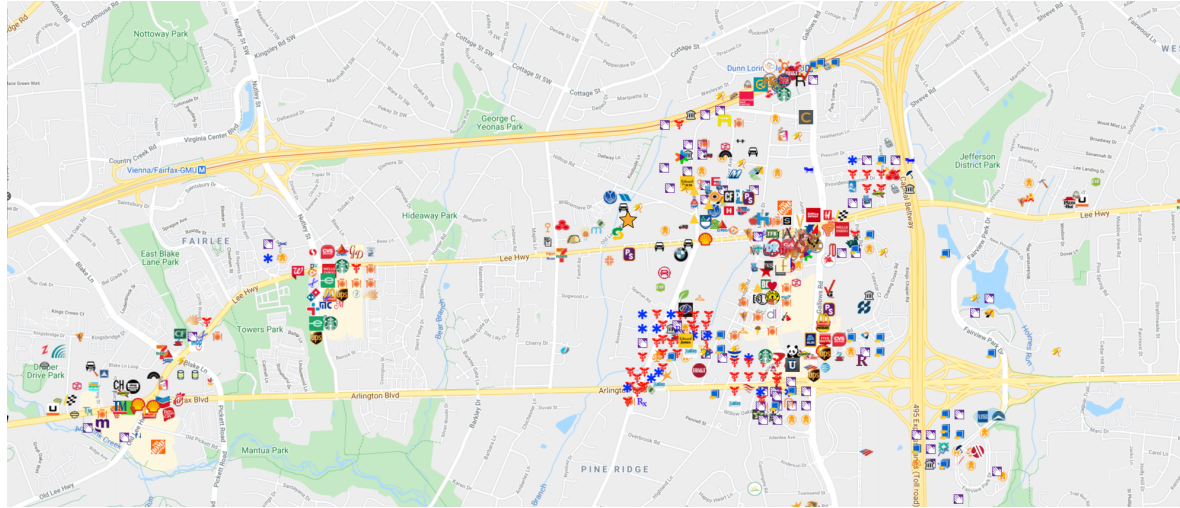


LEASE INFORMATION

Lease Type:	Tenant pays for utilities and cleaning	Lease Term:	60 to 120 months
Total Space:	21,189 SF	Lease Rate:	\$25.00 SF/yr

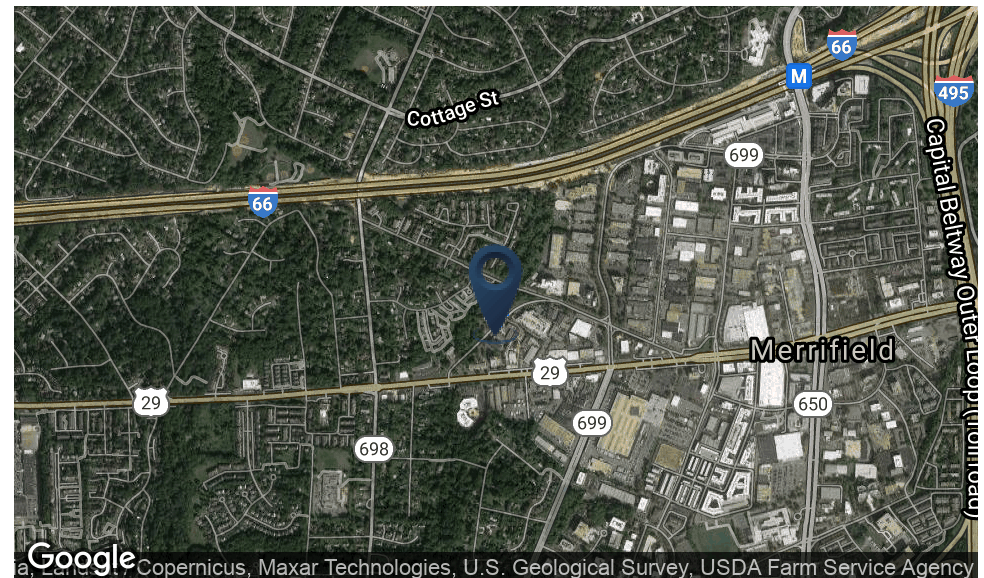
AVAILABLE SPACES

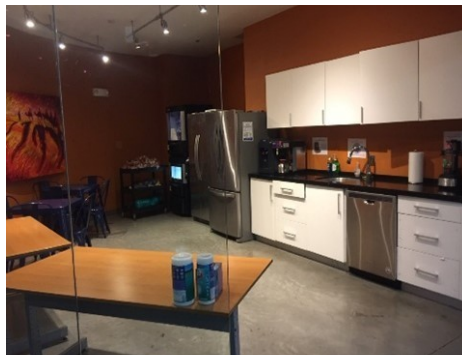
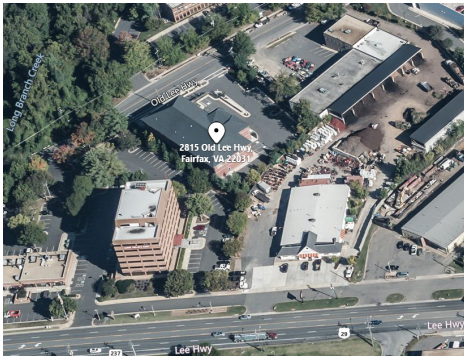
SUITE	TENANT	SIZE (SF)	LEASE TYPE:	LEASE RATE
2815 Old Lee Highway	Available	21,189 SF	Modified Gross	\$25.00 SF/yr



NEARBY RETAILERS

- **Restaurants Include:** Subway, Starbucks, CAVA, Chipotle, Matchbox
- **Grocery/Convenience:** Target, 7-11, and Harris Teeter
- **Fitness Centers:** Orangetheory Fitness, Gold's Gym, and XSport Fitness
- **The Mosaic District:** This area attracts people from surrounding communities for retail shopping and restaurants. Employees will have easy access to all the Mosaic District can offer.





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