



OFFERING SUMMARY

| | |
|----------------|--------------------|
| Available SF: | 10,354 - 33,317 SF |
| Lease Rate: | \$8.50 SF/yr (NNN) |
| Building Size: | 81,172 SF |
| Zoning: | I-4 |

PROPERTY HIGHLIGHTS

- SCIF space available
- 2 dock high and 4 drive in loading docks
- Elevator
- Ample shared parking at close to 3.5/1,000 SF which sits mostly vacant during the week
- Access to Route 28 and Interstate 66, Route 50, Close proximity to NRO
- Convenient area amenities including hotels, restaurants, and retail shops

14108

- Conditioned Warehouse
- Shared Bathrooms

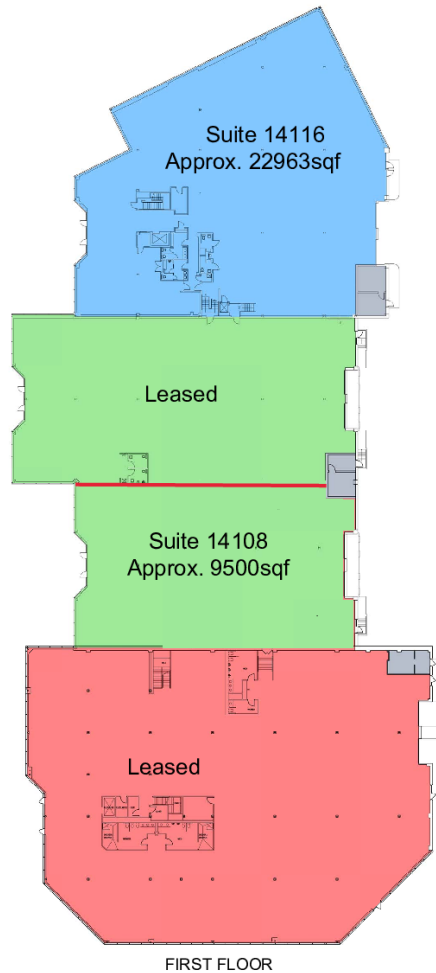
14116

- Conditioned Warehouse
- 7 Private Bathrooms
- 17 offices
- SCIF space
- Kitchenette, IT Room, Conference Room, Lobby, Large Meeting Room, Elevator, Mail Room

LEASE TYPE **NNN | TOTAL SPACE** **10,354 - 33,317 SF | LEASE TERM** **NEGOTIABLE | LEASE RATE** **\$8.50 SF/YR**

| SUITE | SIZE (SF) | LEASE TYPE | LEASE RATE |
|----------------------|-----------|------------|--------------|
| 14108 Newbrook Drive | 10,354 SF | NNN | \$8.50 SF/yr |
| 14116 Newbrook Drive | 22,963 SF | NNN | \$8.50 SF/yr |





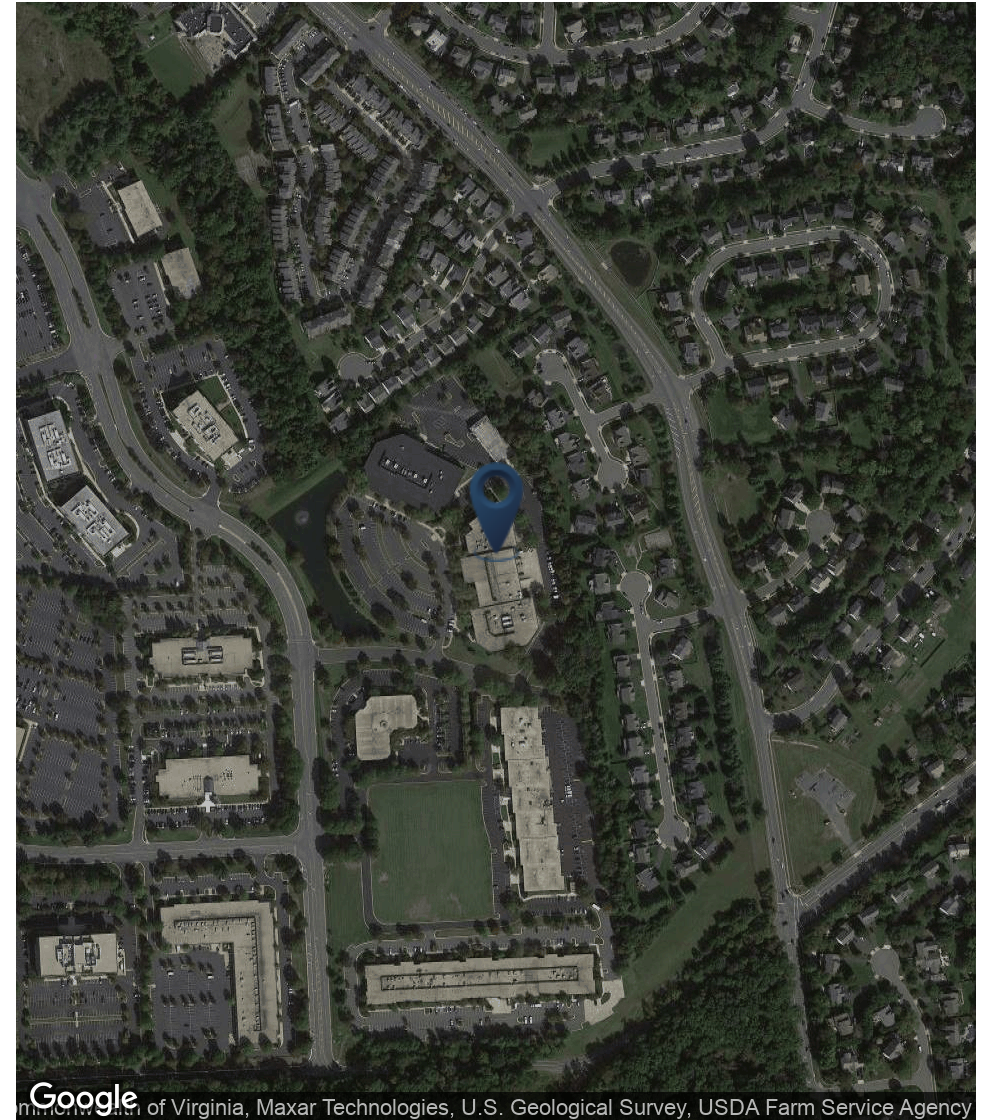
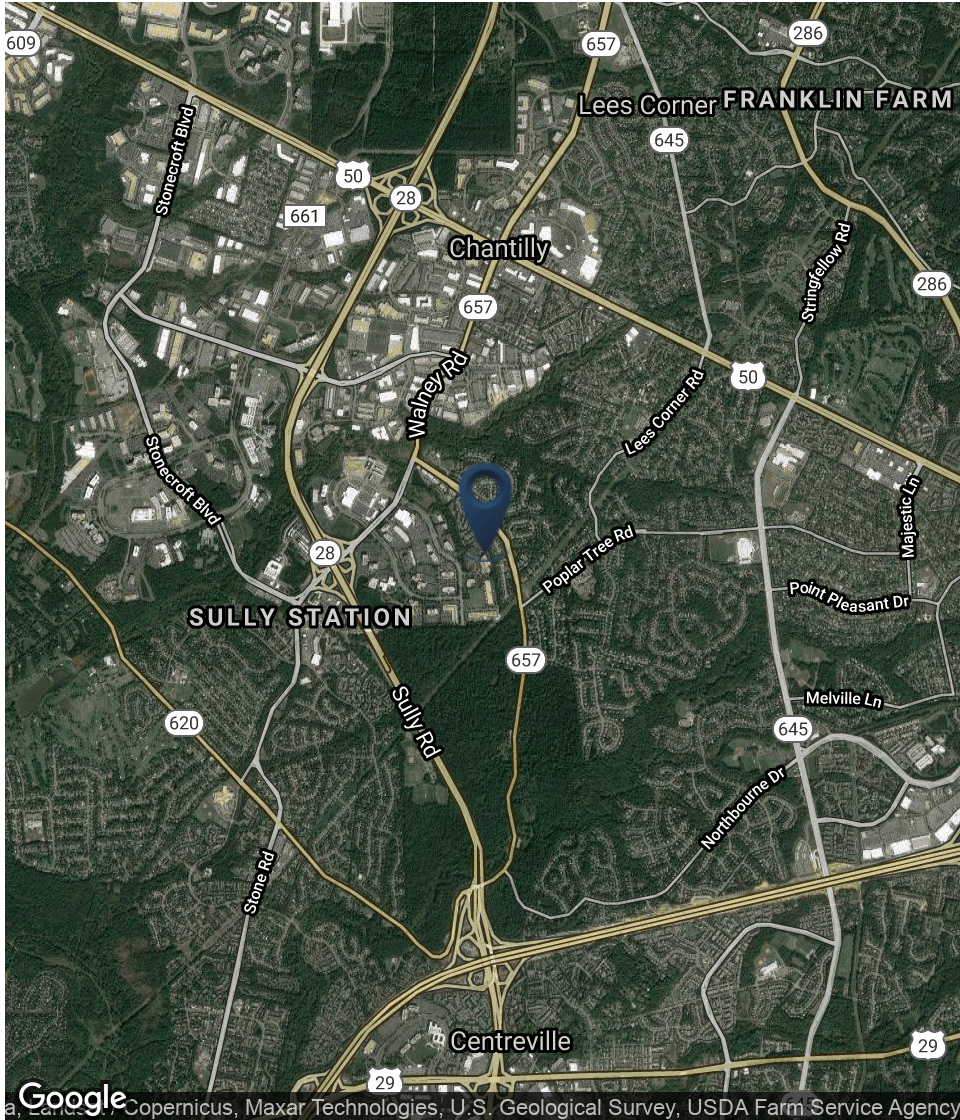
- SUITE 14116
- SUITE 14108 & 14112
- Leased
- BUILDING COMMON

BUILDING CORE FACTOR - 1.019%
TOTAL USABLE - 79,659 USF
TOTAL RENTABLE - 81,172 RSF

M:\05 2020\14104-14116 Newbrook Drive\14104-14116 Newbrook Drive_20200517.dwg

LAKESIDE I
14104 - 14116 NEWBROOK DRIVE

AI-100
1.05.19 **dcs**
DESIGN



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 11,841 | 103,427 | 217,401 |
| Average age | 33.1 | 34.5 | 35.1 |
| Average age (Male) | 33.0 | 34.0 | 34.7 |
| Average age (Female) | 33.8 | 35.2 | 35.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total households | 3,842 | 35,682 | 74,435 |
| # of persons per HH | 3.1 | 2.9 | 2.9 |
| Average HH income | \$119,881 | \$119,445 | \$134,271 |
| Average house value | \$496,452 | \$498,349 | \$537,902 |

* Demographic data derived from 2010 US Census

