

BUILDING:

- Building Size: 12,354 SF
- Site: 0.52 Acres (22,695 SF)
- Typical Floor Size: 3,725 SF
- Built: 1981

AVAILABILITY:

SECOND FLOOR

- Suite 200: 1,811 RSF
- Suite 210: 1,643 RSF

THIRD FLOOR

- Suite 300: 1,858 RSF
- Suite 310: 1,865 RSF

Up to 7,177 SF Available to occupy between Second & Third Floor

HIGHLIGHTS:

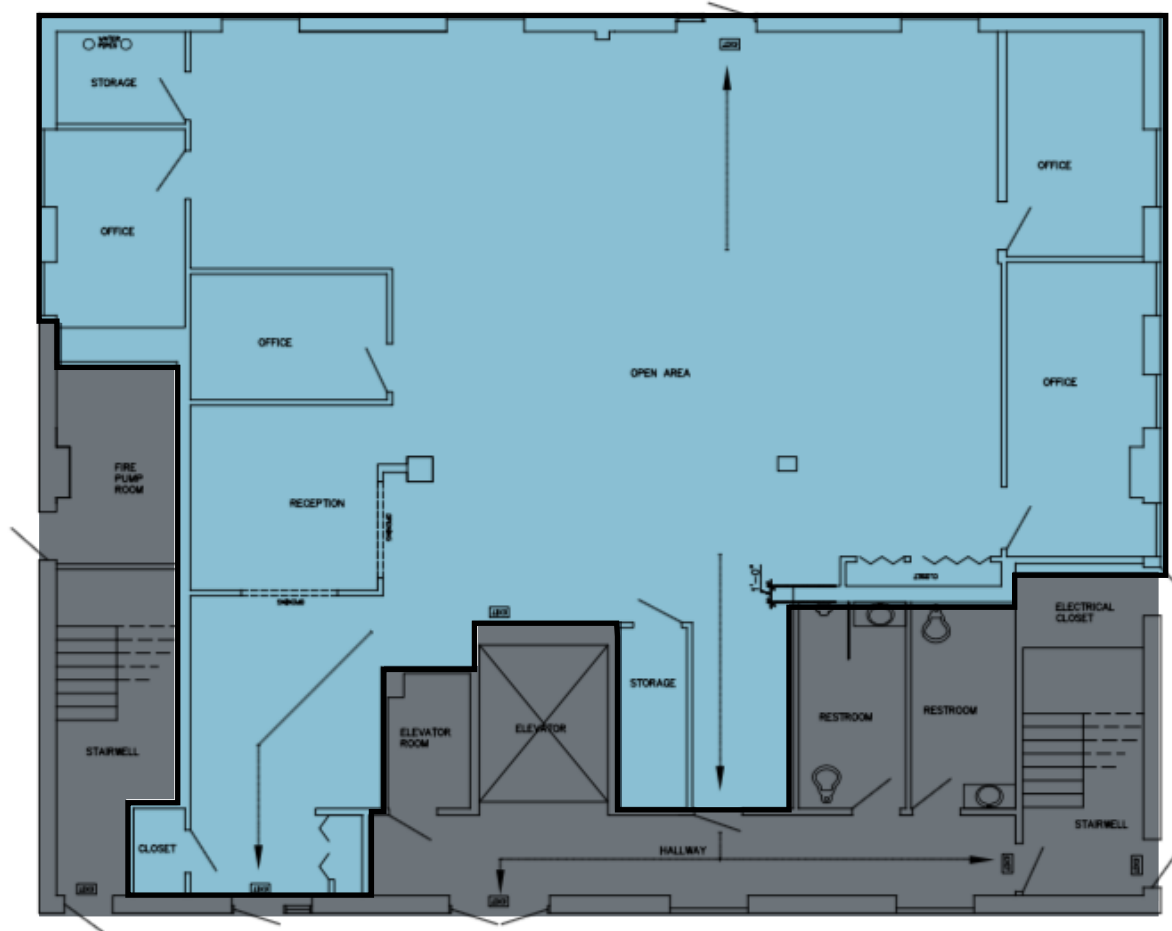
- Rare stand-alone building in the heart of McLean for user purchaser/investor.
- \$11,300 per month of income from 1st floor tenant. Lease through 6/30/2028
- Ideal for medical or professional services
- Renovated Bathrooms
- Parking ratio of 3.0/1,000 SF
- Asking Price: \$4,500,000

RARE USER PURCHASE OPPORTUNITY



OFFICE BUILDING FOR SALE

1ST FLOOR



FLOOR PLAN

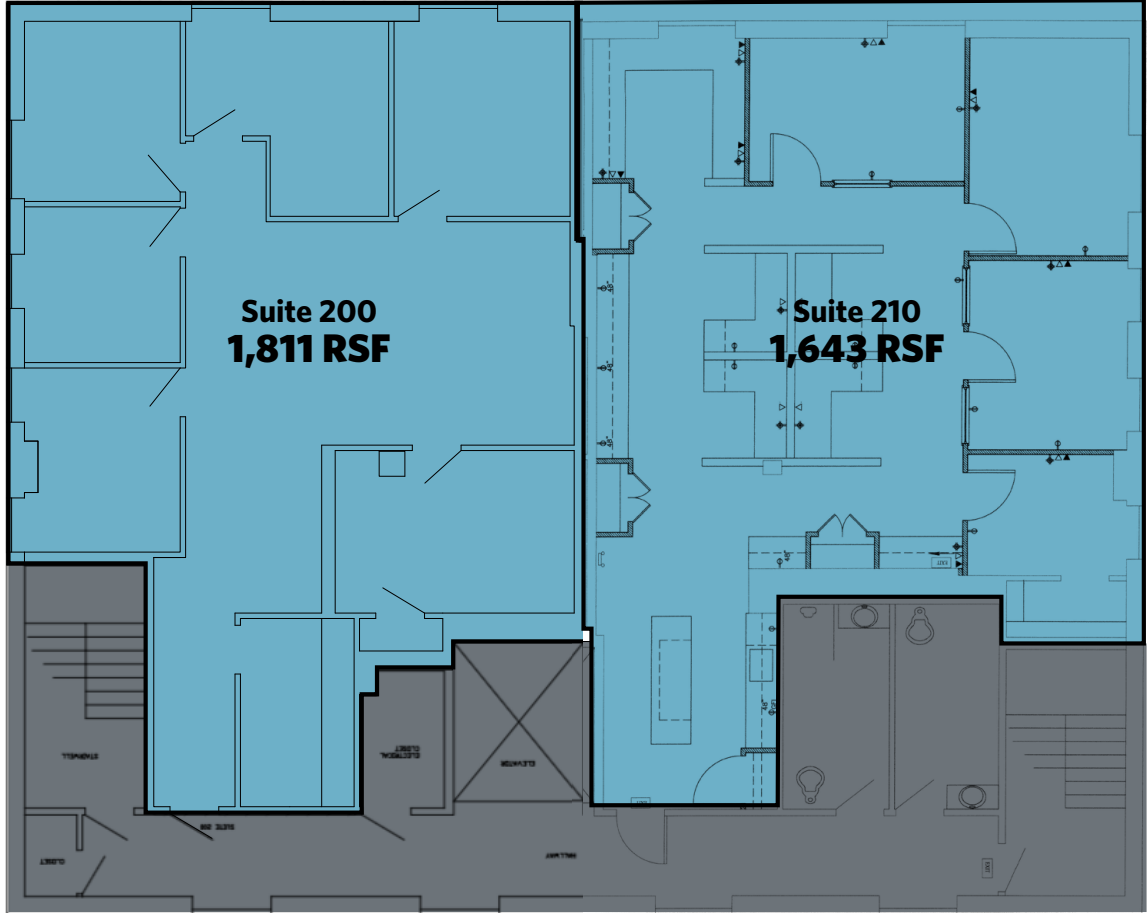
6733 Curran Street

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2ND FLOOR - 1,643-3,454 RSF



FLOOR PLAN

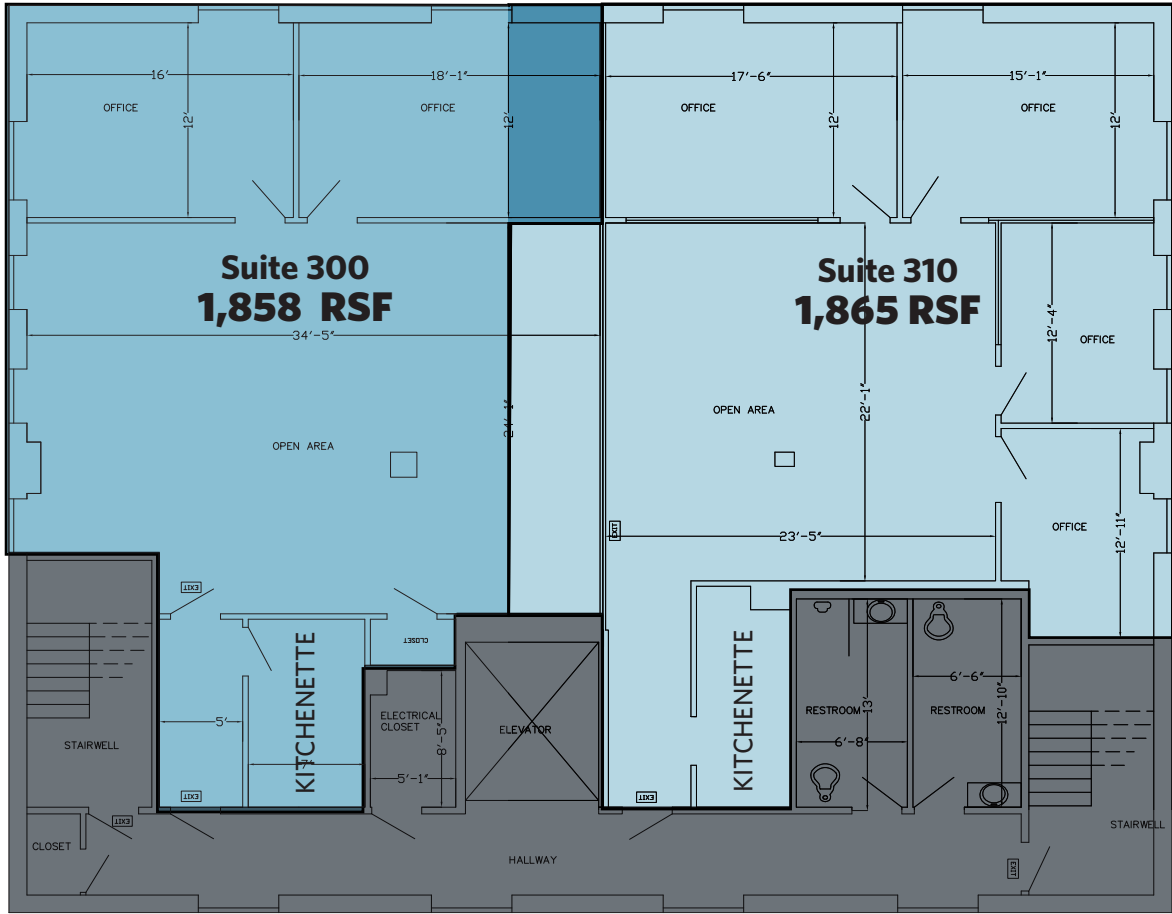
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3RD FLOOR - 1,858-3,723 RSF



FLOOR PLAN & PICTURES

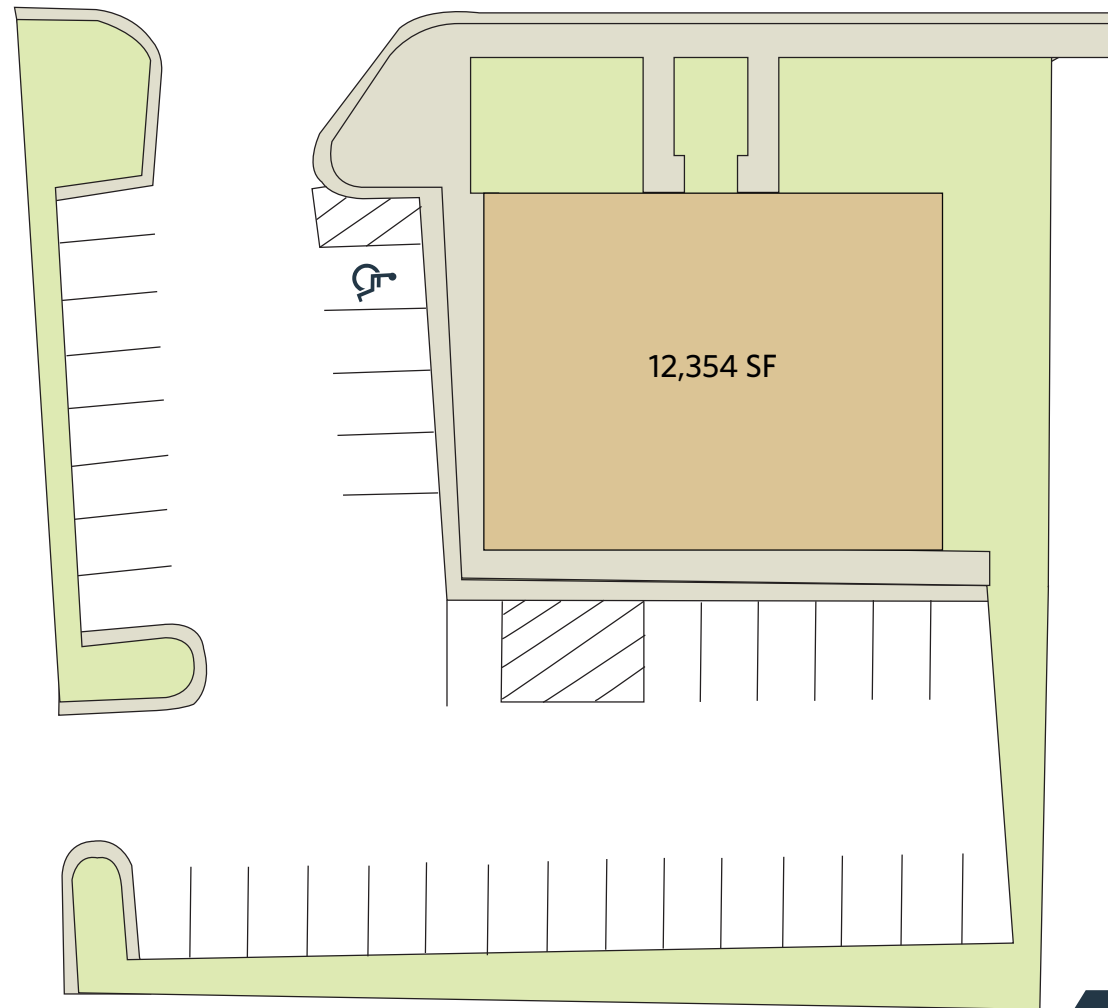
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CURRAN STREET



SITE PLAN

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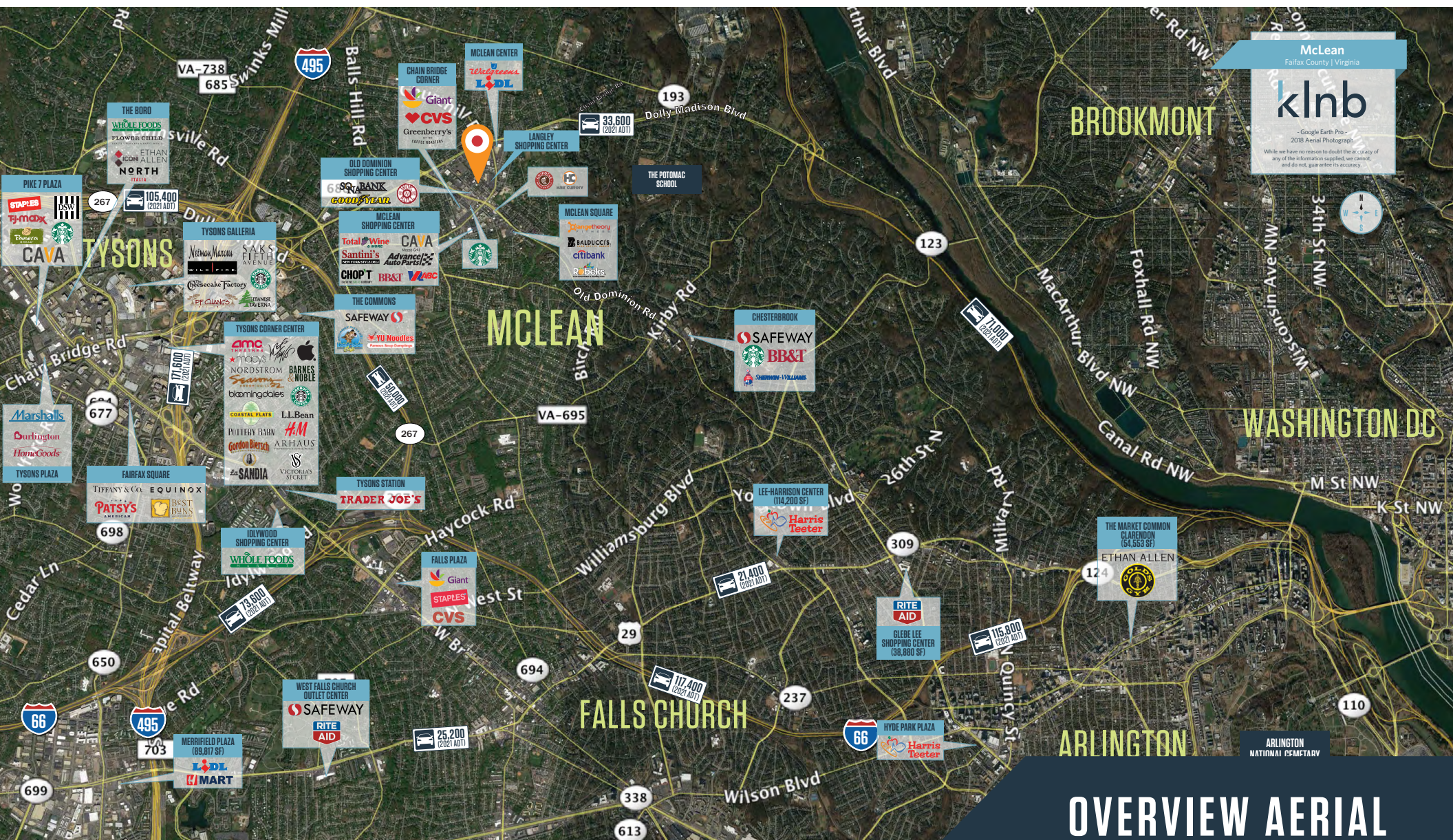
MID VIEW AERIAL

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OVERVIEW AERIAL





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VISIT PROPERTY WEBSITE



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