

# CIRCLE TOWERS OFFICE BUILDING

# FOR LEASE

9401 LEE HIGHWAY, FAIRFAX, VA 22031




## LOCATION DESCRIPTION

Located on Lee Highway near Fairfax Circle

## PROPERTY HIGHLIGHTS

- 5% CO-BROKER FEE
- 975 - 2,598 SF OFFICE SPACES FOR LEASE
- 2,365 SF BUILT OUT DENTAL OFFICE AVAILABLE
- Short walk to the Vienna Metro
- Close proximity to I-66 and I-495
- BUILDING INFORMATION
- Major interior renovation in 2011
- Building height: 4 floors
- Wired for both cable and DSL (Comcast and Verizon)
- Total rentable area 41,224



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	22,915	121,425	326,382
Daytime Population	21,181	158,619	403,356
Average HH Income	\$180,943	\$205,798	\$199,553



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