



Summary

Office Suites:

From 1,219 SF to 22,356 SF (Full Floor)

Lease Rate: \$25/SF Full Service

Property Highlights

- 24/7 HVAC Available
- Within 7-minute walk to Spring Hill Metro Station (Silver Line)
- 3.6 per 1,000 SF parking ratio.
- Free covered parking and dedicated visitor parking.
- On-site food service – Yido Ramen
- Local ownership and on-site management
- Easy access to the Dulles Toll Road
- Numerous walkable amenities



Demographics

2 Mile

5 Miles

10 Miles

Total Households:	20,420	91,276	496,939
Total Population:	48,076	243,953	1,271,681
Average HH Income:	\$176,262	\$183,063	\$165,554

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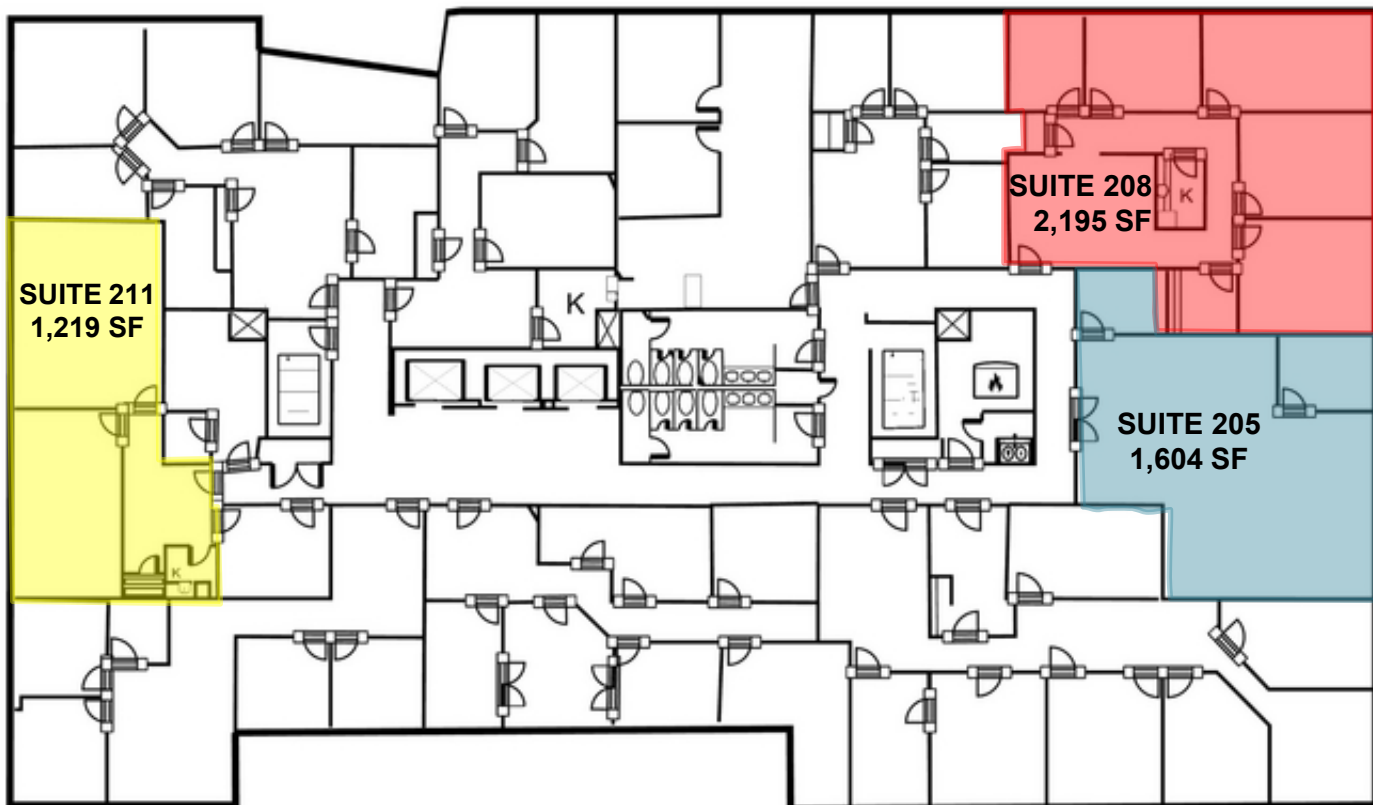
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Verity Commercial | 1821 Michael Faraday Drive | Suite 208 | Reston, VA 20190 | veritycommercial.com

FLOOR PLANS

SECOND FLOOR



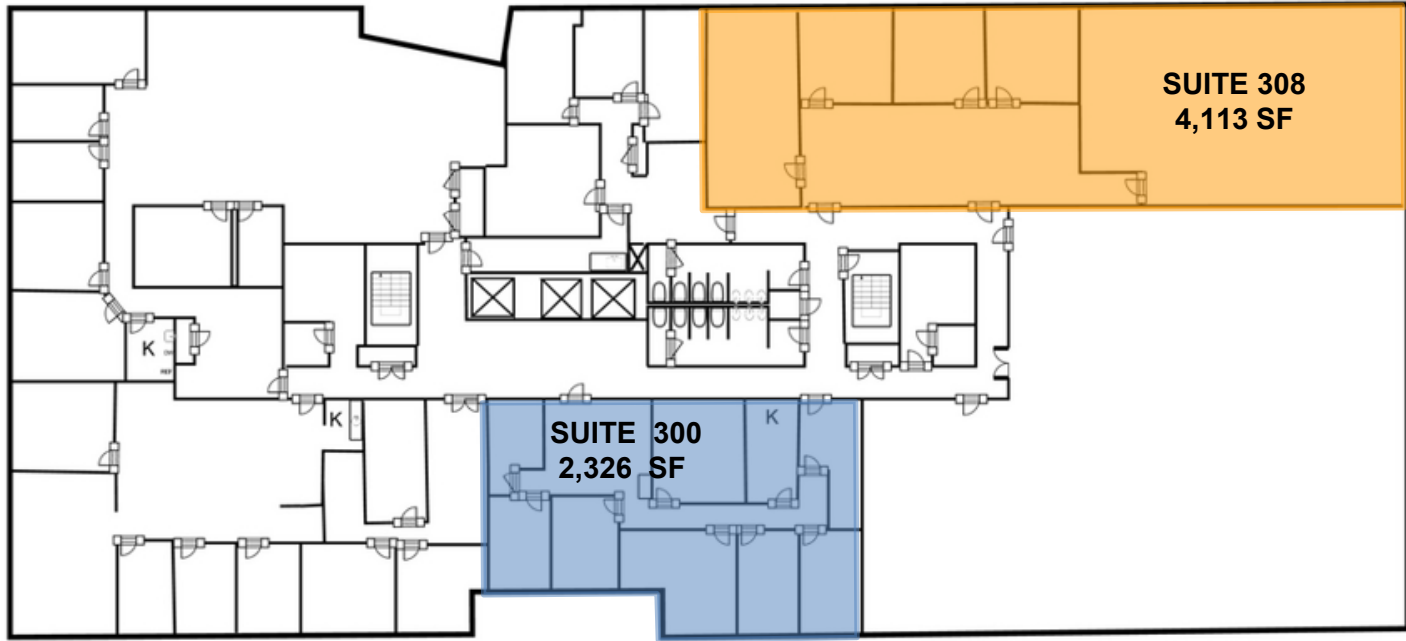
FI – Suite	Size (SF)	Lease Rate
2 nd – 205	1,604	\$25.00 FS
2 nd – 208	2,195	\$25.00 FS
2 nd – 211	1,219	\$25.00 FS

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THIRD FLOOR



FI – Suite

Size (SF)

Lease Rate

 3rd – 300

2,326

\$25.00 FS

 3rd – 308

4,113

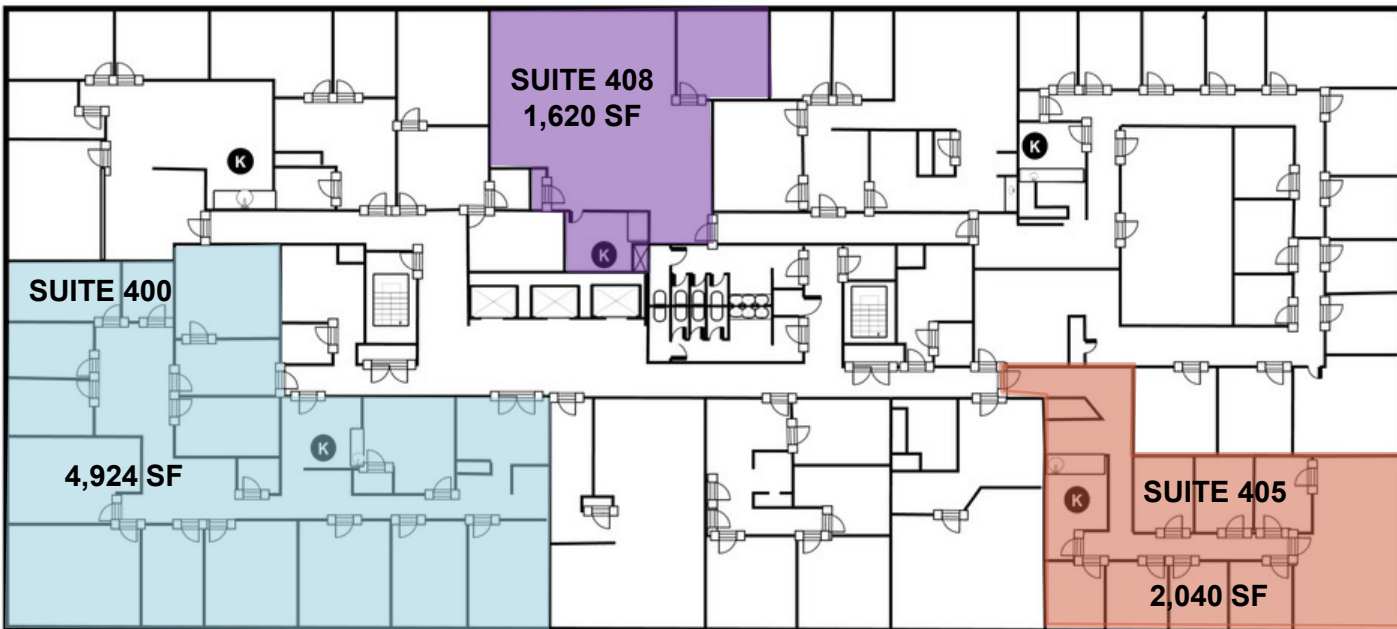
\$25.00 FS

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FOURTH FLOOR



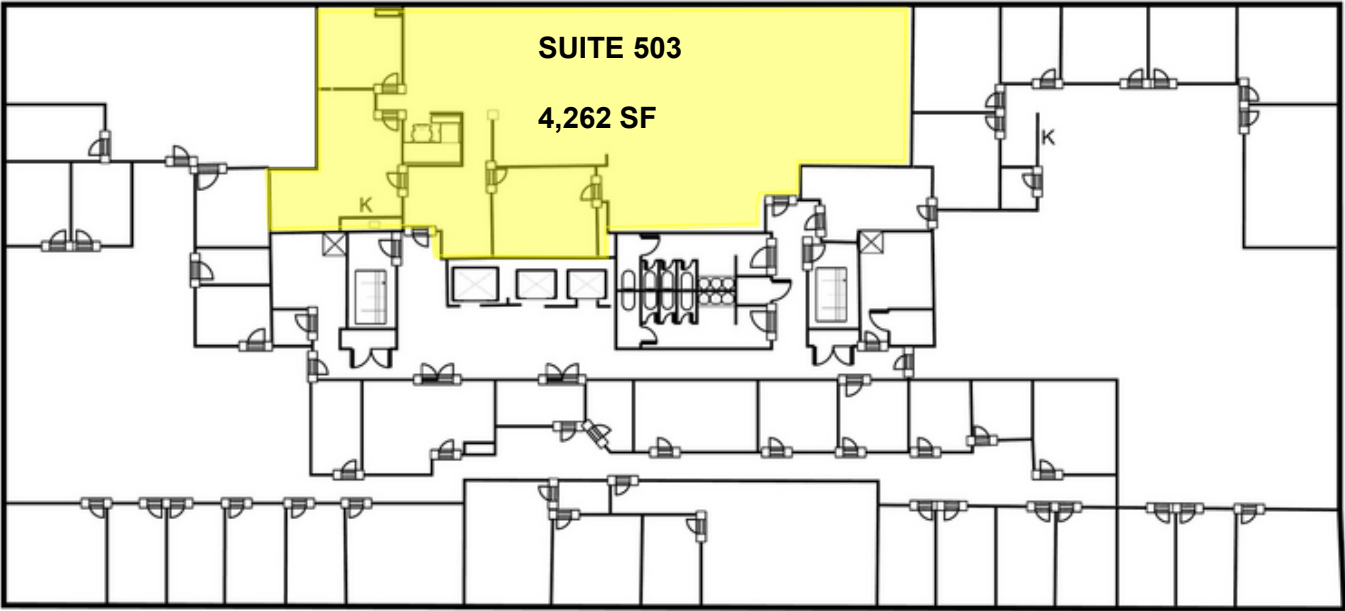
FI – Suite	Size (SF)	Lease Rate
4 th – 400	4,924	\$25.00 FS
4 th – 405	2,040	\$25.00 FS
4 th – 408	1,620	\$25.00 FS

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FIFTH FLOOR



FI – Suite

Size (SF)

Lease Rate

5th – 503

4,262

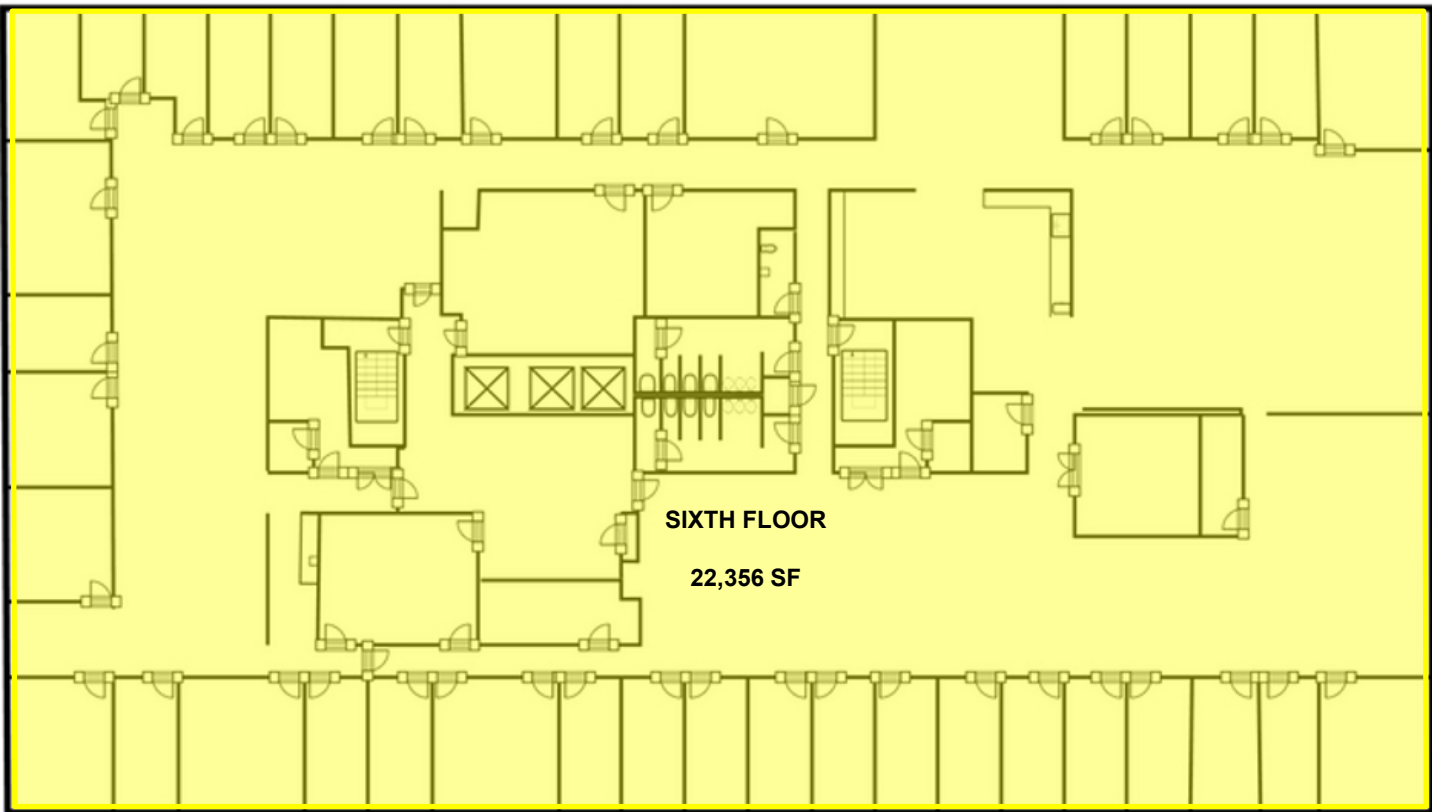
\$25.00 FS

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SIXTH FLOOR



FI – Suite

Size (SF)

Lease Rate

6th – 602

22,356

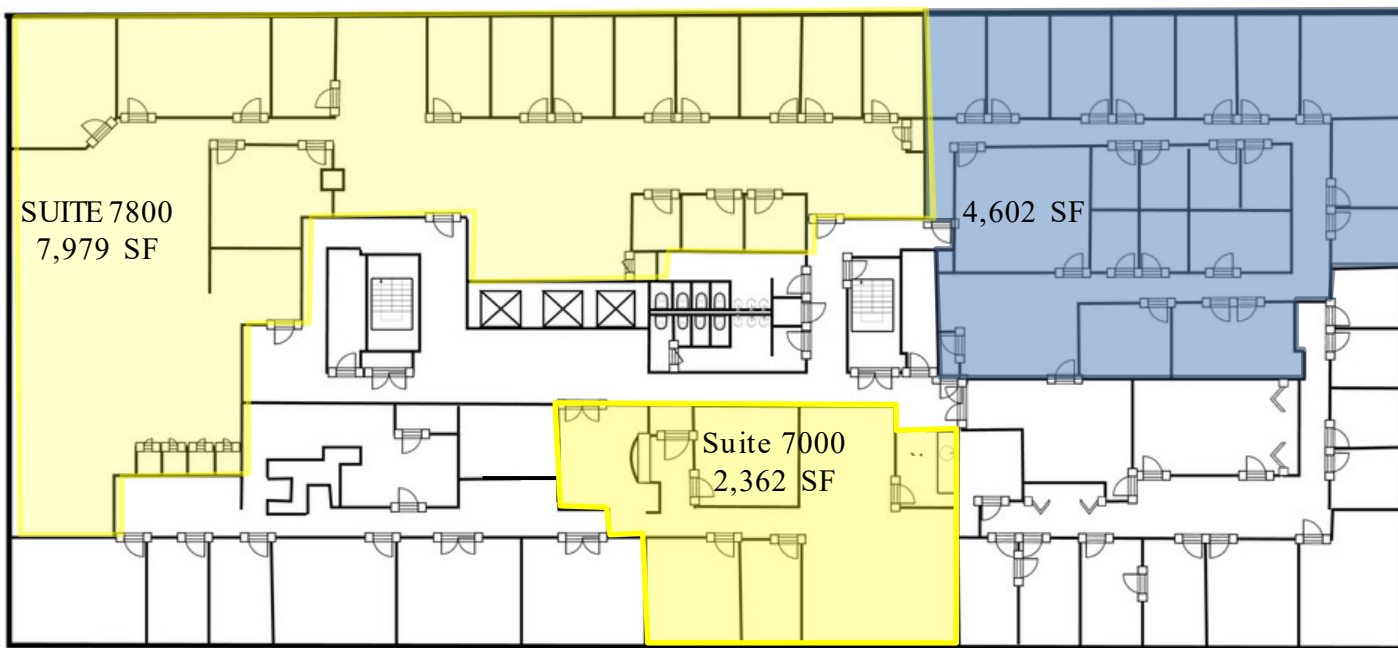
\$25.00 FS

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SEVENTH FLOOR



FI – Suite	Size (SF)	Lease Rate
7 th – NEW	4,602	\$25.00 FS
7 th – Suite 7000	2,362	\$25.00 FS
7 th – Suite 7800	7,979	\$25.00 FS

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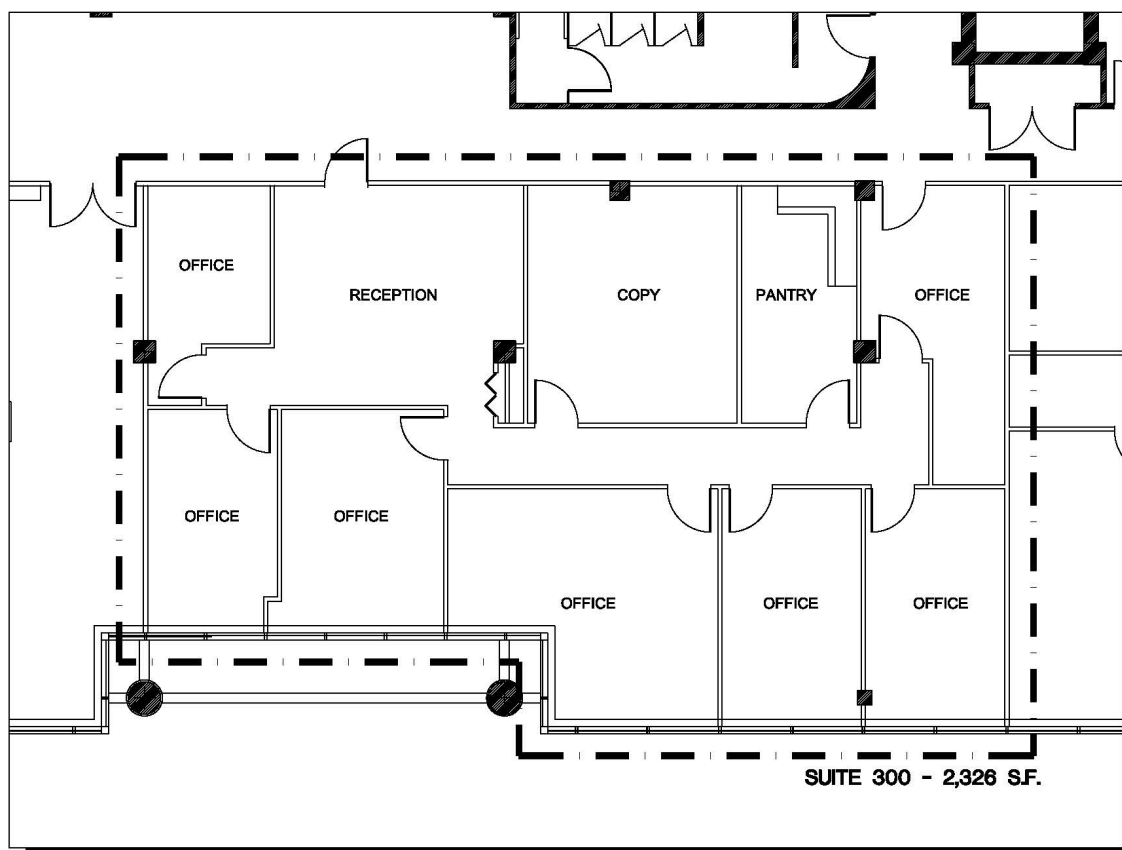
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Suite 300 Floor Plan

8500 LEESBURG PIKE, VIENNA, VIRGINIA



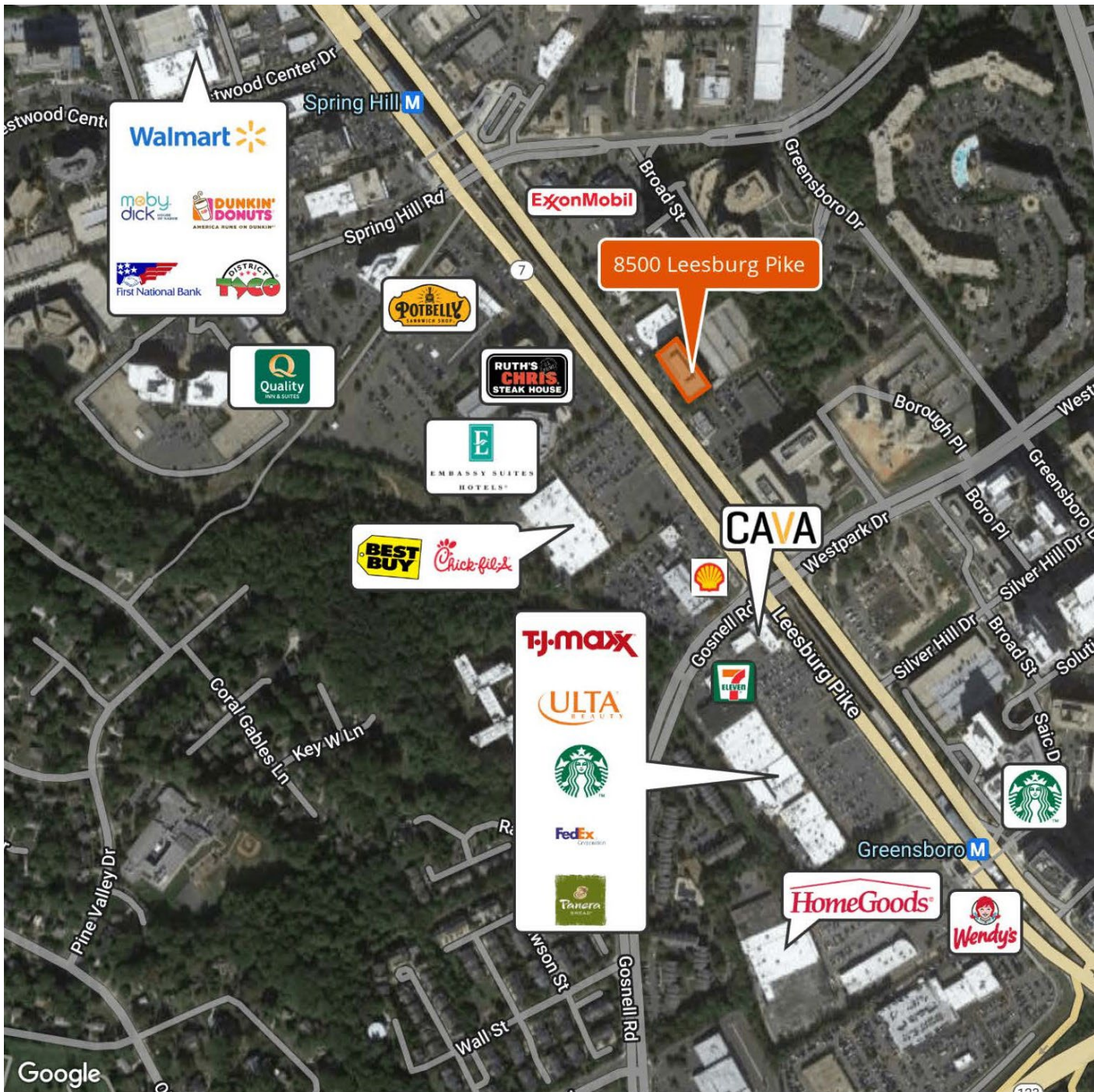
D-B-1

/ 3rd Floor
 / Suite 300
 As-Built Plan
 / 10.26.09
 Not to Scale

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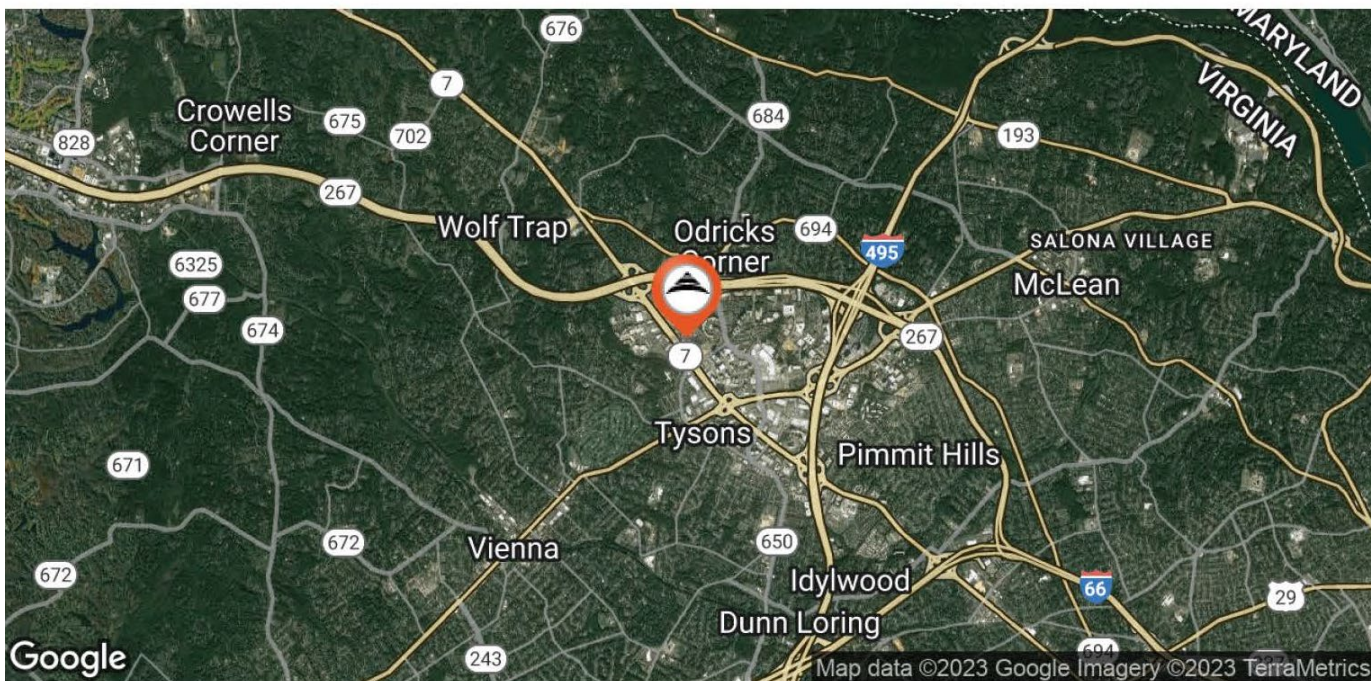
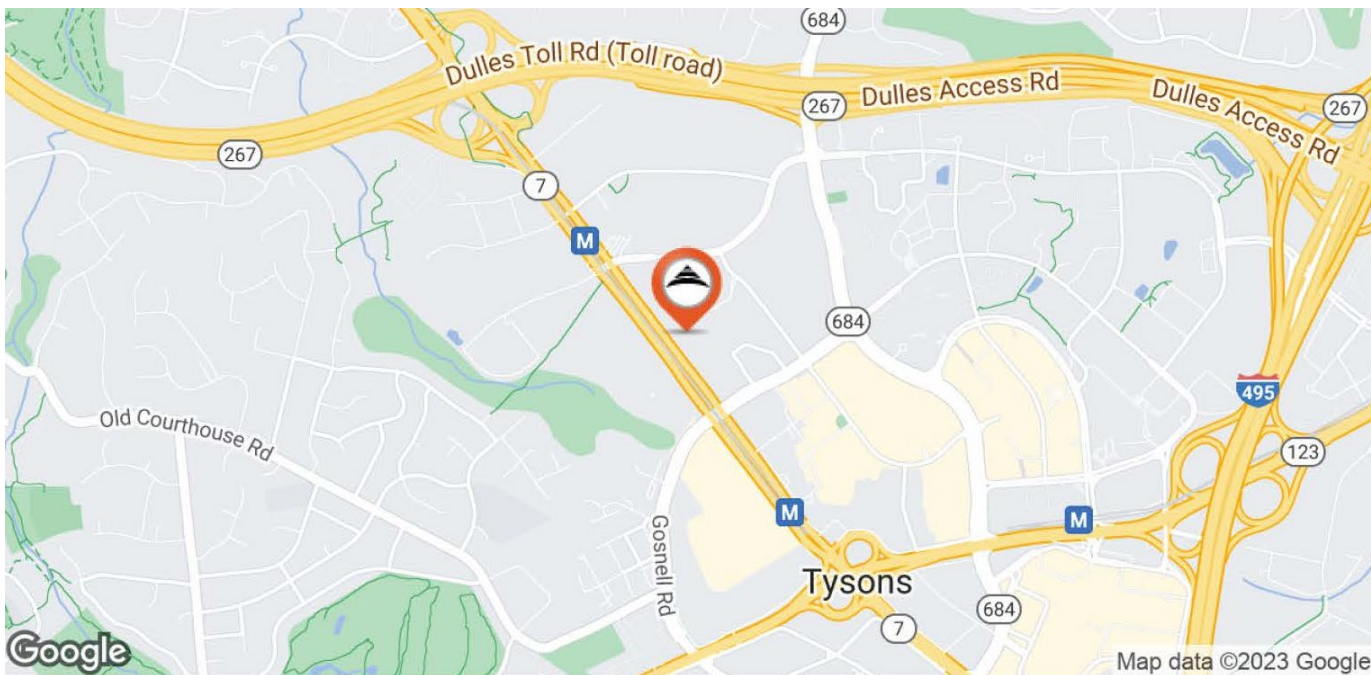
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