

SPRINGFIELD GATEWAY

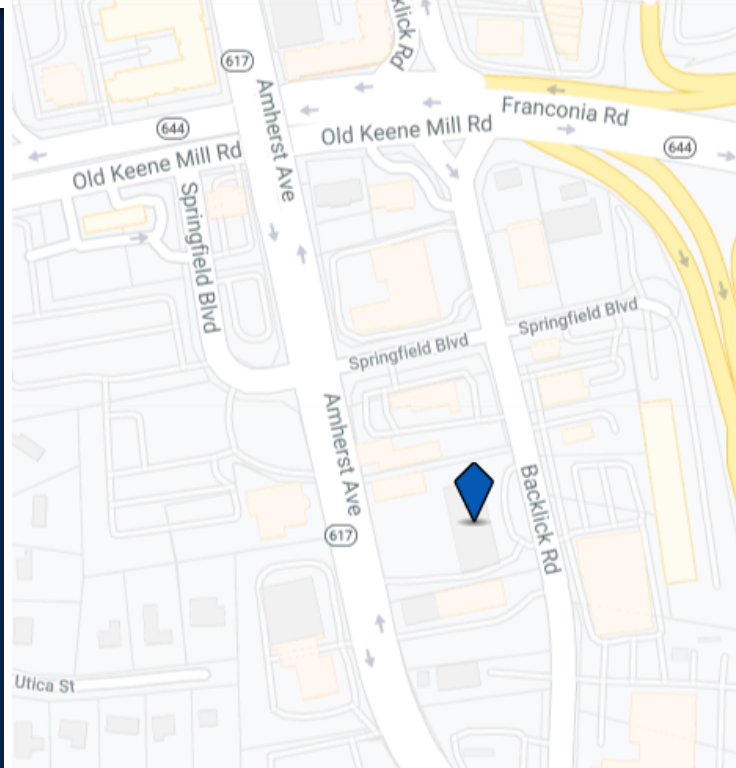
300-700 sqft available

Second Floor

FOR LEASE

6552 Backlick Road
Springfield, Virginia 22150

Office Space Available



	Population	Avg. Income
1 mile	19,210	\$117,055
3 miles	119,678	\$127,180
5 miles	358,485	\$125,016

Features:

- Great Visibility to nearly 70,000 onlookers daily
- In the heart of Springfield, on one of the most traveled roads in Fairfax County
- Easy Access and Easy Parking for Patrons
- Lighted Pylon Signage for Tenants
- Fresh New Look
- Easy Access to I-95, I-495, and I-395, and Fairfax County Parkway



RJM MANAGEMENT

FOR LEASING:

Call: 703.992.7300 or

Email: leasing@rjmcompanies.com

SPRINGFIELD GATEWAY

JOIN THE HOTTEST BUSINESSES IN PRIME LOCATION
AT SPRINGFIELD GATEWAY!

ONE OF THE FINEST OFFICES and RETAIL BUILDINGS:

GREAT LOCATION

- ✓ 1 TRAFFIC LIGHT FROM I-95, I-495, I-395, and FAIRFAX COUNTY PARKWAY
- ✓ 41,103 HOUSEHOLDS WITHIN 3 MILES (2013)
- ✓ 45,000 TRAFFIC COUNTS

LATEST UPGRADES

- ✓ HIGH SPEED INTERNET & TELEPHONE
- ✓ UPDATED COMMON AREAS AND BATHROOMS

CONVENIENT FOR CUSTOMERS AND PATRONS

- ✓ AMPLE PARKING
- ✓ NEAR METRO RAIL AND BUS STOP
- ✓ MONUMENT SIGNAGE FOR TENANT AVAILABLE

TENANT BENEFITS

- ✓ COMPETITIVE RENTAL RATES
- ✓ NEARBY FACILITY MANAGEMENT
- ✓ FULL-SERVICE, UPDATED SPACES

*all information is provided for marketing purposes, subject to change without notice.

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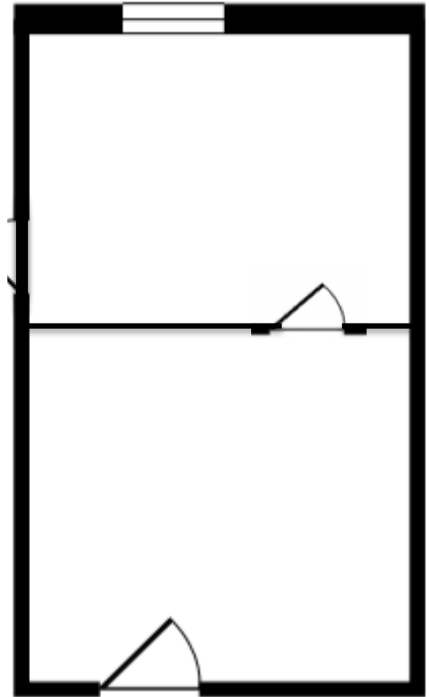
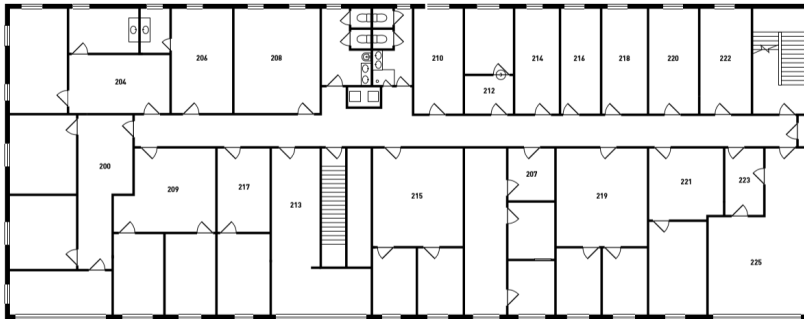
DUAL OFFICE SUITE FOR LEASE

☐ 300-800 SqFt. Available: Double room suite

✓ Contact Leasing for details

Tel: (703) 992 – 7300 or

Email: leasing@rjmcompanies.com



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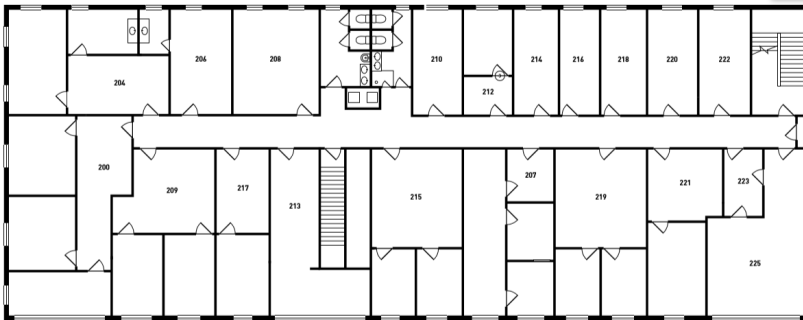
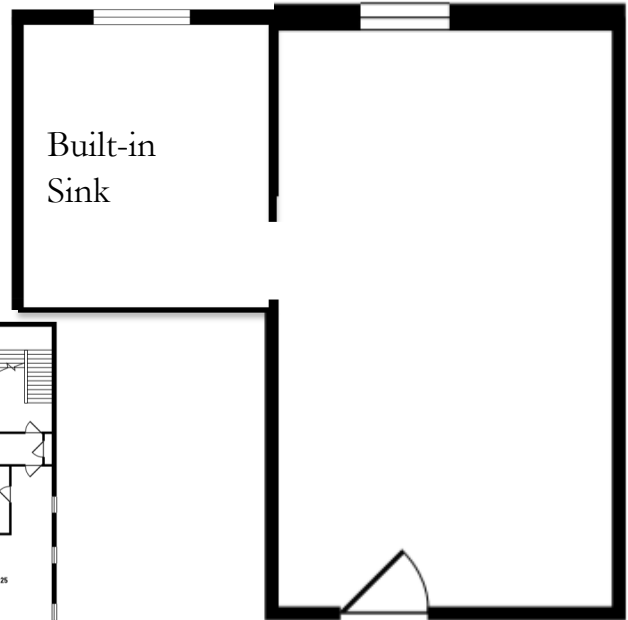
SPRINGFIELD GATEWAY OFFICE SUITE WITH SINK FOR LEASE

☐ 300-500 SqFt. available with fully built-in and plumbing connected sink

✓ Contact Leasing for details

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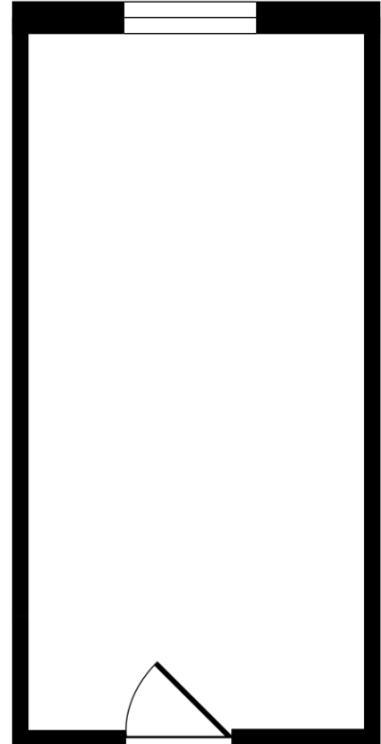
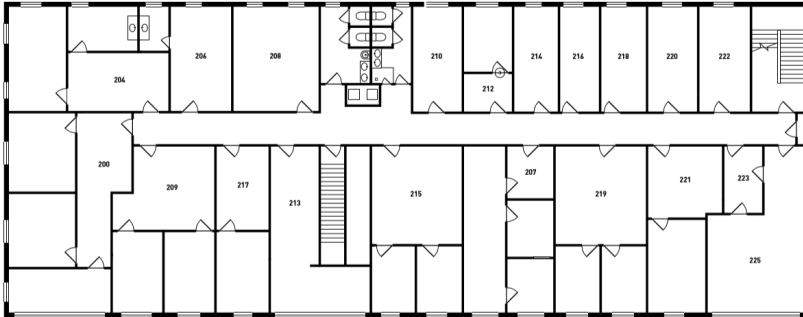
SPRINGFIELD GATEWAY SINGLE OFFICE SUITE FOR LEASE

☐ 300-800 SqFt. Available: Single Suite Unit

✓ Contact Leasing for details

Tel: (703) 992 – 7300 or

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SPRINGFIELD GATEWAY DIRECTIONS



From I-495 West

1. Take exit 169B toward Springfield/ VA-644W 1.3 mi
2. Turn right on Bland St 0.2 mi
3. Turn right on Amherst Ave 0.2 mi
4. Turn right onto Backlick Rd 0.1 mi
5. Make a right turn into Springfield Gateway

6552 Backlick Road Springfield, VA 22150

From I-95

1. Take exit 169B for Bland St 0.4 mi
2. Take a right onto Bland St 0.2 mi
3. Turn right on Amherst Ave 0.2 mi
4. Turn right onto Backlick Rd 0.1 mi
5. Make a right turn into Springfield Gateway

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