



HC
HERITAGE CENTER

7611-7619 LITTLE RIVER TURNPIKE

HERITAGE 1

HERITAGE 2

HERITAGE 3

HERITAGE 4



7617
LITTLE RIVER TURNPIKE



7611
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7619
LITTLE RIVER TURNPIKE



**CUSHMAN &
WAKEFIELD**

CAMPUS-WIDE AMENITIES



- ✓ 4-Building Campus Experience
- ✓ Tenant-Only Fitness Center
- ✓ Renovated Lockers And Showers
- ✓ Collaborative Tenant Lounge
- ✓ Convenient Outdoor Patio
- ✓ Beautifully Landscaped Grounds
- ✓ Eco-Friendly Car Charging Stations



The Heritage Center campus offers shared amenities hosted at Heritage 4 that are built to enhance the workplace experience while also promoting physical well-being and providing spaces for relaxation and rejuvenation. These amenities foster a sense of community among tenants, encouraging collaboration, and creating a more vibrant and engaging work environment.



**SWEAT IT
OUT**



**CONFERENCE
YOUR WAY**



**innovate
TOGETHER**



**ELECTRIC
AMENITIES**

ELEVATED CARE & FRESH AIR

HERITAGE CENTER OFFERS A PATIENT-CENTERED
ATMOSPHERE WITHIN A TREE-LINED OFFICE CAMPUS



STRATEGIC LOCATION

Heritage Center boasts an exceptionally strategic location within the heart of the DC metropolitan area, positioning it as the premier choice for medical users. This prime locale ensures easy access to a vast and diverse population base while offering seamless connectivity to major transportation arteries, including Interstate 495 (the Capital Beltway) and Interstate 395.

ACCESS TO MEDICAL TALENT

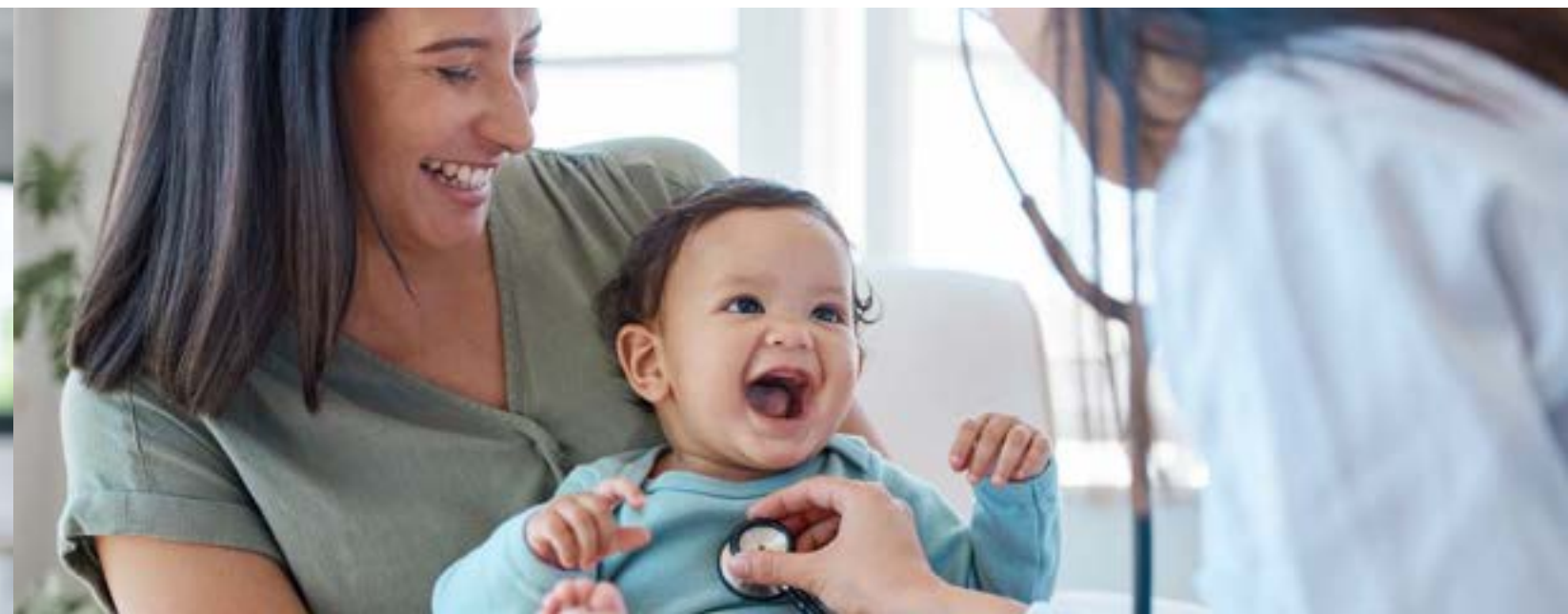
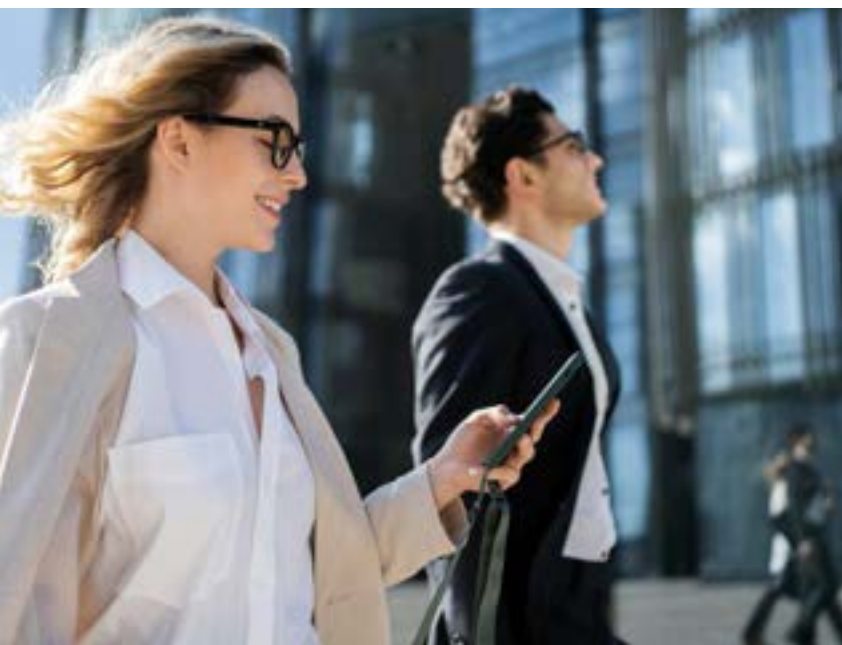
The immediate proximity to a rich tapestry of medical professionals serves as an invaluable asset, broadening the talent pool for potential employees with specialized skills and expertise. Furthermore, the adoption of administrative sharing programs, a common practice within similar medical office campuses, serves to streamline administrative processes, alleviating the burden on individual practices.

ENHANCED REPUTATION & CREDIBILITY

Nestling within a medical-centric campus elevates a healthcare provider's reputation and credibility to new heights. Patients inherently recognize that a medical office situated within such a campus is intricately connected to a network of trusted professionals.

CONVENIENCE FOR PATIENTS

The hallmark of Heritage Center lies in the unparalleled convenience it offers to patients. A myriad of healthcare services are thoughtfully consolidated under one roof, allowing patients to effortlessly schedule appointments with a spectrum of specialists, undergo necessary diagnostics, and receive follow-up care without the hassle of traversing across the city. This unmatched convenience not only enhances patient retention but also culminates in elevated levels of satisfaction, setting a new standard in healthcare accessibility.



EFFORTLESS ACCESS

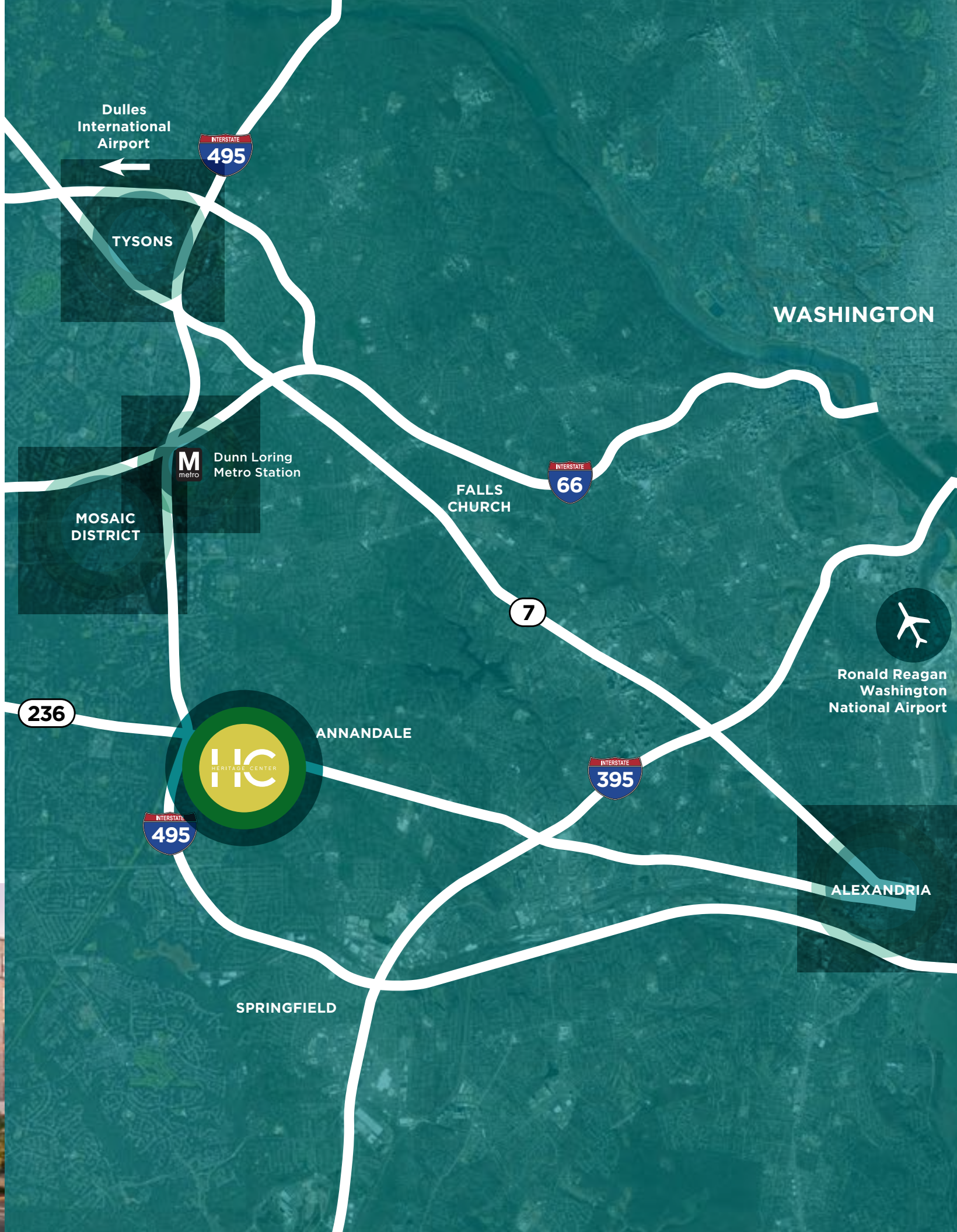
Heritage Center offers a world of possibilities right at your doorstep. Whether you seek the vibrant atmosphere of the Mosaic District in Merrifield or require easy access to the airport, our location provides multiple convenient routes to reach your favorite local destinations.

YOUR DESTINATIONS

Destinations	Drive time
MOSAIC DISTRICT	10 Min
TYSONS CORNER	12 Min
DUNN LORING METRO STATION	15 Min
DULLES INTERNATIONAL AIRPORT	30 Min
ALEXANDRIA	15 min
RONALD REAGAN INTERNATIONAL AIRPORT	20 Min



Mosaic District



50+ RETAILERS

AT YOUR DOORSTEP



Heritage Center boasts a vibrant and diverse restaurant and retail scene, reflecting the multicultural fabric of its community. Visitors can savor a wide range of international cuisines and explore an eclectic array of shops, making it a delightful destination for food enthusiasts and shoppers alike.



Duck Chang's



RESTAURANTS

- | | | |
|----------------------------------|--|------------------------------------|
| 1. Yechon | 28. Khan Japanese Kitchen & Bar | 55. Lighthouse Tofu |
| 2. Breeze Bakery Cafe | 29. O My Hot Pot & Bar | 56. Choong Hwa Won |
| 3. Joongmi | 30. Pho 24 | 57. Jang Won Ban Jum |
| 4. Chicken Loco | 31. BAMBU | 58. Popeyes Chicken |
| 5. McDonald's | 32. Kogiya Korean BBQ | 59. Burger King |
| 6. Wendy's | 33. Han Gang Korean Restaurant | 60. K Street |
| 7. Taco Bell | 34. Bitez | 61. Tosokchon |
| 8. KFC | 35. Basil Mediterranean Fusion Cuisine | 62. You Like Skewers |
| 9. Peking Cafe | 36. Sorak Garden Restaurant | 63. Hangry Joe's Hot Chicken |
| 10. Pho Hot | 37. Honey Pig Korean BBQ | 64. Food Corner Kabob House |
| 11. Little Caesars | 38. Mandu Lang Kimbob Eiang | 65. Silverado |
| 12. Tanpopo Ramen House | 39. To Sok Jip | 66. Iron Age |
| 13. A&J | 40. Blue Moon Lounge | 67. Juke Box Diner - Annandale |
| 14. Casa D'Mama Pizzeria | 41. Bonchon | 68. Thai Food |
| 15. Miso | 42. Thai Chili | 69. Pupusas Express |
| 16. Gopchang Story | 43. 92 Chicken - Annandale | 70. Kimen Ramen Izakaya |
| 17. Oegadgib | 44. 9292 Korean BBQ | 71. Pokeworks |
| 18. Paisano's Pizza | 45. Shin Chon | 72. The Block |
| 19. El Habanero | 46. Red Holic | 73. Balo Kitchen |
| 20. Seoul Soondae Restaurant | 47. Incheon Restaurant | 74. Pelicana Chicken |
| 21. Pho Hai Duong | 48. Chick-Fil-A | 75. Bold Dumplings |
| 22. Nak Won Catering | 49. Annangol Restaurant | 76. SB Hans Korean Food |
| 23. Siroo Juk Story and Tea Cafe | 50. New China Restaurant | 77. Taco Ssam - Annandale |
| 24. Nak Won Restaurant | 51. Big Bite Pizza | 78. Suny Sushi |
| 25. Manoa Bakery Cafe | 52. Duck Chang's Restaurant | 79. Yomie's Rice X Yogurt Mochinut |
| 26. Shiney's Sweets & Restaurant | 53. Ga Bo Ja | 80. O My ChiQ & Bar |
| 27. Chicken Pollo | 54. Cafe Tu Ah | 81. Noori Chicken |

SHOPPING

1. Dollar Tree
2. Advanced Auto Parts
3. Petco
4. Safeway
5. Health Town
6. Sherwin-Williams
7. Cricket
8. Verizon Authorized Retailer
9. T-Mobile
10. Walgreens
11. Francis & Murphy
12. CVS
13. Giant Food
14. Pep Boys
15. Goodwill
16. K Market

HEALTH CLUBS/GYMS

1. RAMP Optimal Performance and Wellness

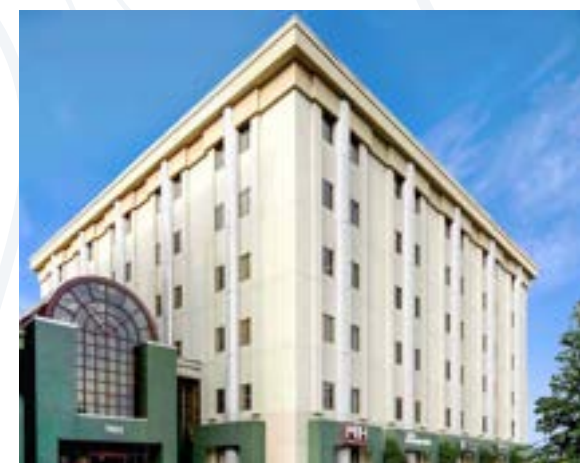
AVAILABILITIES



7617 LITTLE RIVER TURNPIKE

HERITAGE 1

1ST FLOOR	SUITE 110	1,717 SF
2ND FLOOR	SUITE 200 SUITE 230	2,816 SF 990 SF
3RD FLOOR	SUITE 300	3,577 SF
4TH FLOOR	SUITE 420 SUITE 430	711 SF 2,075 SF
5TH FLOOR	SUITE 520 SUITE 540	2,533 SF 1,237 SF
7TH FLOOR	SUITE 710 TURNKEY MEDICAL SPACE	7,628 SF
8TH FLOOR	SUITE 800	3,749 SF
9TH FLOOR	SUITE 900	1,383 SF
10TH FLOOR	SUITE 1000	8,468 SF



7611 LITTLE RIVER TURNPIKE

HERITAGE 2

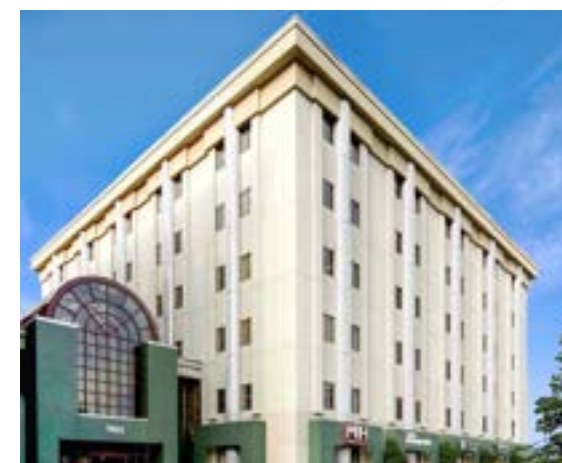
1ST FLOOR	SUITE 101	2,307 SF
2ND FLOOR	SUITE 201 SUITE 202 SUITE 203 SUITE 205 SUITE 206 SUITE 210	3,614 SF 1,363 SF 3,604 SF 1,239 SF 1,277 SF 2,655 SF
6TH FLOOR	SUITE 600 SUITE 605	9,815 SF 5,484 SF



7611 LITTLE RIVER TURNPIKE

HERITAGE 3

5TH FLOOR	ENTIRE FLOOR	15,722 SF
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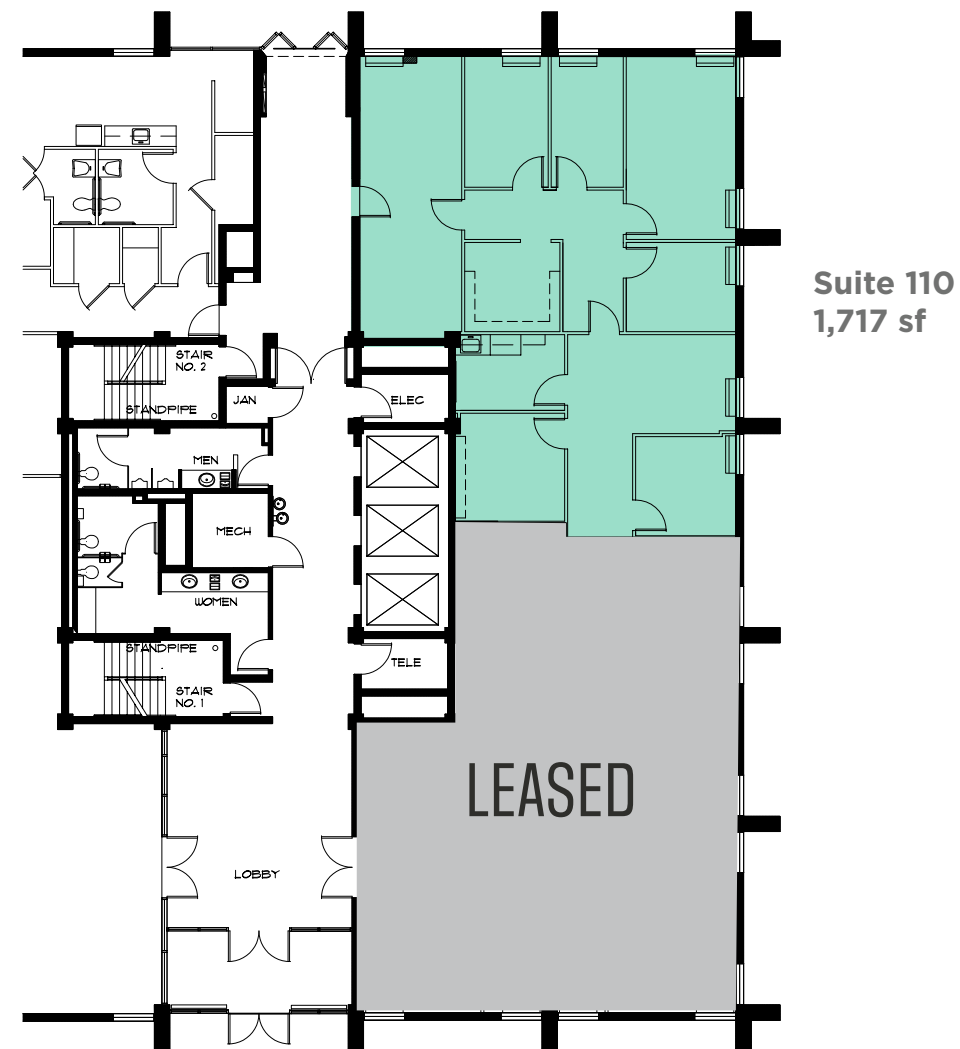


7619 LITTLE RIVER TURNPIKE

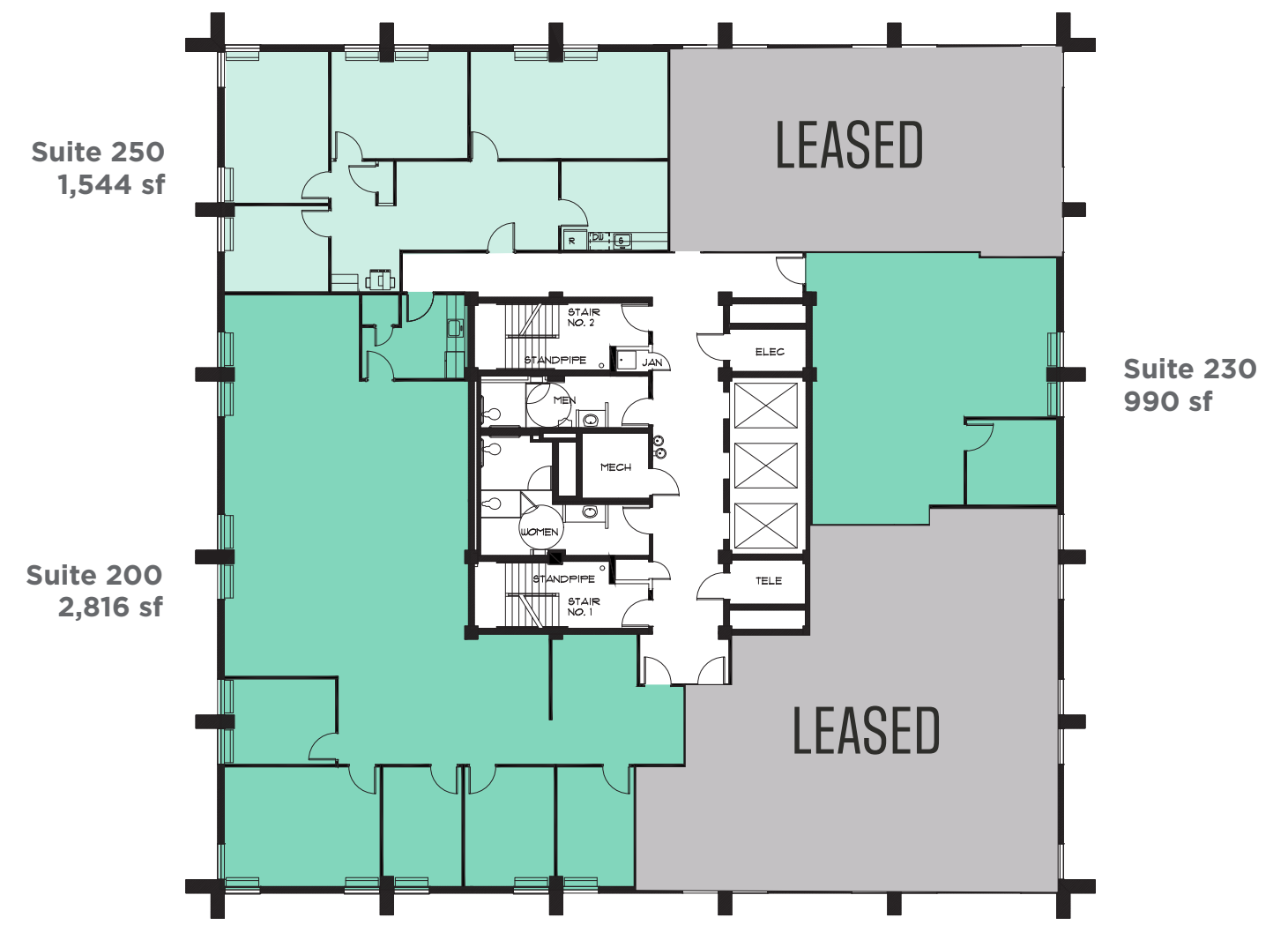
HERITAGE 4

2ND FLOOR	SPEC SUITE 200	7,260 SF
3RD FLOOR	SUITE 310 SUITE 360	6,521 SF 3,445 SF
6TH FLOOR	SUITE 640 SUITE 650	3,077 SF 3,920 SF
8TH FLOOR	SUITE 850	2,703 SF

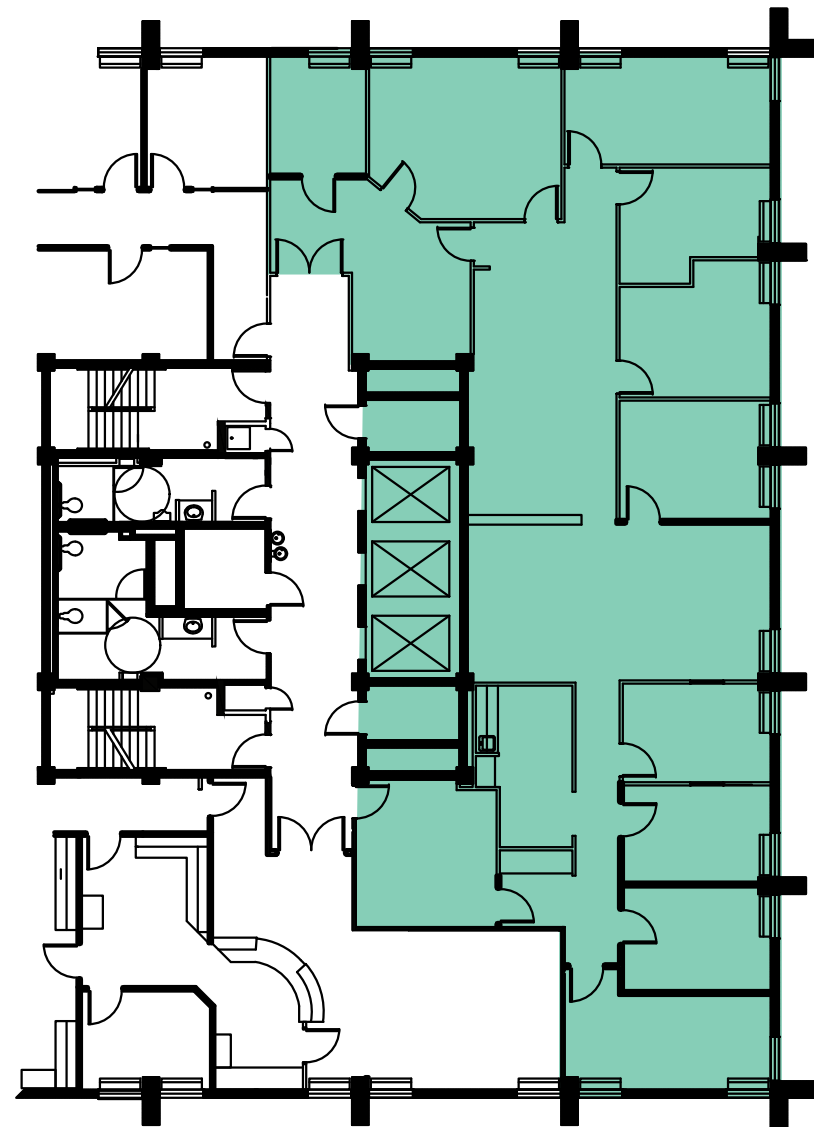
1ST FLOOR



2ND FLOOR

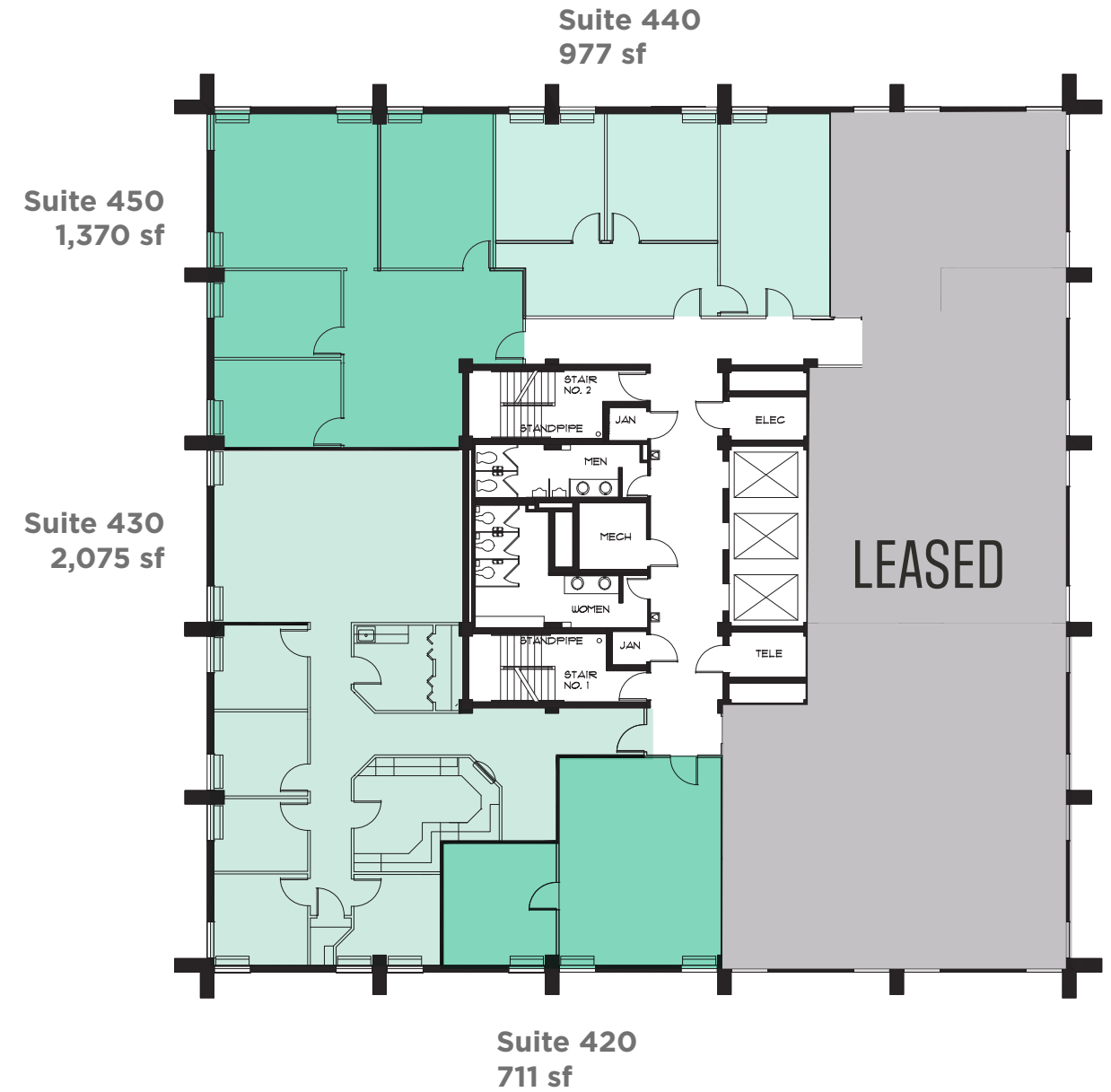


3RD FLOOR



Suite 300
3,577 sf

4TH FLOOR



Suite 450
1,370 sf

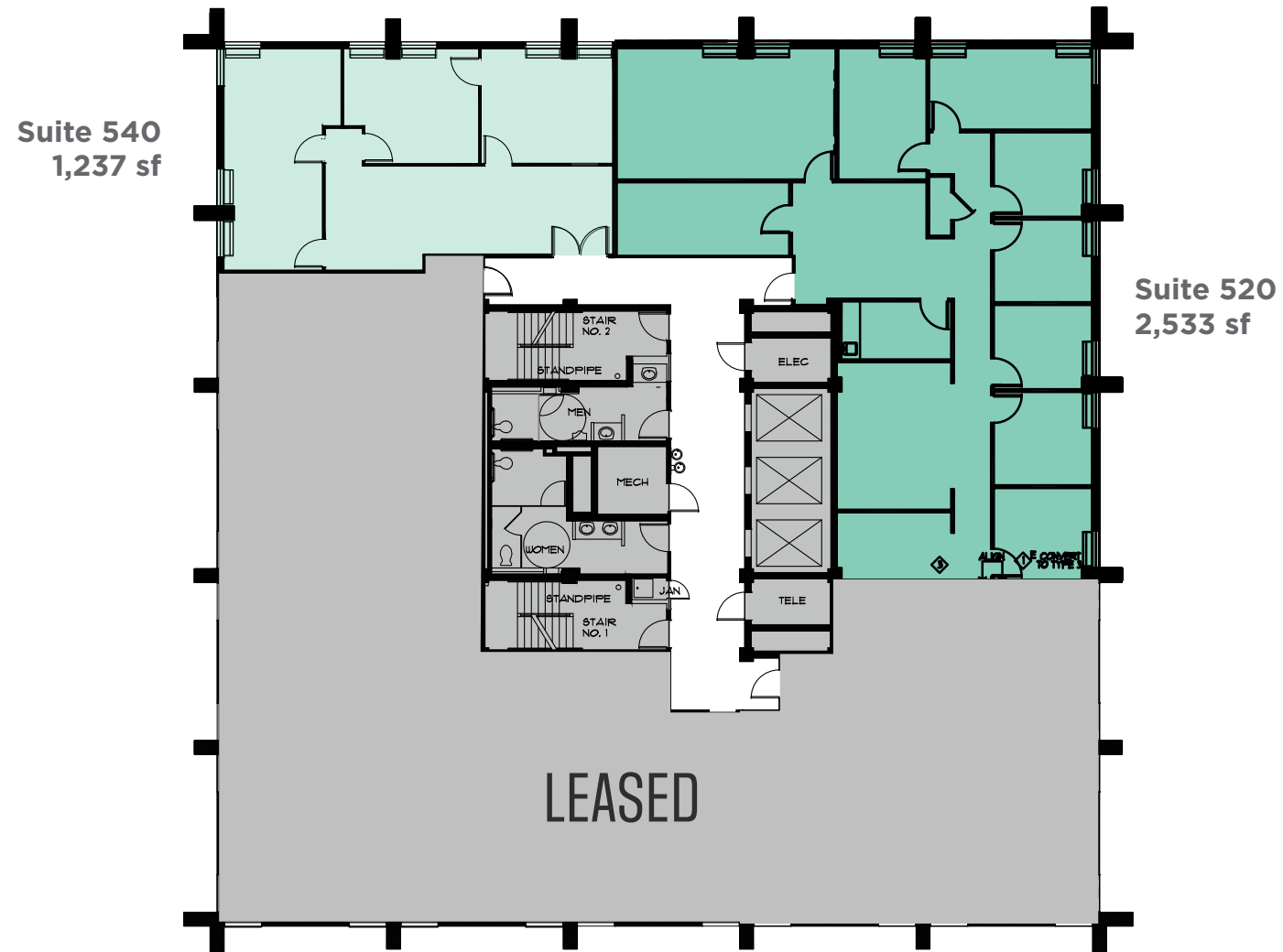
Suite 430
2,075 sf

Suite 440
977 sf

Suite 420
711 sf

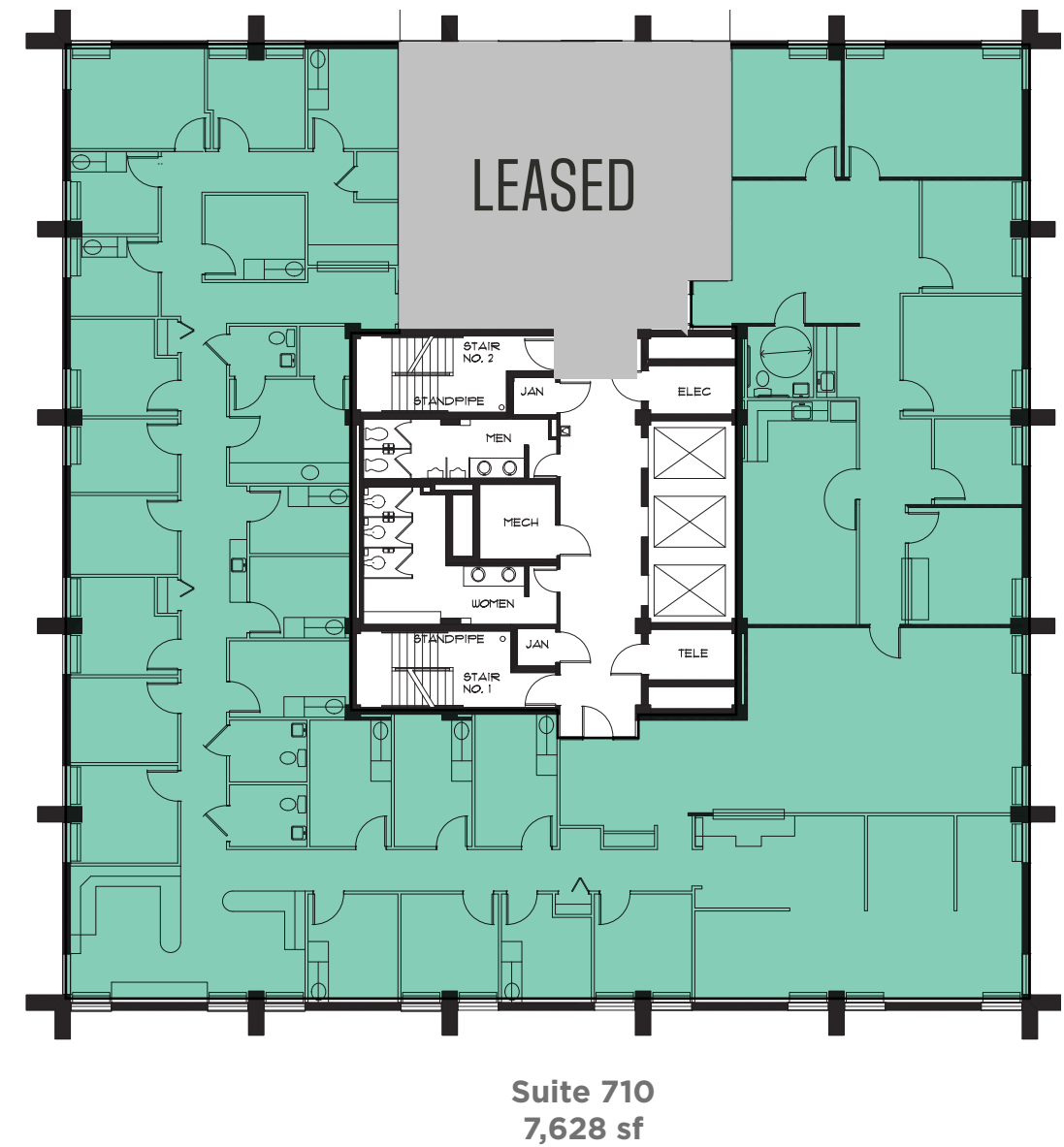
LEASED

5TH FLOOR



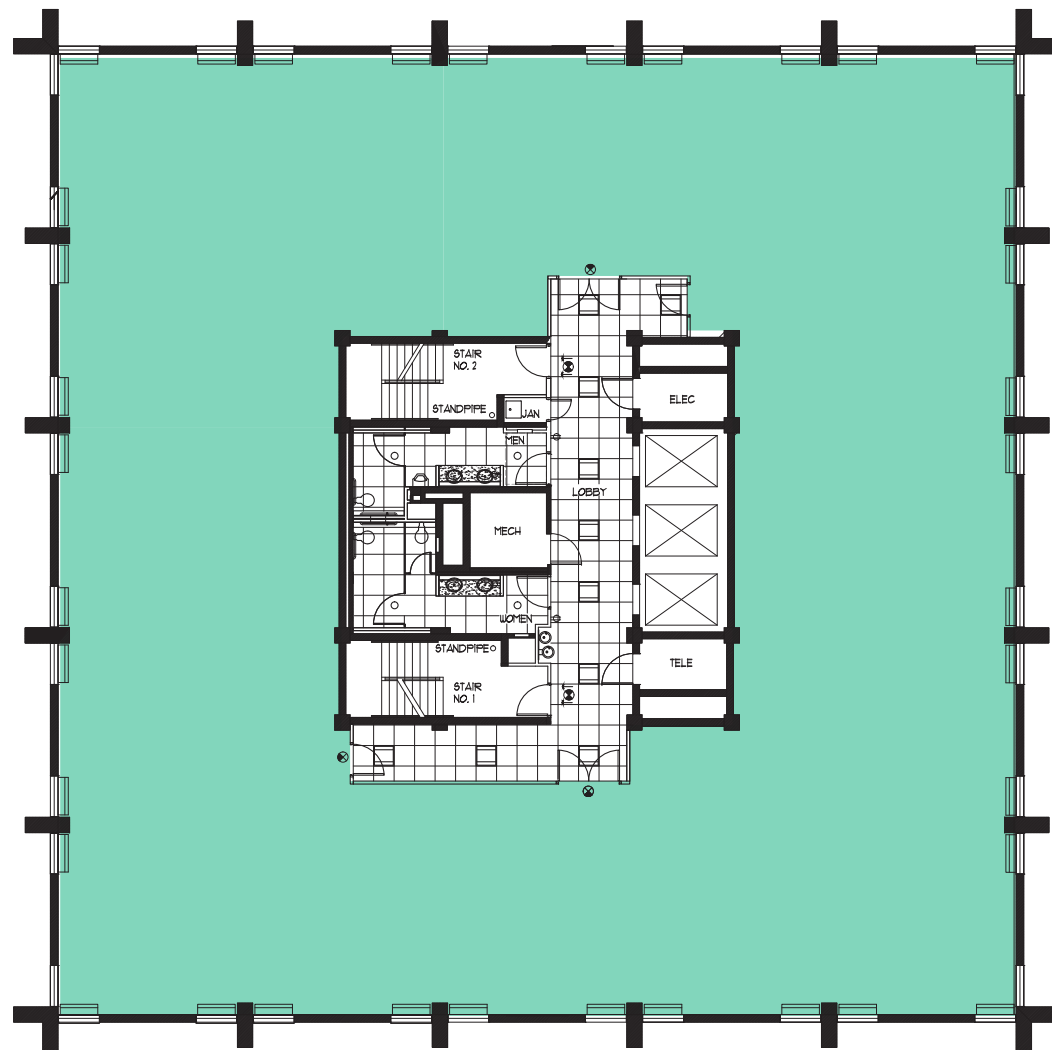
7TH FLOOR

READY-TO-GO MEDICAL SPACE



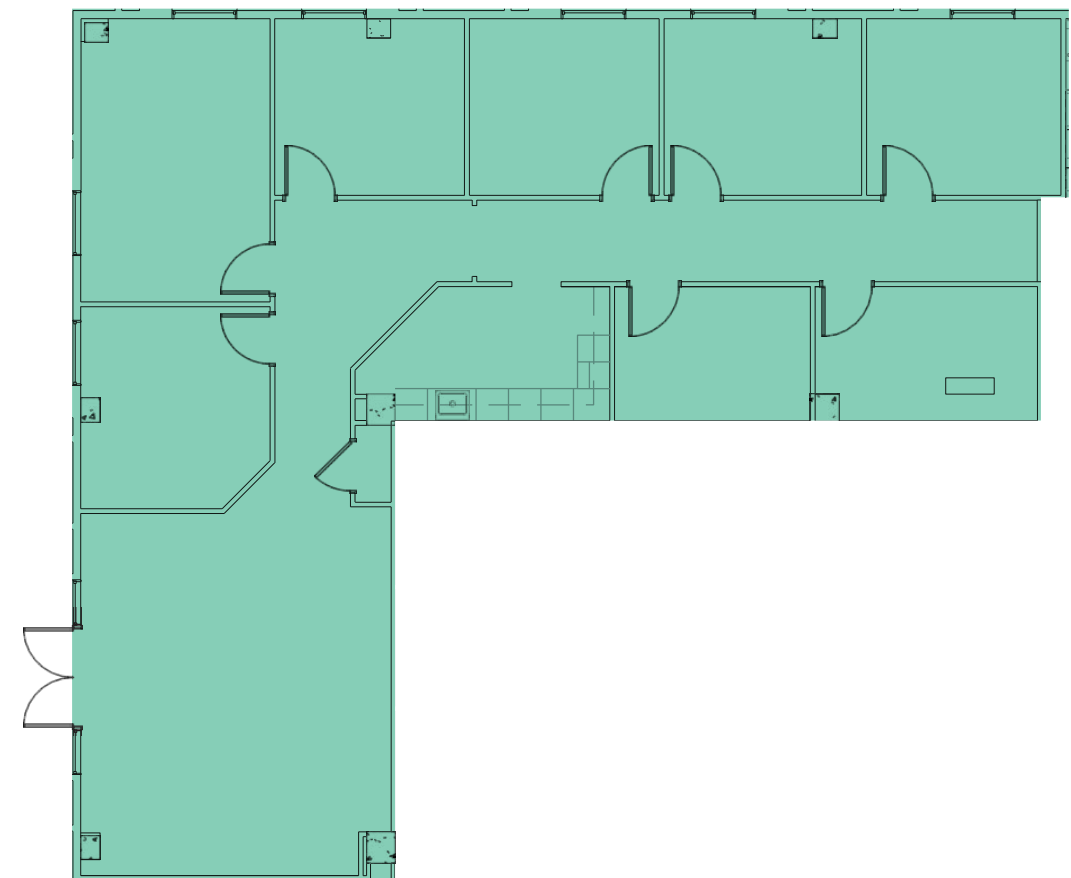
10TH FLOOR
Shell condition

Suite 1000
8,468 sf

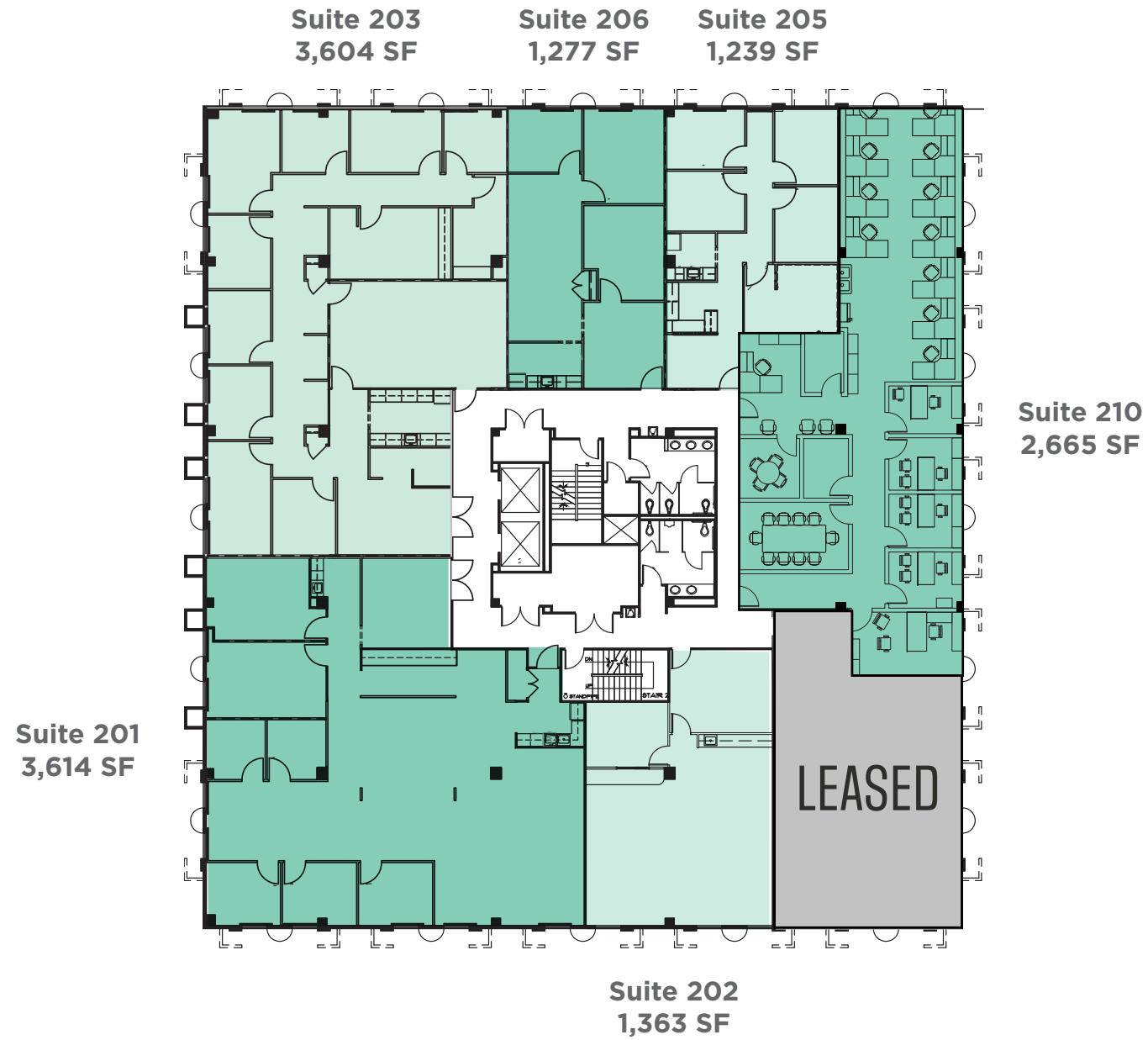


1ST FLOOR
Available 1/1/26

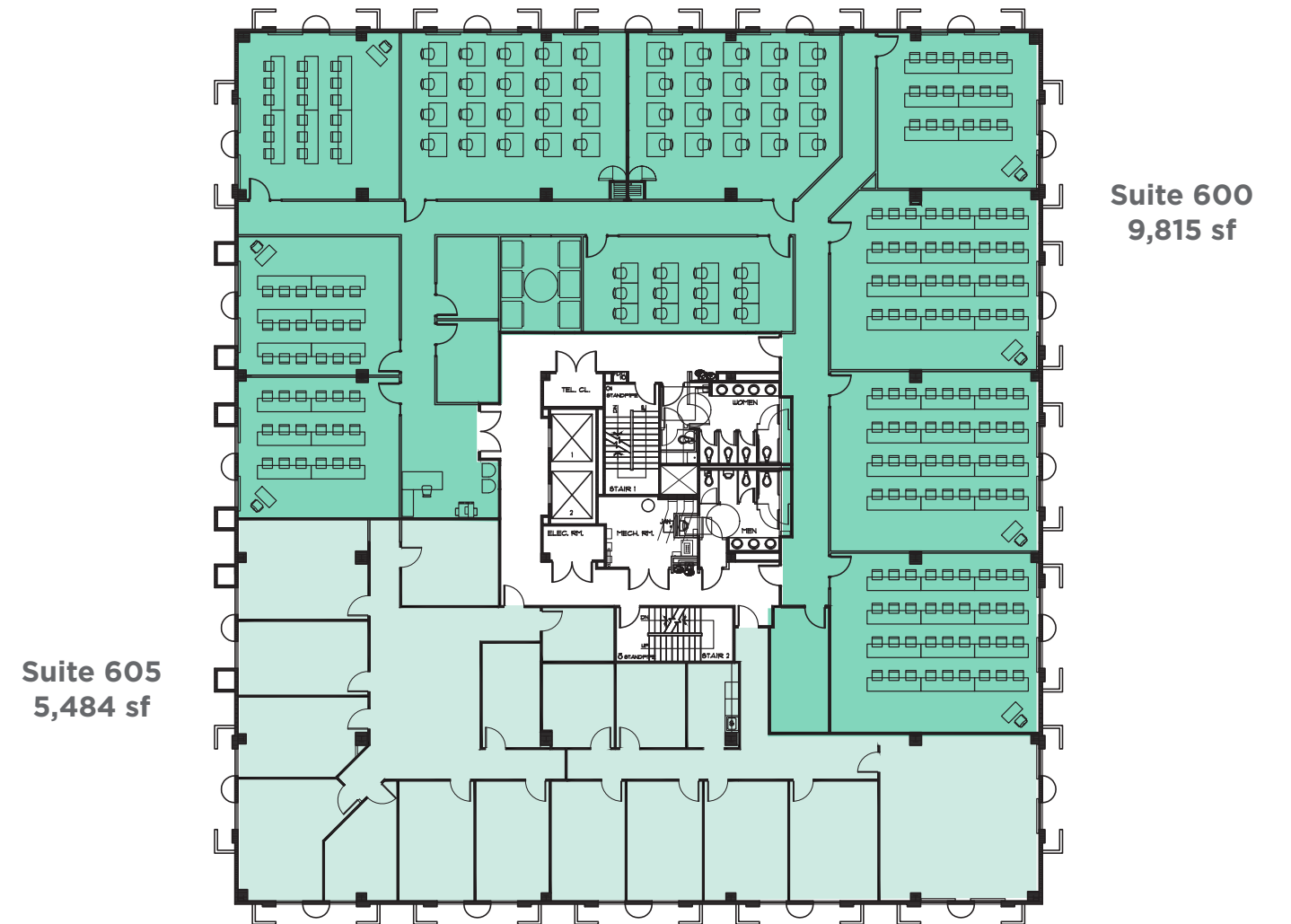
Suite 101
2,307 sf



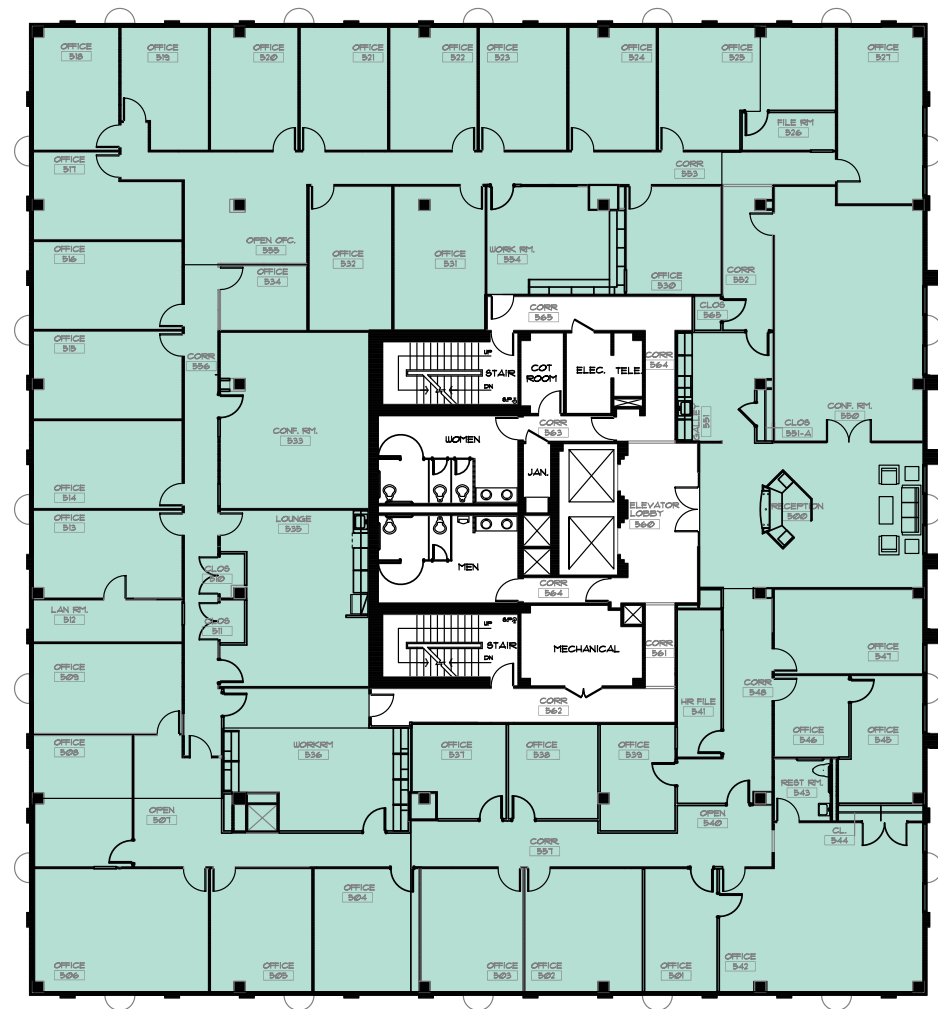
2ND FLOOR



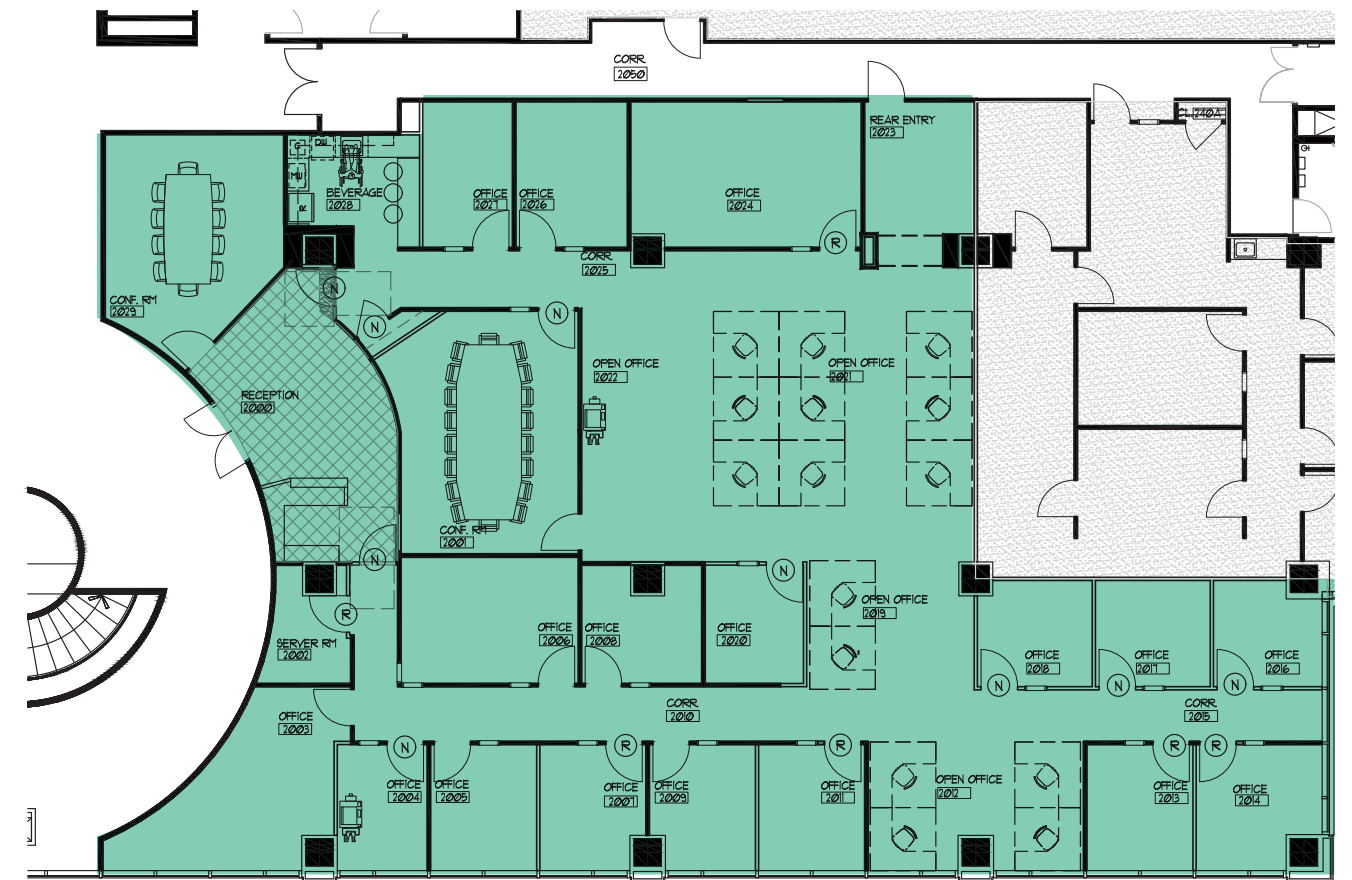
6TH FLOOR



5TH FLOOR - 15,722 SF



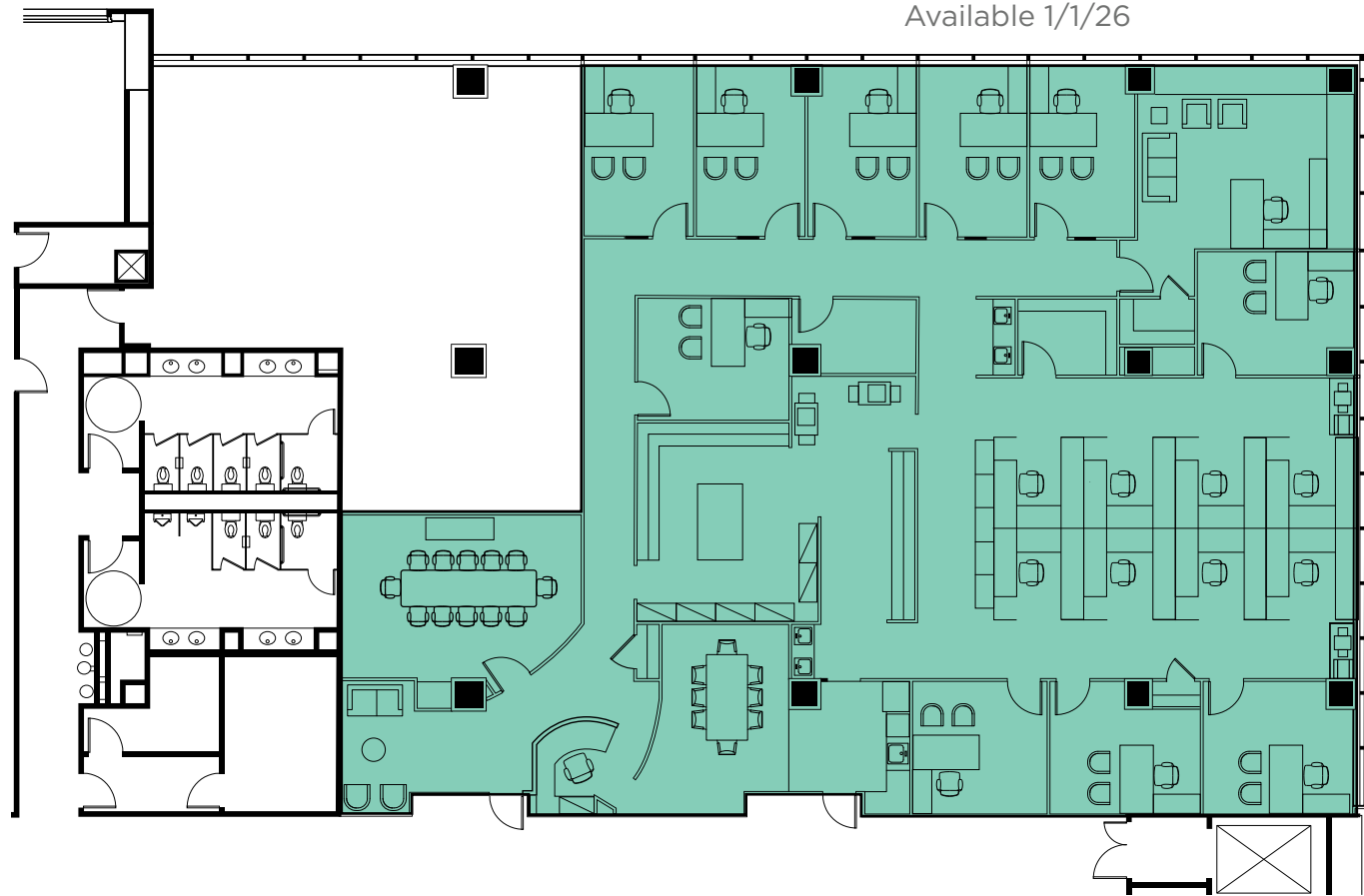
2ND FLOOR



Suite 200
7,260 sf

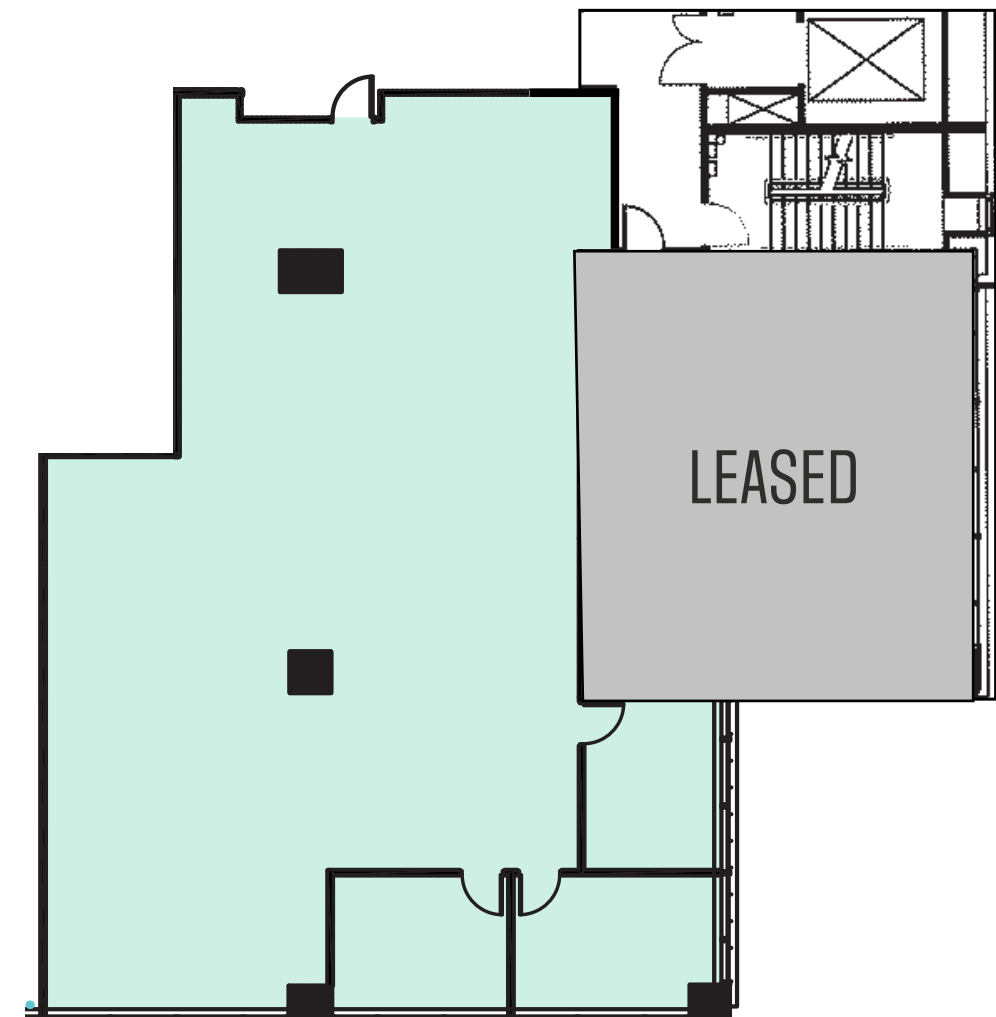
3RD FLOOR

Suite 310
6,521 sf
Available 1/1/26



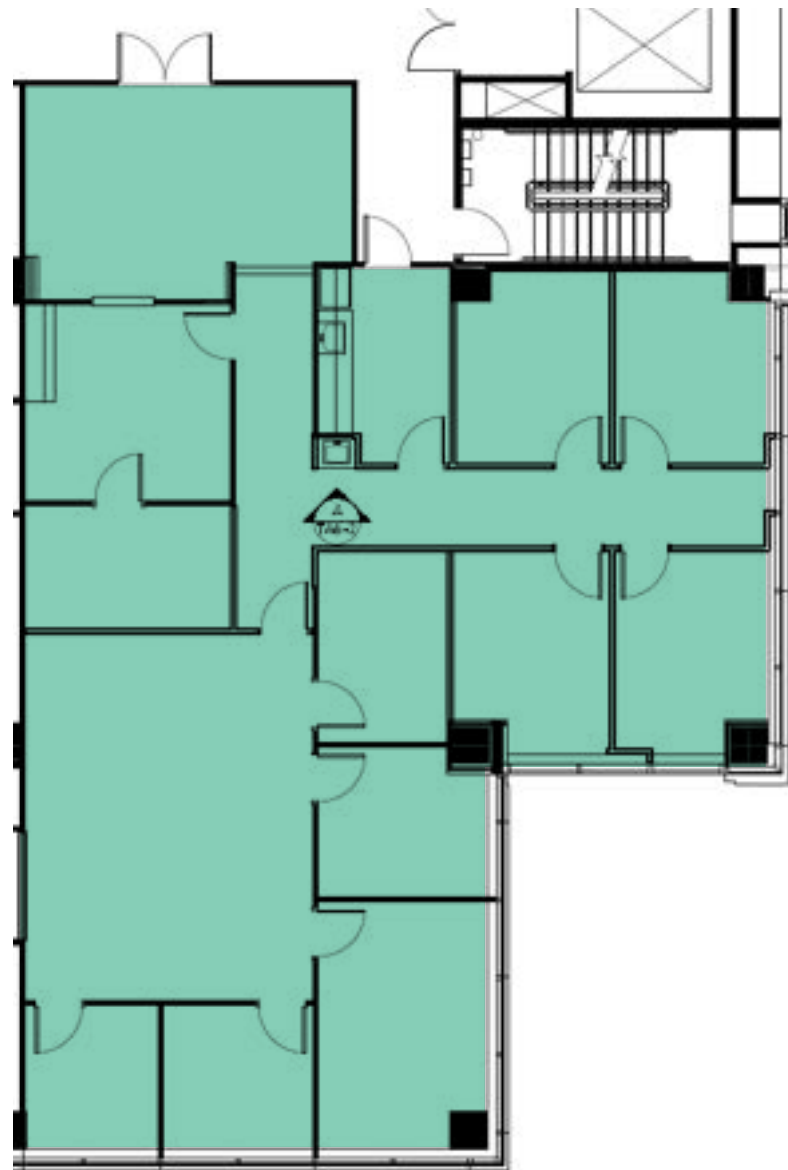
3RD FLOOR

Suite 360
3,445 sf



6TH FLOOR

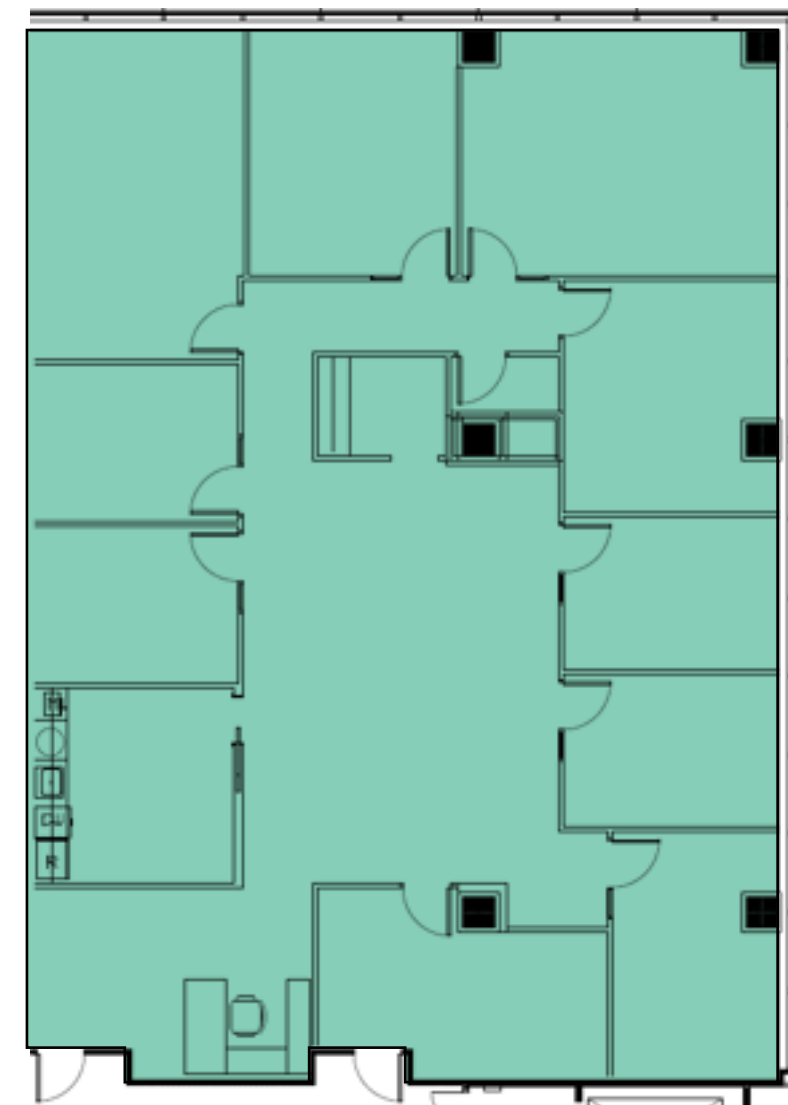
Suite 640
3,077 sf



Tim Summers | Will Thomas | Jack Abel
703 448 1200 | cushmanwakefield.com

6TH FLOOR

Suite 650
3,920 sf



Tim Summers | Will Thomas | Jack Abel
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8TH FLOOR



Suite 850
2,703 sf





HC
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