



For Sublease

1945 Old Gallows Rd, Suite 730 | Vienna, VA



Fast Facts



10,859 SF



\$28.00 PSF, Full Service



Available immediately



Term through 6/30/2029



Fully furnished



Lab-ready, static-dissipative floors

Exceptional Tech Space Without the Wait

Space Overview

This fully furnished sublease at The Alley delivers 10,859 contiguous square feet of completed build-out at a fraction of direct market cost.

The suite pairs 11 private offices and two open workstation areas with a purpose-built lab, LAN room, and secure storage on static-dissipative flooring with dedicated power.

For Sublease Information, please contact:

AUSTIN HIGH

703.596.1012

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STREAM

For Sublease



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Space Highlights

- Second-generation build-out delivered turnkey, new carpet, LVT, millwork, and frame-height glass office fronts.
- 11 private offices, conference room, huddle room, and two open workstation areas.
- Purpose-built lab, LAN, and secure storage on static-dissipative tile with dedicated isolated column power.
- Renovated building amenities: tenant lounge, conference and training center, and fitness studio.

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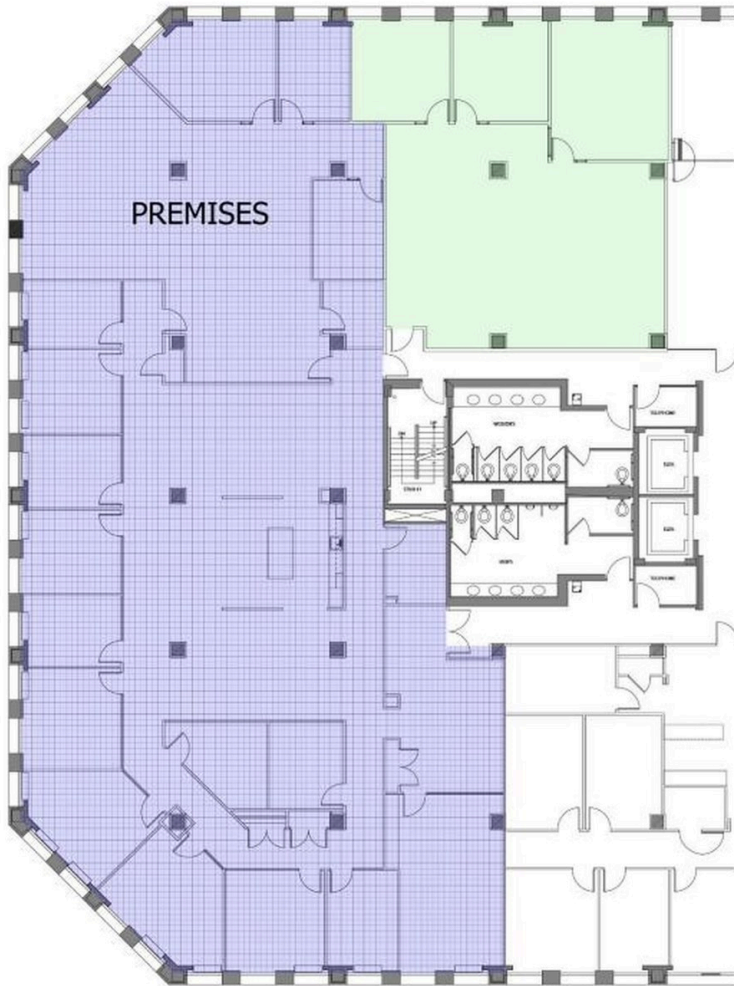
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Suite 730 — 10,859 SF

11

PRIVATE OFFICES

2

OPEN WORK AREAS

2,268 SF

LAB / LAN

Premises	Suite 730, 7th floor
Available area	10,859 SF, contiguous
Asking rate	\$28.00 PSF, full service
Expiration	6/30/2029
Availability	Immediate
Furniture	Fully furnished
Parking	3.5 / 1,000 SF, included

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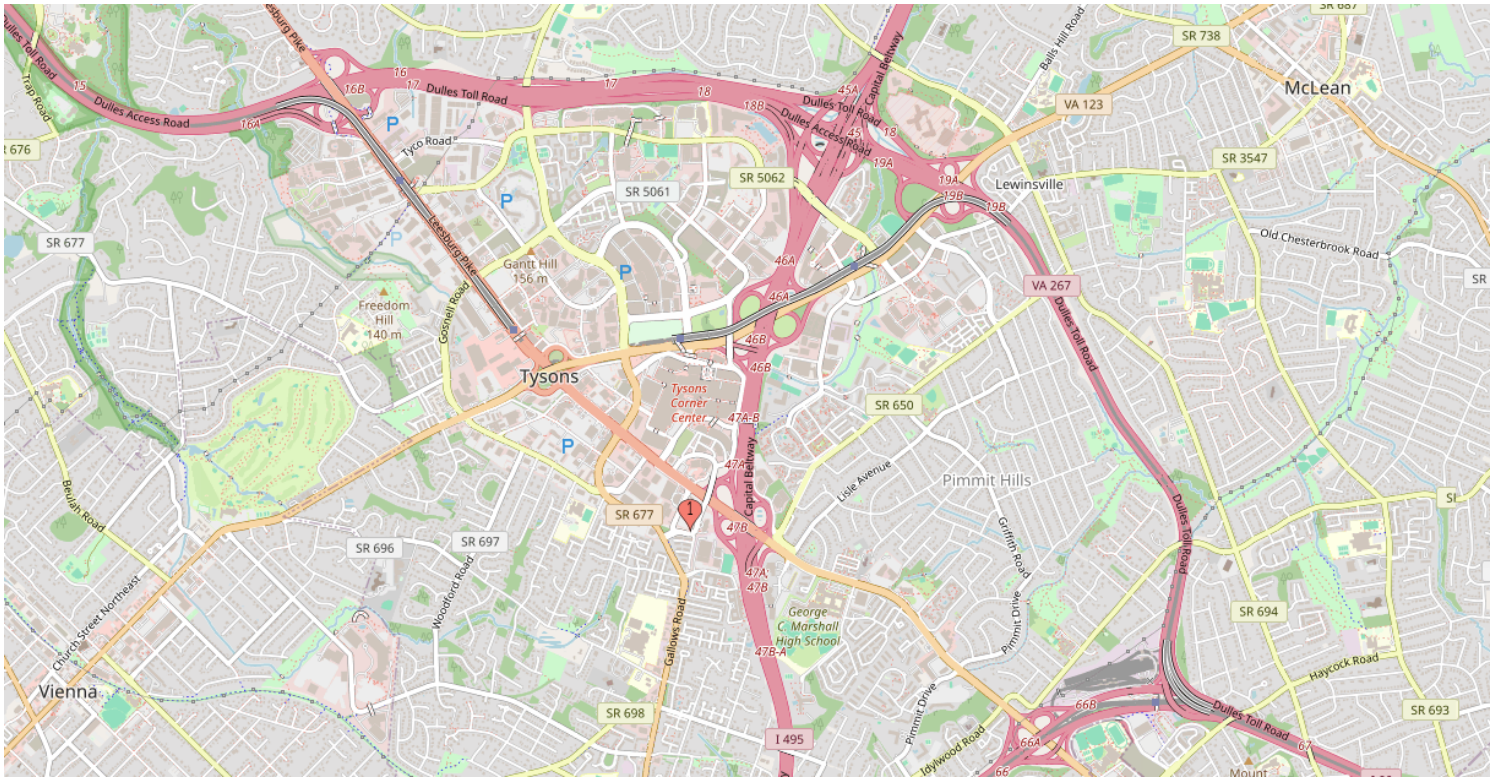
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Location & Access

- Tysons Corner submarket, Fairfax County
- Direct connectivity to Route 7 and the Capital Beltway
- Quick access to the I-495 Express Lanes, I-66, and the Dulles Toll Road
- Minutes from Silver Line Metro and Tysons Corner Center
- Surrounded by Tysons retail, dining, and hotel options
- Driver-friendly address with abundant free parking

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