



AVAILABILITY

510 A: 2,120 SF

- Available Immediately
- Currently built out as showroom with drop ceiling and HVAC
- Double glass entry (loading dock door can be restored)
- 11.5' ceiling heights

518: 3,600 SF

- Available Immediately
- Open warehouse
- Dock loading
- 22' clear heights

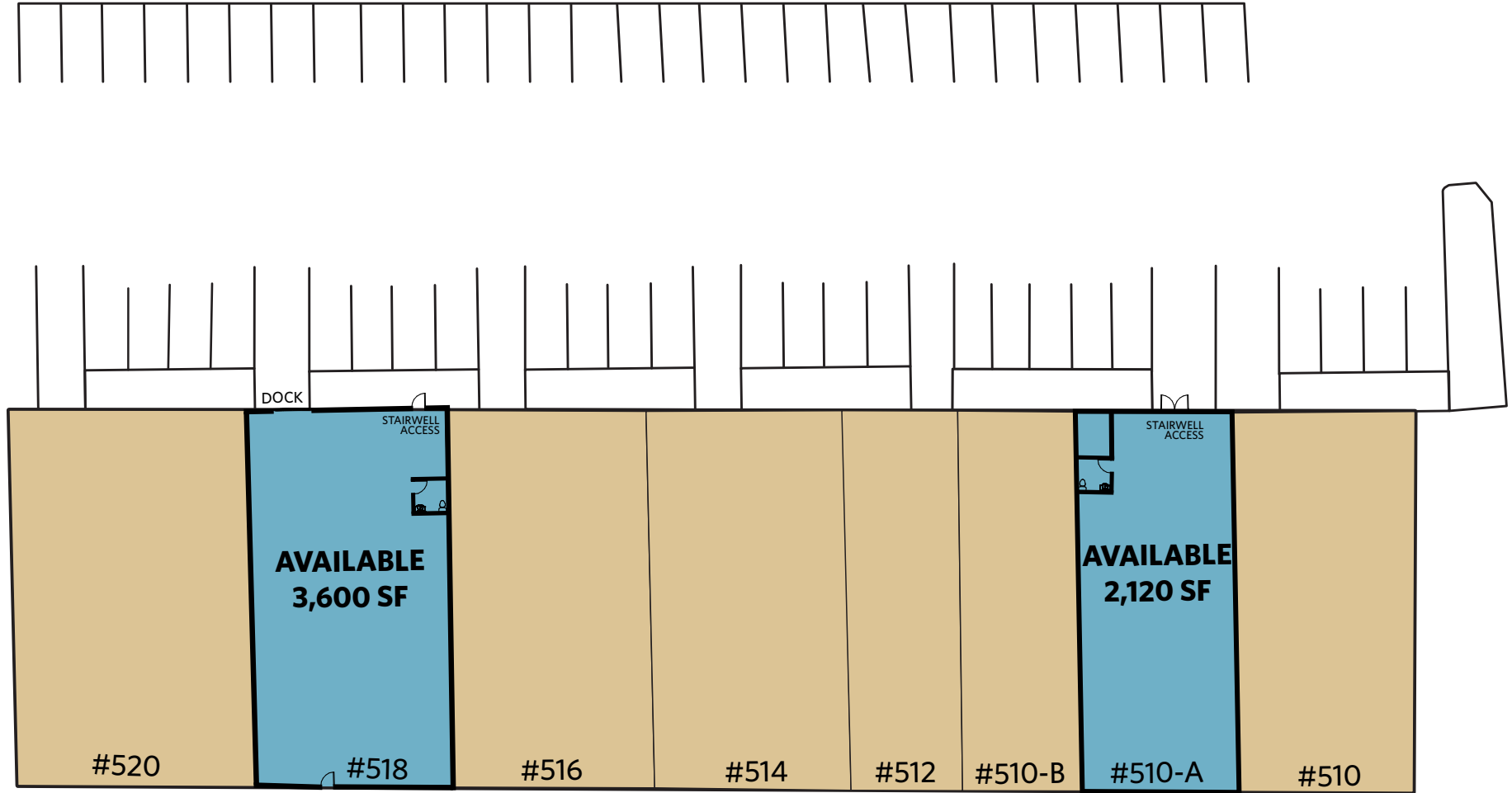
PROPERTY HIGHLIGHTS

- Rate: Negotiable
- OPEX Estimates - \$4.25 PSF
- Zoned M (Mill District - Town of Vienna) - light industrial
- Prime location in the heart of Vienna - two miles to Tysons Corner, and two miles to I-66
- Numerous retail amenities within immediate proximity.
- Strong local ownership
- Parking ratio - 2 spaces/1,000 SF leased

SITE PLAN

510-520 MILL STREET

VIENNA, VA 22180, FAIRFAX COUNTY



RYAN MOODY

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KEENAN WOOFER

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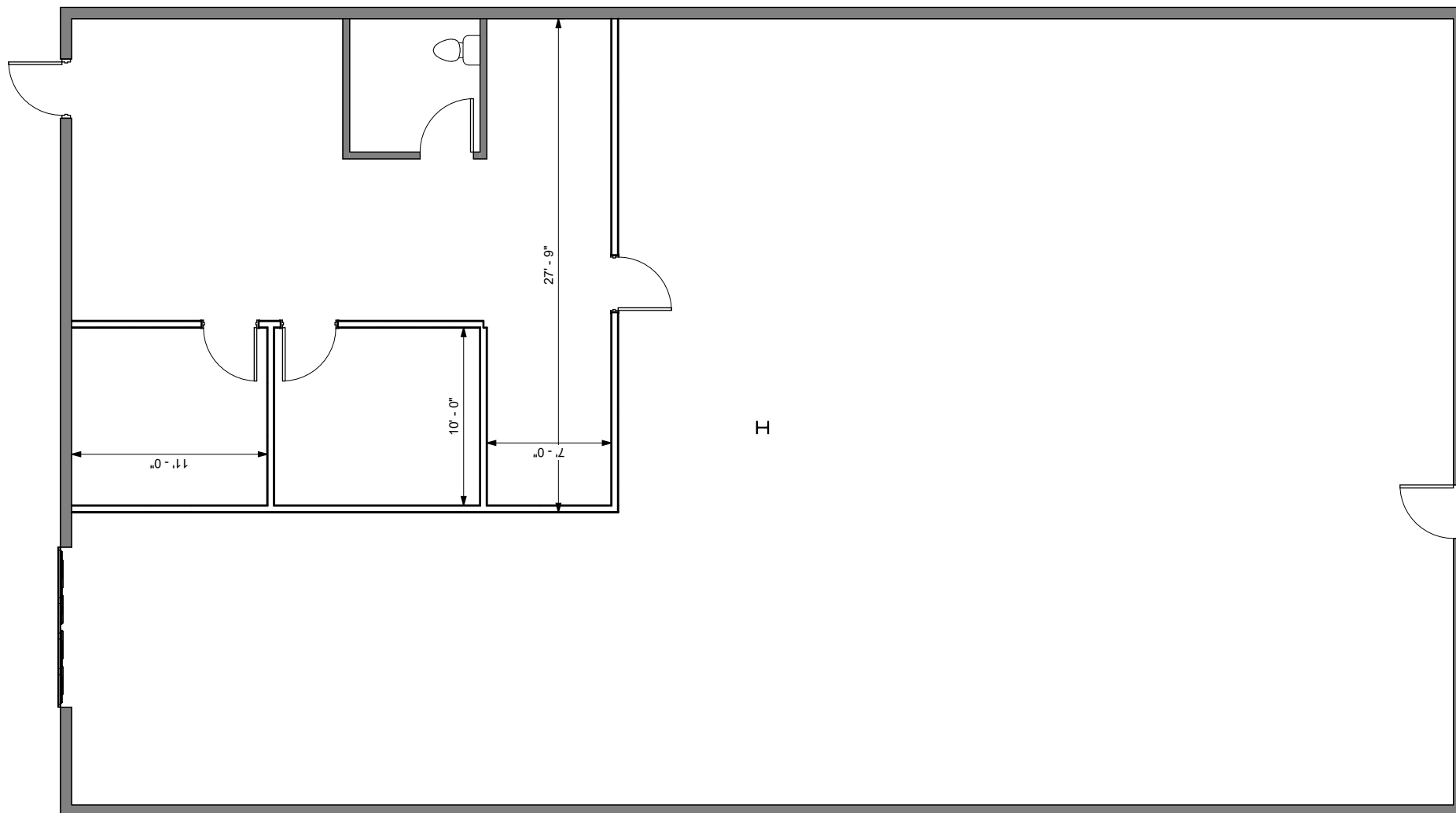
FLOOR PLAN

510-520 MILL STREET

VIENNA, VA 22180, FAIRFAX COUNTY

SUITE 518 SPECULATIVE OFFICE BUILDOUT

*SUBJECT TO COSTS & DEAL TERMS



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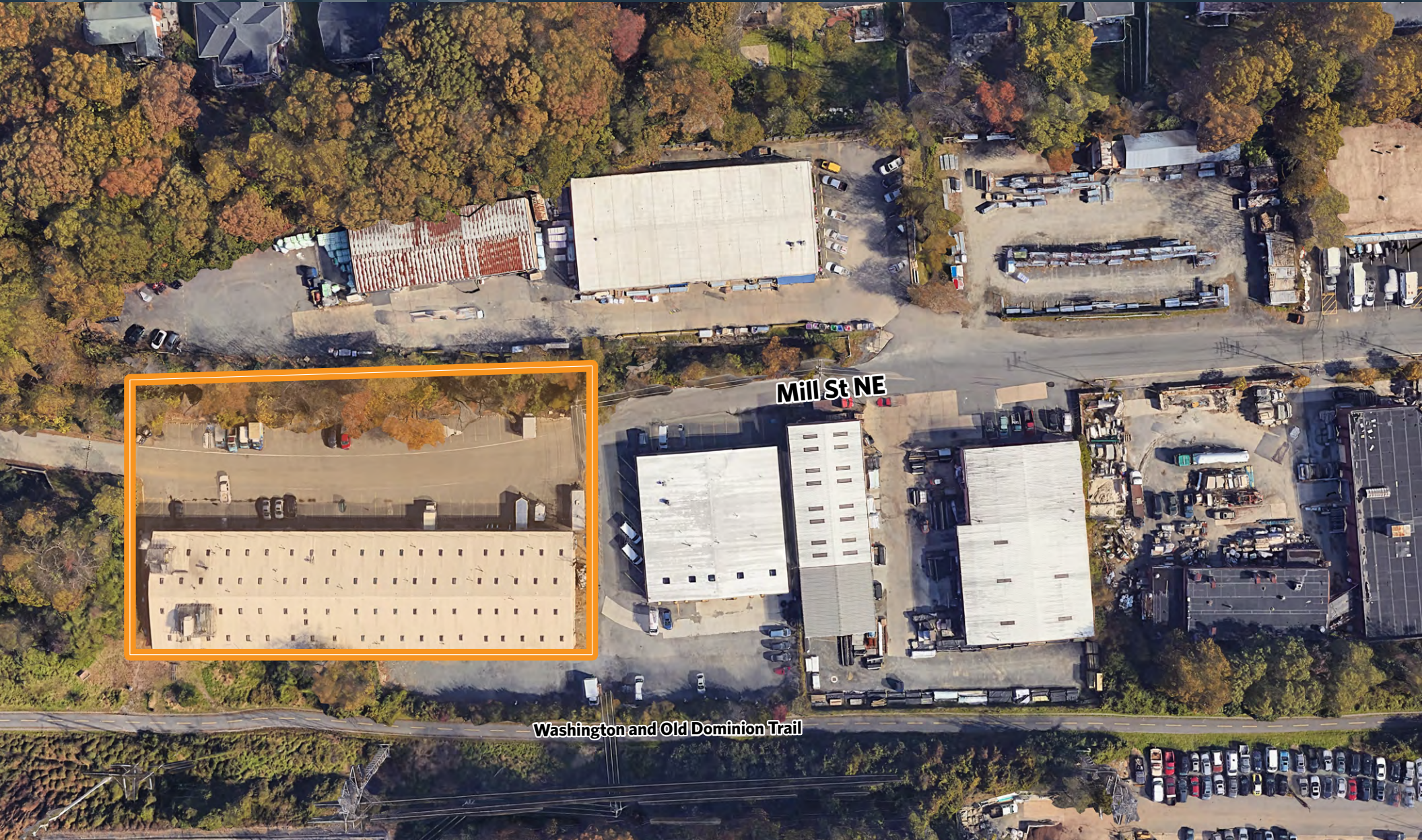
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CLOSE UP

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AERIAL

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PHOTOS

510-520 MILL STREET

VIENNA, VA 22180, FAIRFAX COUNTY

SUITE 518 | 3,600 SF



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PHOTOS

510-520 MILL STREET

VIENNA, VA 22180, FAIRFAX COUNTY

SUITE 510 A | 2,120 SF



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510-520 MILL STREET

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