



**Summary**

Available SF: 874 SF  
Lease Rate: \$21/SF + Utilities & Cleaning

**Property Highlights**

- Prime location in the heart of Vienna
- Private entrance with independent HVAC control
- Second-floor suite with dedicated stair access
- Ceiling – 10 Ft. to deck
- Signage opportunities + reserved parking
- Perfect for contractors, architects, designers, and similar professional uses



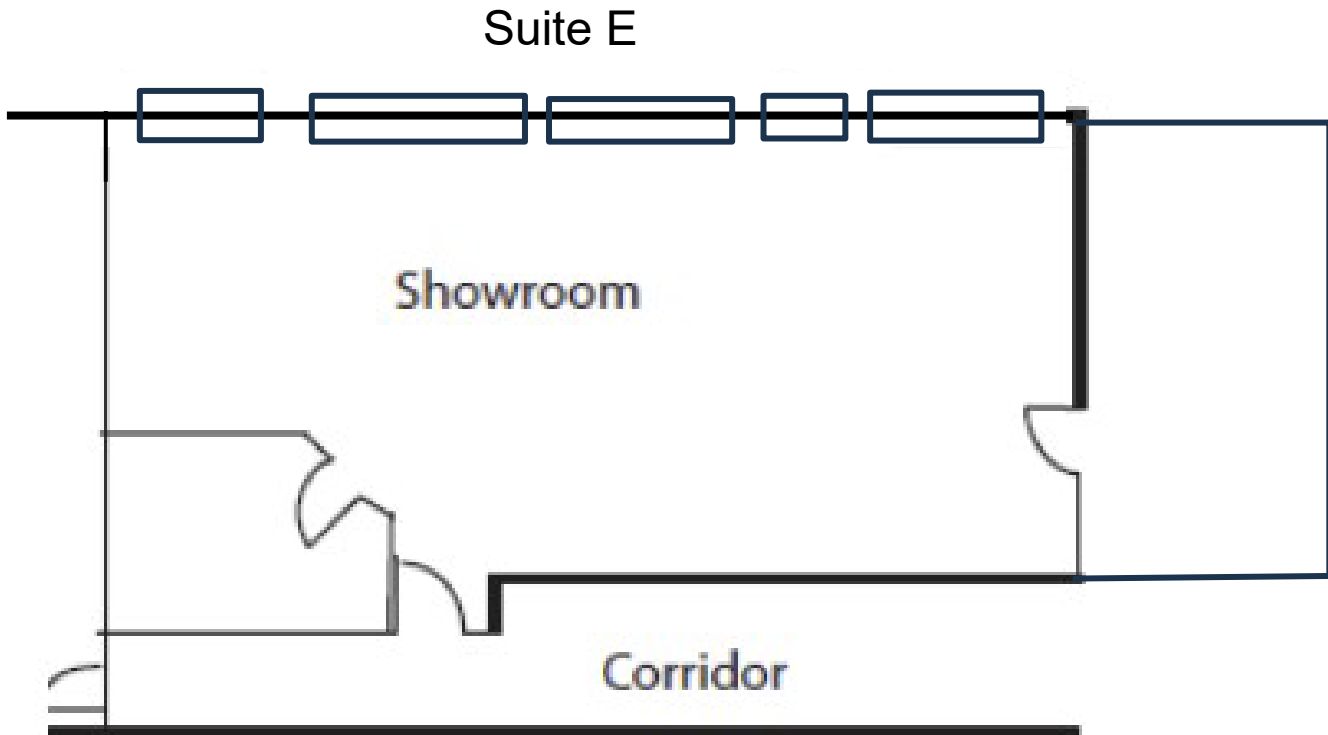
	Demographics	2 Miles	5 Miles	10 Miles
Total Households:		14,510	101,137	429,088
Total Population:		42,486	266,569	1,156,665
Average HH Income:		\$213,933	\$180,173	\$173,628

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**Ellie Bechtle**  
703.435.4007 x 106  
[ebechtle@veritycommercial.com](mailto:ebechtle@veritycommercial.com)

**Mara Conners**  
703.435.4007 x 112  
[mconners@veritycommercial.com](mailto:mconners@veritycommercial.com)

Floor Plan

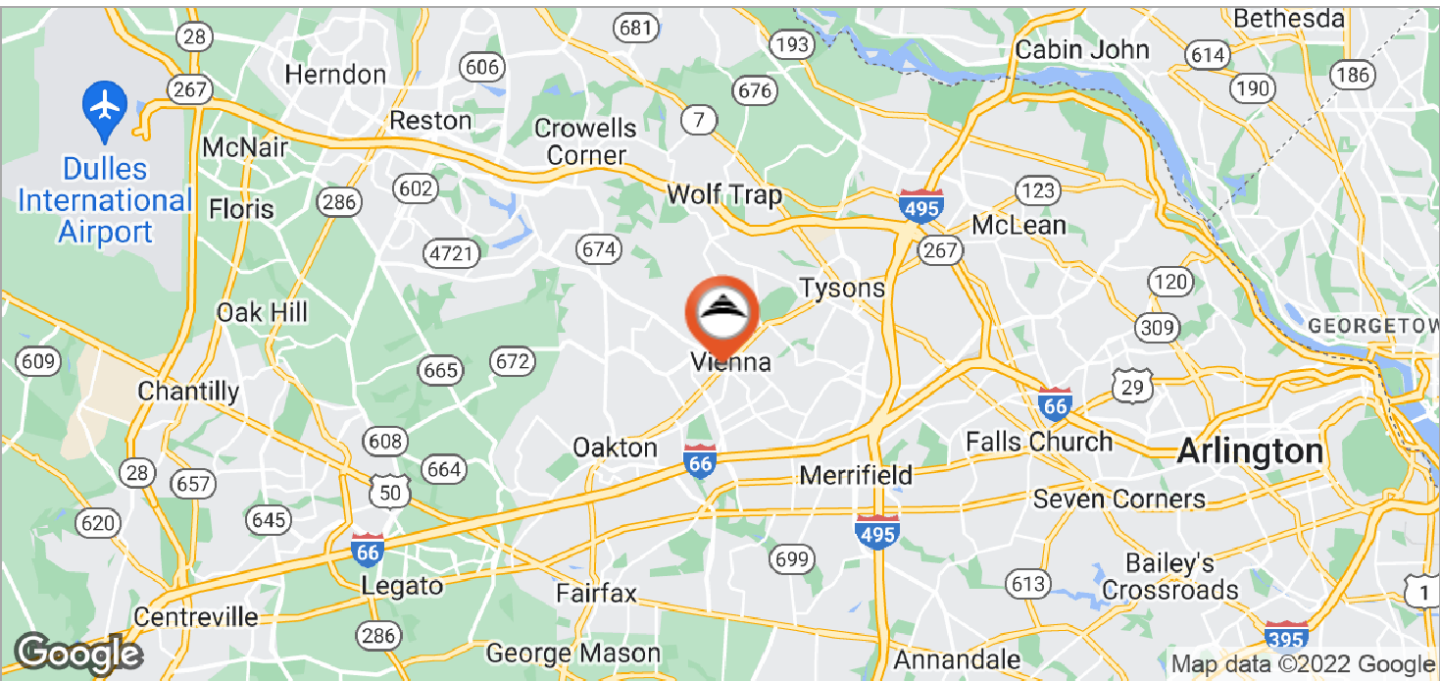
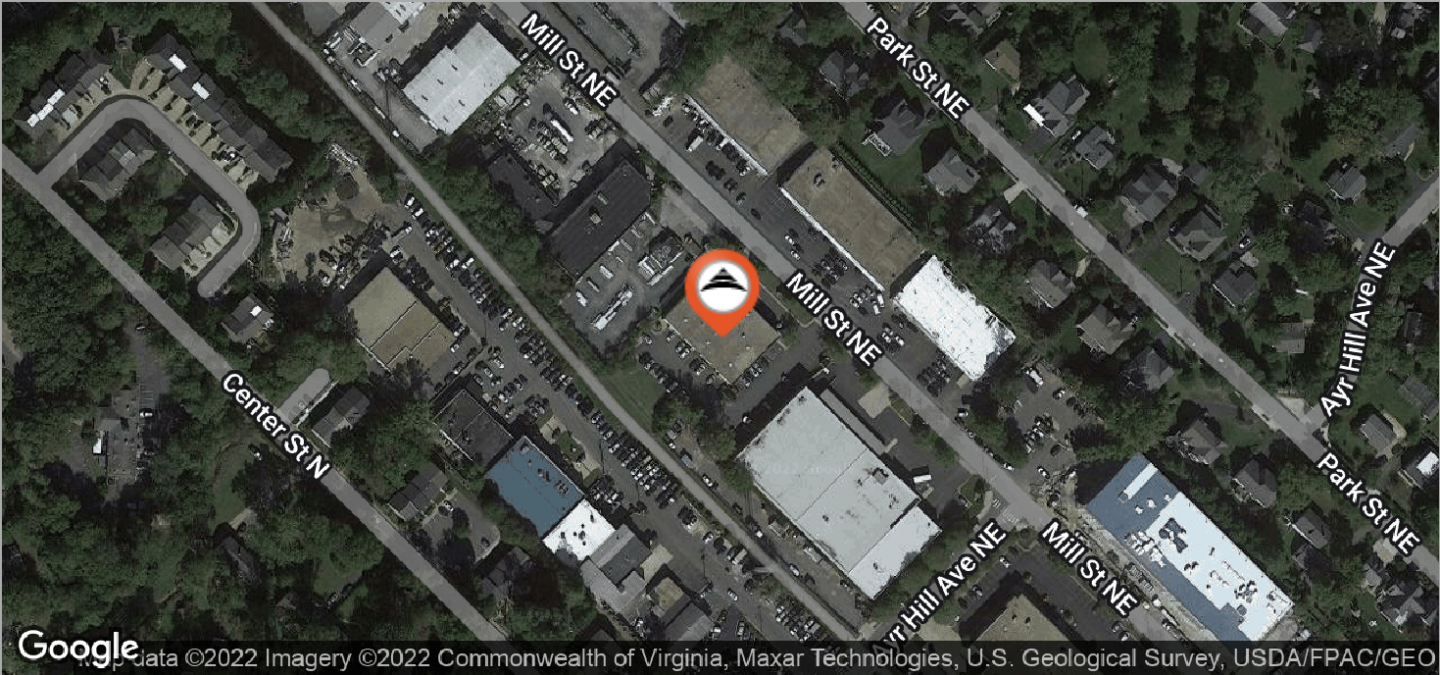


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Maps



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