

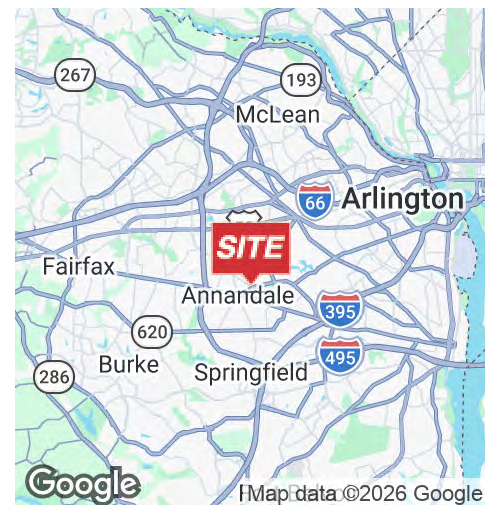
OFFICE CONDO - 2,446 SF FOR SALE



4200 Evergreen Lane, Units 334-335 Annandale, VA 22003

PROPERTY HIGHLIGHTS

- Move-in ready office condo, totaling 2,446 SF
- Renovated, modern interiors with new partitions, closets, and updated ceiling, lighting
- Open office area with vaulted ceiling, plus multiple private offices and conference room(s), full kitchenette / break room
- Abundant natural light with large arched windows
- Ample electrical outlets & workstation receptacles
- Two private entrances
- Ample surface parking
- C-3 zoning — ideal for professional, medical, or government office use
- Minutes from I-495 (Capital Beltway) and quick access to I-66 & Route 50
- Near Columbia Pike & Little River Turnpike
- Accessible from Metro bus network
- **SALE PRICE: \$795,000**



MICHAEL DIMEGLIO

O: 301.918.2949
mdimeglio@naimichael.com

MICHAEL ISEN

O: 301.918.2908
misen@naimichael.com

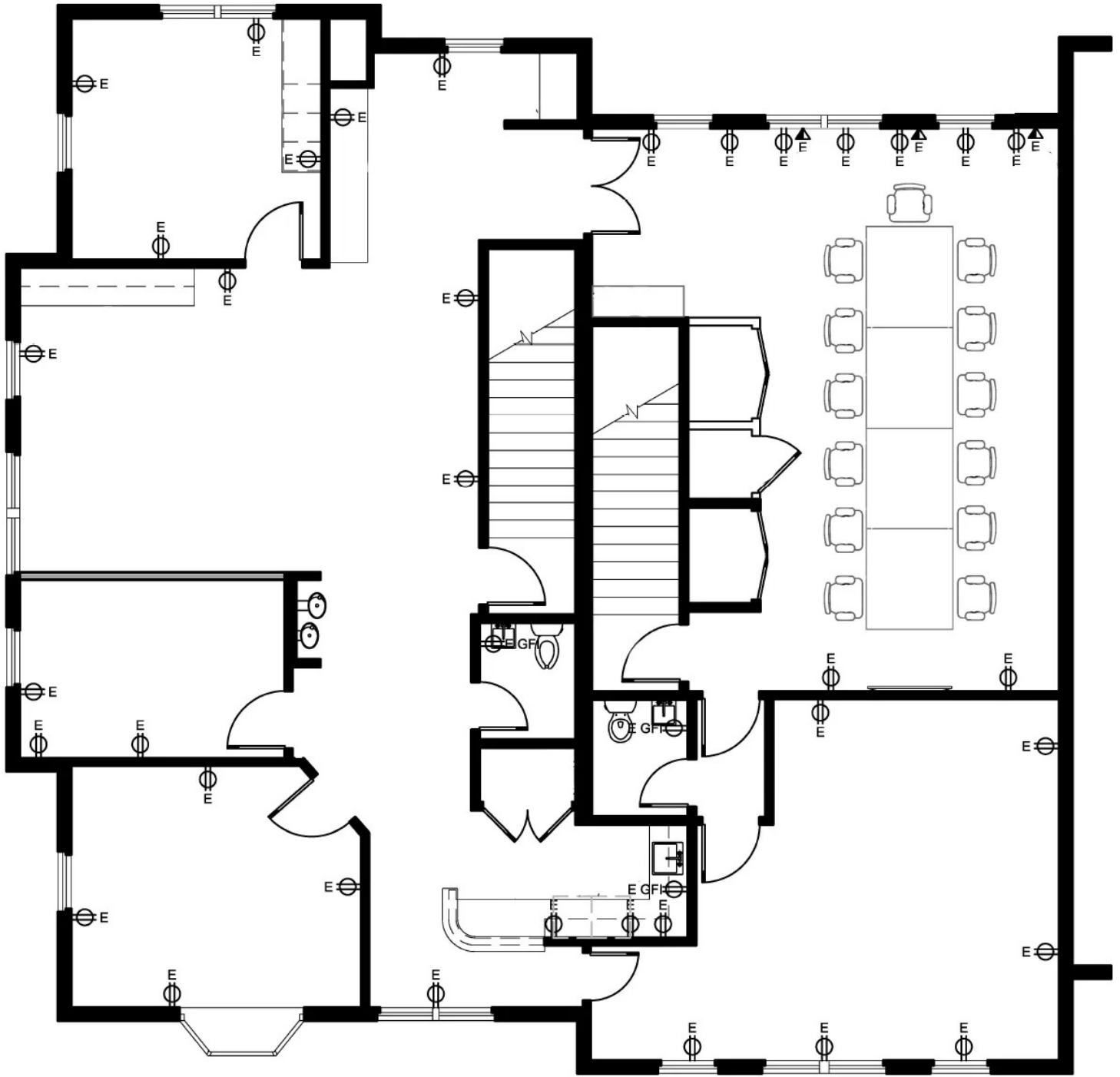
Office Condo for Sale
ANNANDALE, VA 22003



MICHAEL DIMEGLIO
301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN
301.918.2908 | misen@naimichael.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Floor plans, site plans and other graphic representations of this property have been reduced and reproduced, and are not necessarily to scale. All information should be verified prior to purchase or lease.



Office Condo for Sale
ANNANDALE, VA 22003



DEMOGRAPHICS



POPULATION



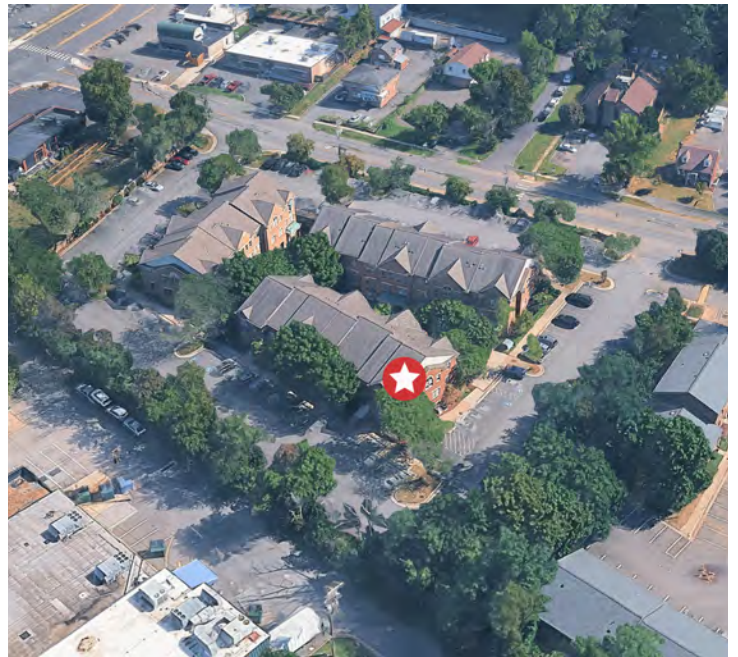
HOUSEHOLDS



AVG. HOUSEHOLD INCOME

1 Mile	16,740	5,511	\$153,013
3 Miles	140,026	48,543	\$156,718
5 Miles	461,486	178,458	\$160,456

2023 American Community Survey (ACS)



MICHAEL DIMEGLIO
301.918.2949 | mdimeglio@naimichael.com

MICHAEL ISEN
301.918.2908 | misen@naimichael.com