

PRIME TYSONS OFFICE LOCATION

8133 LEESBURG PIKE SUITE 800, Vienna, VA 22182



AVAILABLE SF: 4,995 SF

LEASE RATE: \$24.50 SF/Yr (Full Service)

PARKING: Free Covered Parking

PROPERTY OVERVIEW

Prime Tysons location on Leesburg Pike at Gallows Road intersection. Move-in ready Office Suite consisting of 4,995 SF with free covered parking. Offering two furnished conference rooms, open workroom, full kitchen and access to private gym on the floor. Walk to Tysons Mall, Pete's Coffee, Chef Geoff's, Nostos and other restaurants. SUBLEASE - up to 5 YEARS

PROPERTY FEATURES

- PRIME TYSONS LOCATION ON LEESBURG PIKE AT GALLOWES ROAD.
- FREE COVERED PARKING
- 4,995 SF WITH TWO FURNISHED CONFERENCE ROOMS
- KITCHEN, WORKROOM, AND ACCESS TO PRIVATE GYM ON THE FLOOR
- WALK TO TYSONS, CLOSE TO METRO
- SUBLEASE- negotiable up to 5 YEARS

KW COMMERCIAL
8133 Leesburg Pike,
Suite 800
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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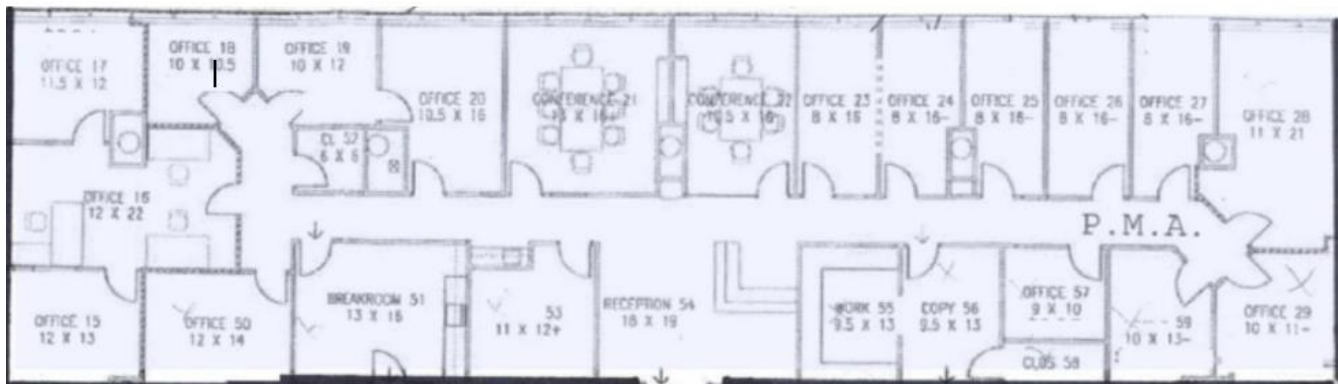


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FLOOR PLAN

8133 LEESBURG PIKE SUITE 800, Vienna, VA 22182



8133 LEESBURG PIKE, SUITE 800
TURN KEY OFFICE - 4,995 SF

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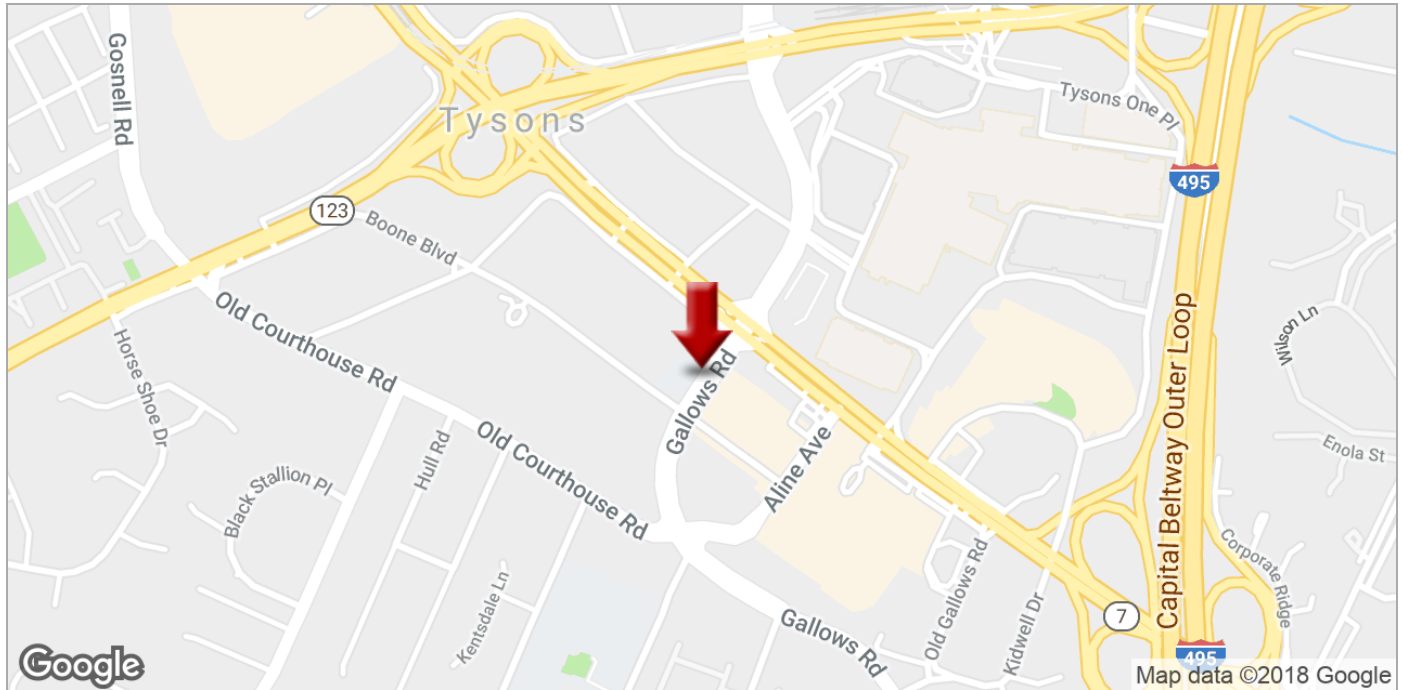


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,365	98,920	249,869
MEDIAN AGE	38.8	39.2	39.4
MEDIAN AGE (MALE)	39.0	38.0	38.5
MEDIAN AGE (FEMALE)	38.6	40.3	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,087	39,208	94,516
# OF PERSONS PER HH	2.2	2.5	2.6
AVERAGE HH INCOME	\$134,984	\$149,058	\$153,686
AVERAGE HOUSE VALUE	\$636,698	\$651,335	\$670,708
RACE	1 MILE	3 MILES	5 MILES
% WHITE	66.3%	68.0%	68.9%
% BLACK	4.7%	3.3%	4.0%
% ASIAN	23.1%	20.8%	19.4%
% HAWAIIAN	0.1%	0.2%	0.1%
% INDIAN	0.1%	0.4%	0.3%
% OTHER	2.5%	4.1%	4.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.7%	11.2%	12.4%

* Demographic data derived from 2010 US Census

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