

FOR LEASE
8230 Leesburg Pike
Vienna, Virginia



GRUBB & ELLIS
From Insight to Results



FEATURES:

- Back-up Generator in building for Tenant Telco & LAN use
- Covered Parking Included at 3.55/1,000 SF
- Property Management and Owner On Site
- Deli Located In Building
- Conveniently Located at the Intersection of Routes 7 and 123
- Walk to Woo Lae Oak, Busara, Capital Grille, Bed Bath & Beyond and Tysons Corner Center Stores
- Walking distance to Tysons Metro upon 2012 completion

SPACE AVAILABILITY:

<u>Space</u>	<u>Square Footage</u>	<u>Availability</u>
Suite 700	17,543 RSF	Immediately

EASY IN & OUT LOCATION:

Many Methods of Ingress/Egress to Avoid Metro Congestion:

- Route 123
- Route 7
- International Drive
- Old Courthouse Road

Space Details:

- 29 Large Perimeter Offices, 2 Interior Offices
- 54 8x8' Work Station Areas
- Executive Conference Room + one Interior 10'x12'
- Reception, Kitchen and Network Room
- Fully Cabled
- Furniture May Be Available From Current Tenant
- Building Signage Available Based On Space Size
- Above Building Standard Finishes
- Exceptional Views



ECONOMICS:

- Rate: \$27.25 Per Square Foot
- Term: 3 to 10 Years

For more information please contact:

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7th Floor
17,543 Total RSF

