

OFFICE BUILDING FOR LEASE



 TYSONS
EDGE

901 FOLLIN LN. VIENNA, VA. 22180

Stoddie Nibley

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Neil Alt

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William Ruppe

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LINCOLN
PROPERTY
COMPANY

FOR MORE LEASING INFORMATION: 703.522.4600



AVAILABILITIES	SF	DATE AVAILABLE
Suite 100	5,000 - 23,042 SF	Immediately
Suite 200	24,707 SF	Immediately
Suite 300	24,707 SF	Immediately
Suite 400	24,707 SF	Immediately

PROPERTY HIGHLIGHTS

- 4 Floors Available - Single Floor to Larger, Full Building Tenant Opportunities: 24,707 – 97,165 SF available
- Centrally Located between Dunn Loring-Merrifield, Vienna and Greensboro Tysons Metro stations
- Fenced-in property for secure environment, free parking, and a 4.0+ parking ratio
- Recently renovated lobby, restrooms, elevator cabs, and building entrance
- Planned renovations include a conference center, fitness center, and, e-cafe
- Ideal headquarters location

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NEW ENTRANCE



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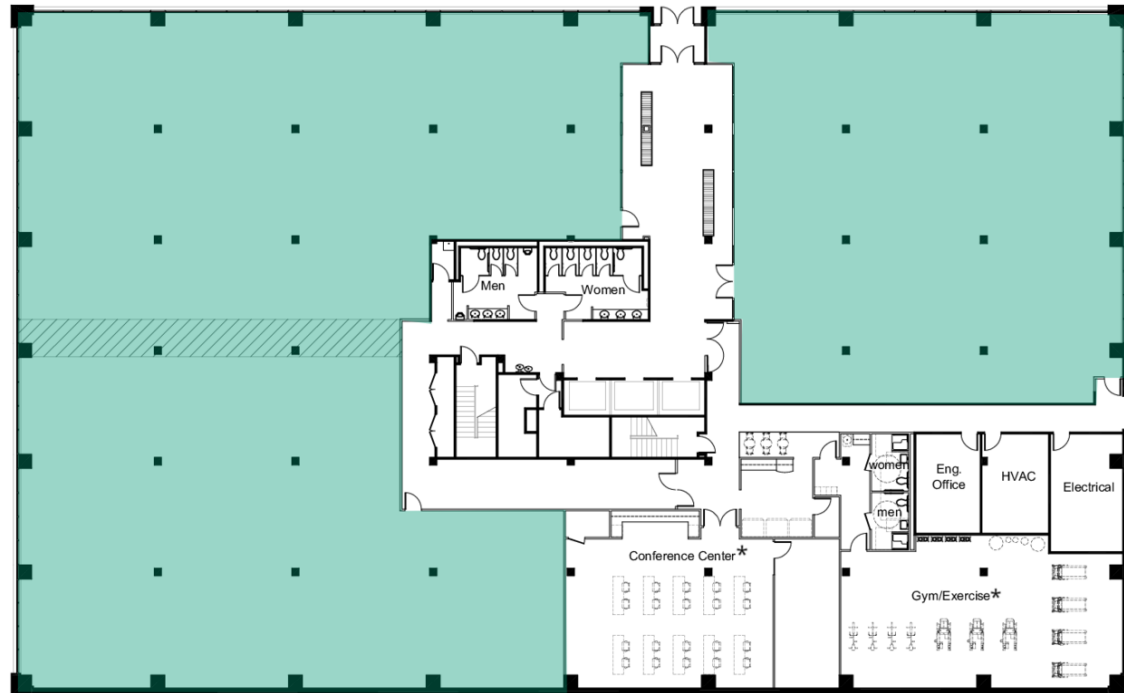
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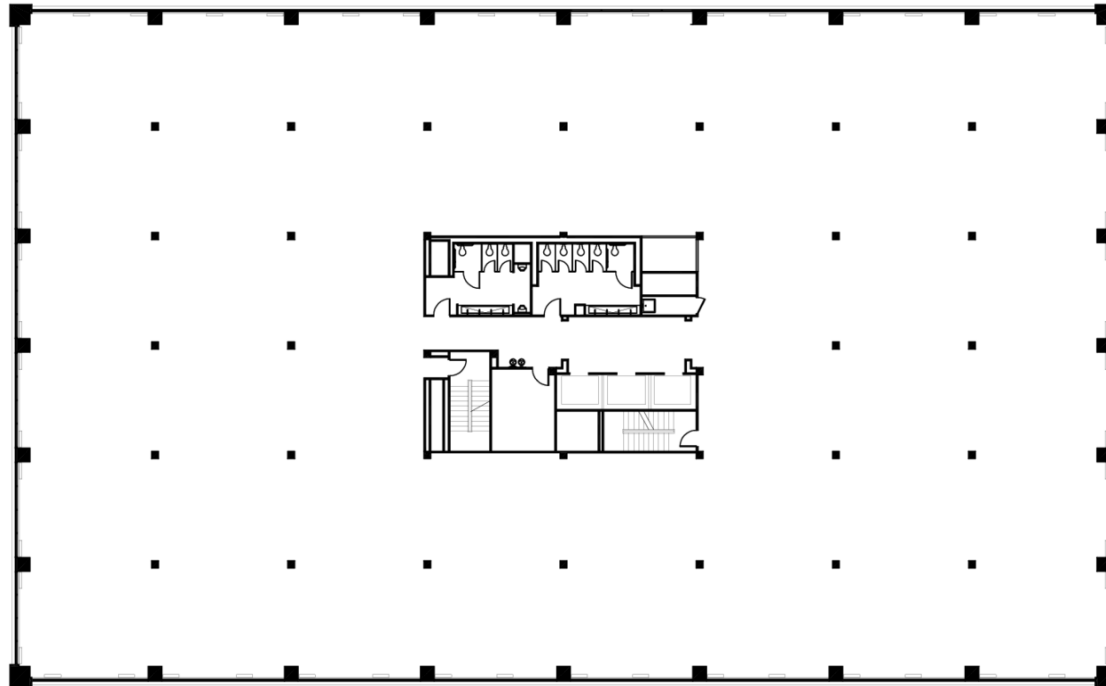
*Planned amenities

AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION
Suite 100	5,000 - 23,042 SF	\$25.50 FS	Available Immediately

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AVAILABLE SPACES

SUITE	SIZE	LEASE RATE	DESCRIPTION	VIRTUAL TOUR
Floors 2 - 4	24,707 - 97,163 SF	\$25.50 FS	Available Immediately	View Here

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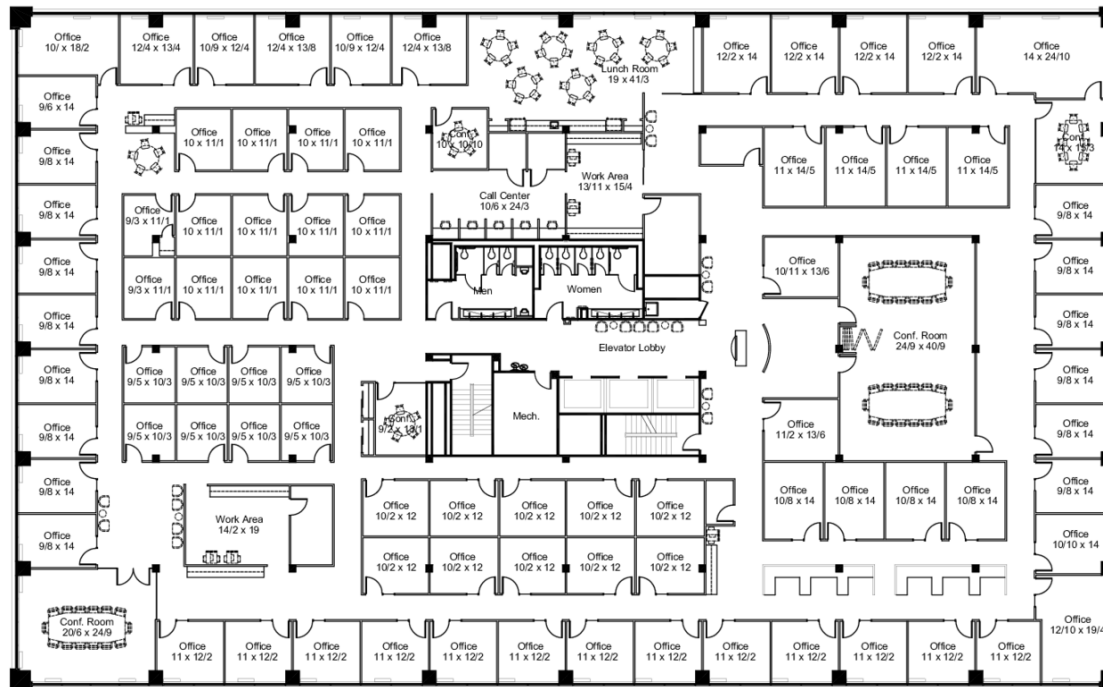
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Hypothetical - Office Intensive - Full Floor Layout



As Shown
 83 Offices
 Lunch Area
 4 Conference Rooms
 Call Center
 2 Work Area

AVAILABLE SPACES

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Floors 2 - 4	24,707 - 97,163 SF	\$25.50 FS	Available Immediately	View Here

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