



Summary

Suite 201:	2,190 sf for \$35/sf NNN
Suite 202 A:	1,360 sf for \$35/sf NNN
Suite 202 A/B:	2,380 sf for \$35/sf NNN
NNN=	\$9.50/sf

Property Highlights

- Join award winning restaurant Bazin's on Church
- Great Vienna location – in the hub of town with signage
- Elevator access from Structured Parking garage
- Suites can be combined for 3,550 – 4,570 SF

Demographics	2 Mile	5 Miles	10 Miles
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Total Households:	16,484	101,029	443,871
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Total Population:	46,063	265,178	1,171,845
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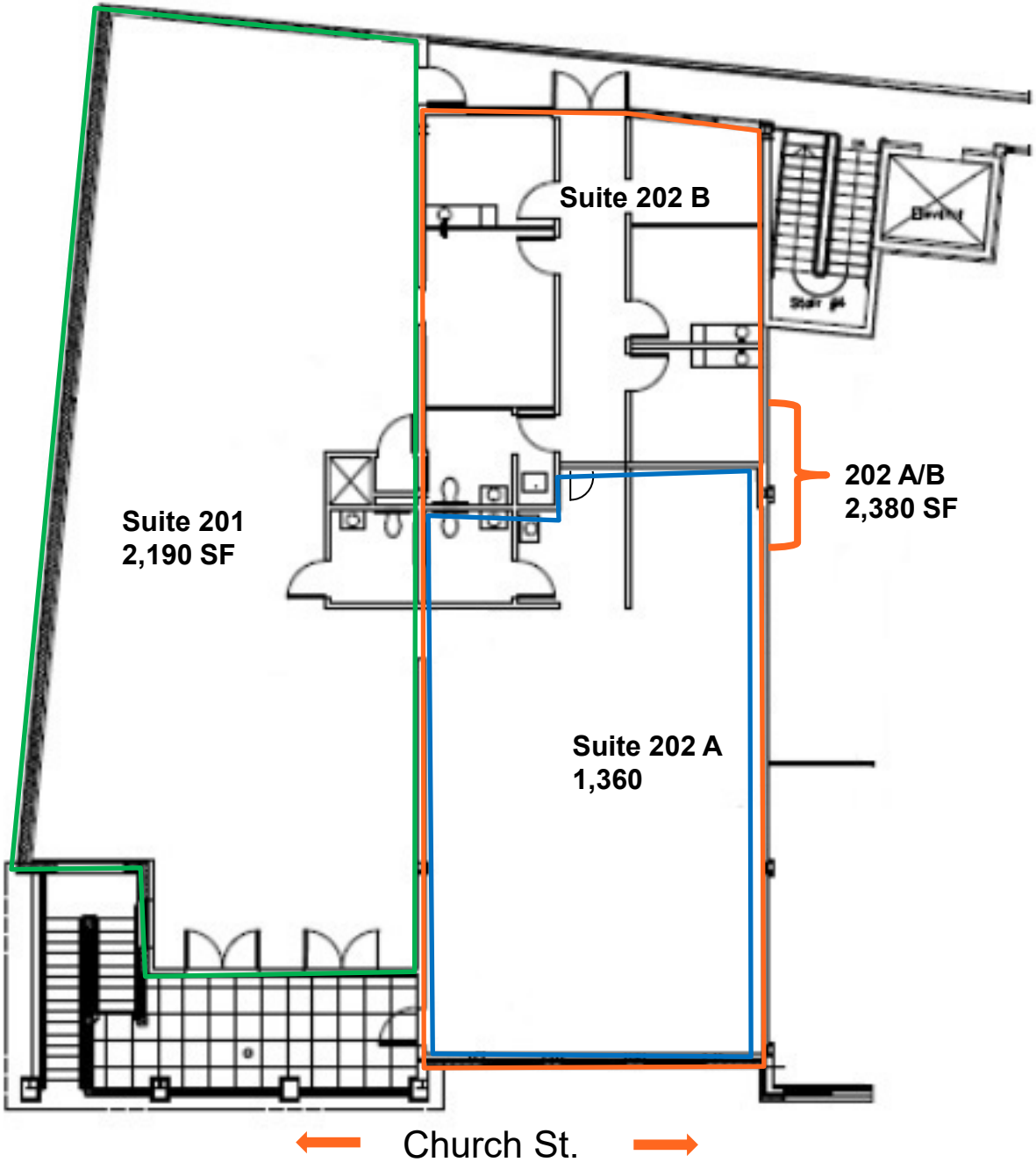
Average HH Income	\$189,935	\$167,621	\$157,710
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The information above was furnished to us by sources we believe to be reliable but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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Floor Plan



Photos



202A waiting room/reception



202A office/conference room



202A open area



202A kitchenette



201 open area with 12ft. ceilings

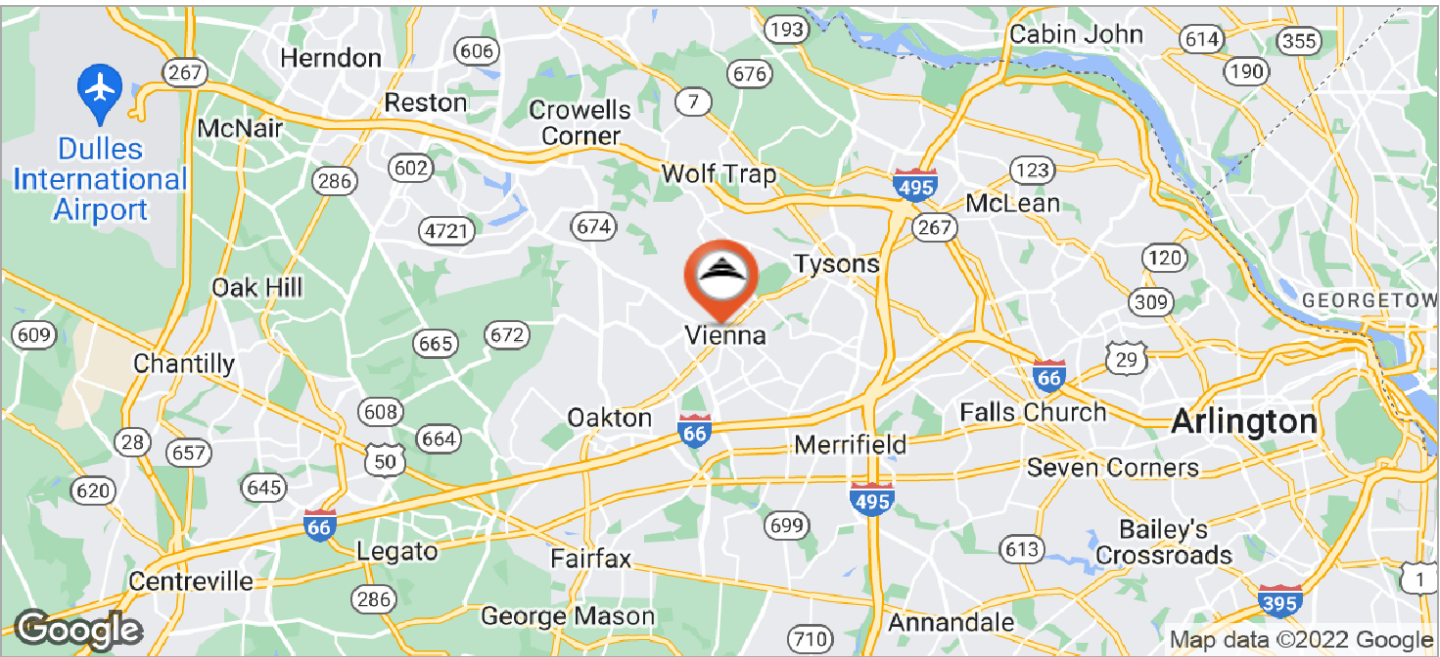
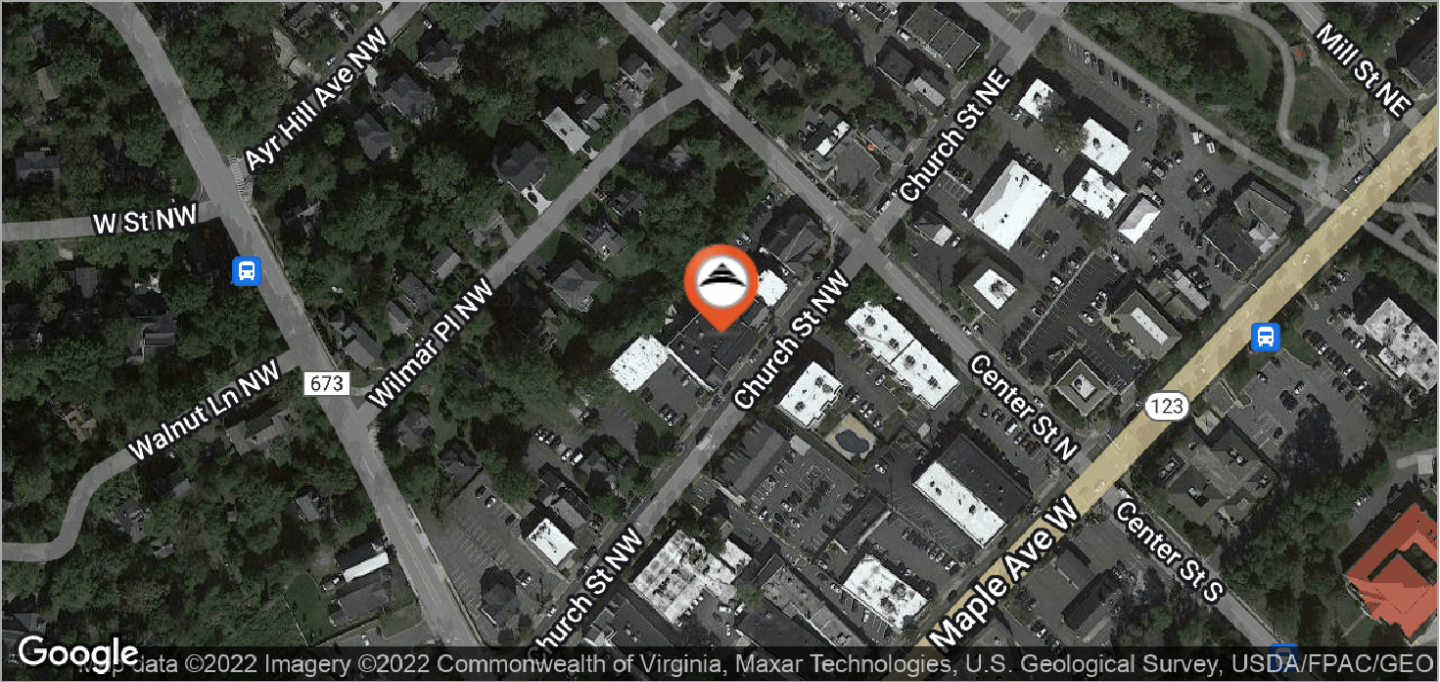


201 waiting room/reception

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Maps



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