

6611 Jefferson By The Hilton



**OFFICE
NO RENT TILL JUNE
ACROSS FR HILTON**

6611 Jefferson By The Hilton,
Haymarket, VA 20169



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Hilton Garden Inn Jefferson St & Washington



OFFICE NO RENT TILL JUNE - ACROSS FR HILTON

\$19.00 /SF/Yr

SUITE 301/302 LEASE. 2 MONTHS FREE RENT. MOVE IN NOW NO RENT TILL JUNE
 Outstanding Office Complex in downtown Historic District of HaymarketVA directly across from Hilton Garden Inn. The Hilton breaks ground on April 15, 2020 with Grand Opening on August 1, 2021. 6611 Jefferson St is a well maintained and well managed property, delightful suites, good neighbors, and priced at a very reasonable level, below its market value. Suite 301 302 is an Outstanding Suite with 5 Private Offices, Large Conference Room, Large Reception Area, Kitchenette, 2 In-Suite WCs, Open Bull Pen Area, Workroom, and secured storage. This office suite offers both privacy and convenience. Walk to in-town shops and eateries, directly across from planned Hilton Garden Inn Hotel. Convenient to I-66, I-81, Dulles International airport and D.C. This is a MUST SEE...

- Plush Suite, Conf Rm, Kitchen, WC, Private Offices 2 MOS FREE RENT
- Directly Across from Haymarket Hilton which is opening August 2021



Hilton Garden Inn



Jefferson By The Hilton

Rental Rate:	\$19.00 /SF/Yr
Property Type:	Office
Building Class:	B
Rentable Building Area:	14,400 SF
Year Built:	1984
Walk Score @:	5 (Car-Dependent)
Rental Rate Mo:	\$1.58 USD/SF/Mo

2nd Floor Ste 301 302

Space Available	2,000 SF
Rental Rate	\$19.00 /SF/Yr
Contiguous Area	2,000 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

2 MONTHS FREE RENT. AVAILABLE NOW. NO RENT TILL JUNE 1 Outstanding Office Suite in downtown Historic District of Haymarket VA. Well maintained and well managed property, delightful suite, good neighbors, and priced below its market value. Outstanding Suite with up to 5 Private Offices, Large Reception Areas, Kitchenette, In-Suite WC, Workroom, and secured storage. This office suite offers both privacy and convenience. Walk to in-town shops and eateries, directly across from planned Hilton Garden Inn Hotel. Convenient to I-66, I-81, Dulles International airport and D.C. This is a MUST SEE property. CALL gerry kennedy TODAY 301 639 0058 or 800 818 TEAM

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Group Therapy Associates	-	
Haymarket Regional Food Pantry	-	
Joe Gibbs' Youth For Tomorrow	-	





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REALTOR SIGNING BONUS - SEE BRIGHT MLS VAPW473122

Property Photos



Welcoming Entry



Neighbor To The Hilton

Property Photos



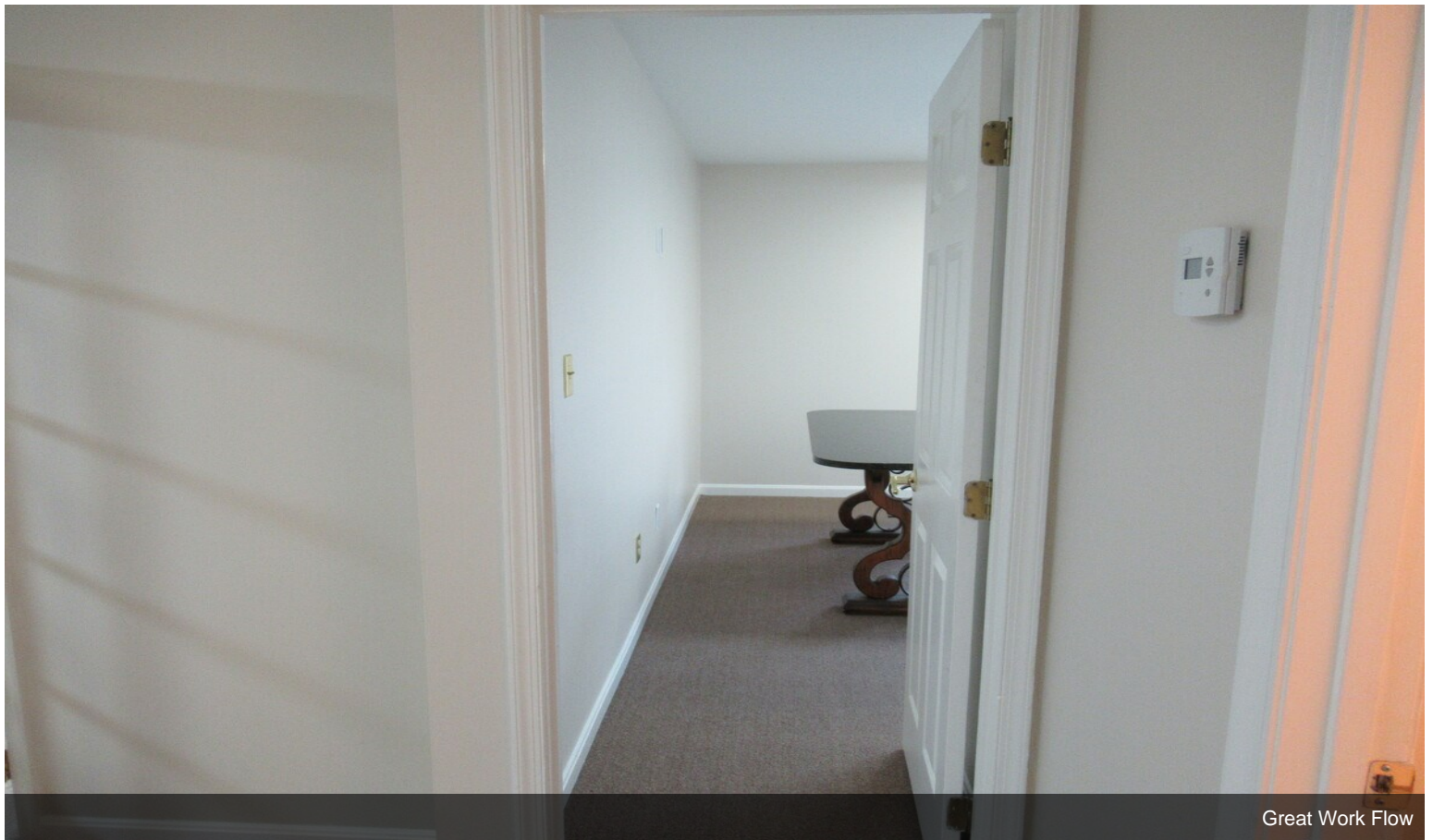
Property Photos



Property Photos



In-Office Storage



Great Work Flow

Property Photos



WC



Comfortable Layout

Property Photos



Large Private Offices



Conference

Property Photos



Conference



Kitchenette

Property Photos



Workroom



Great Workflow

Property Photos



Kitchenette



Large Bull Pen Area

Property Photos



Office



Bull Pen

Property Photos



Secondary Entry



Reception Open Workspace

Property Photos



Private Offices



Extra In-Office Storage

Property Photos



Great Workflow



Privacy

Property Photos



Bright Offices

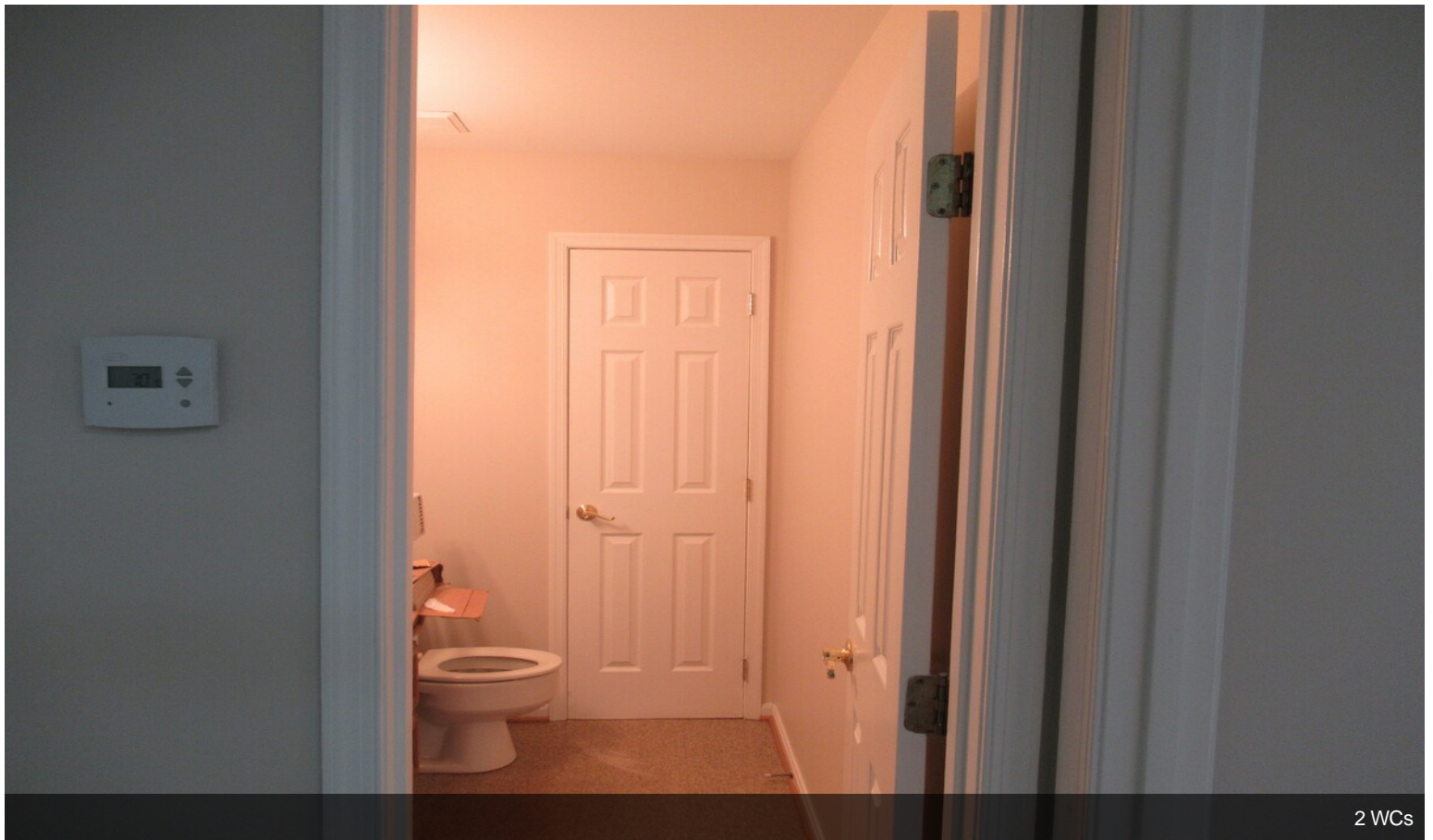


Large Private Offices

Property Photos



Excellent



2 WCs

Property Photos



WC



Extra Large Conference

Property Photos



Property Photos



Bring Your Fav Furnishings

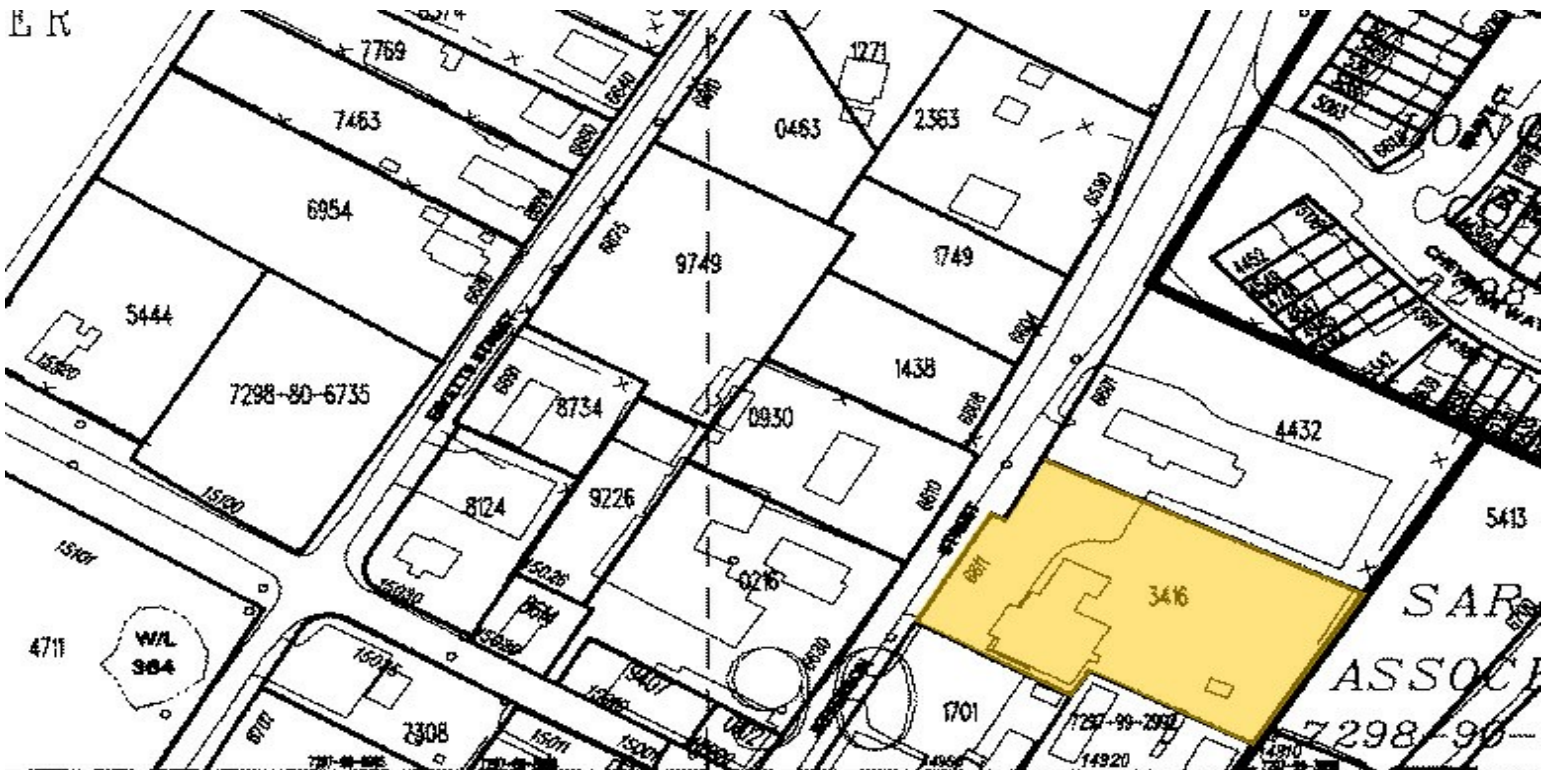


Jefferson Sleek

Property Photos



Menu Sign Board



Plat Map

Property Photos



6611 Jefferson St



Jefferson St Haymarket

Property Photos



Home to Suite 301 302



Jefferson By The Hilton

Property Photos



Jefferson Friendly



Jefferson Walkable