



PLAZA 500



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6295 EDSALL ROAD | ALEXANDRIA, VA | WWW.PLAZA-500.COM

OFFICE & WAREHOUSE SPACE FOR LEASE



PROPERTY HIGHLIGHTS

OVERVIEW

- Two multi-story flex buildings totaling 502,807 SF
- Property includes all use types: office and classroom space, flex space and warehouse space
- Ample free parking (2.22/1,000 SF)
- 34.16 acre site
- Zoned I-3 and I-5
- Fairfax County

BUILDINGS

Industrial

- 13' - 14' ceiling heights
- 20' x 20' column spacing
- 140' truck court
- Dock doors
- \$6.00 PSF NNN

Office

- Common area amenities
- Excellent lobby exposure
- Competitive rental rates

LOCATION

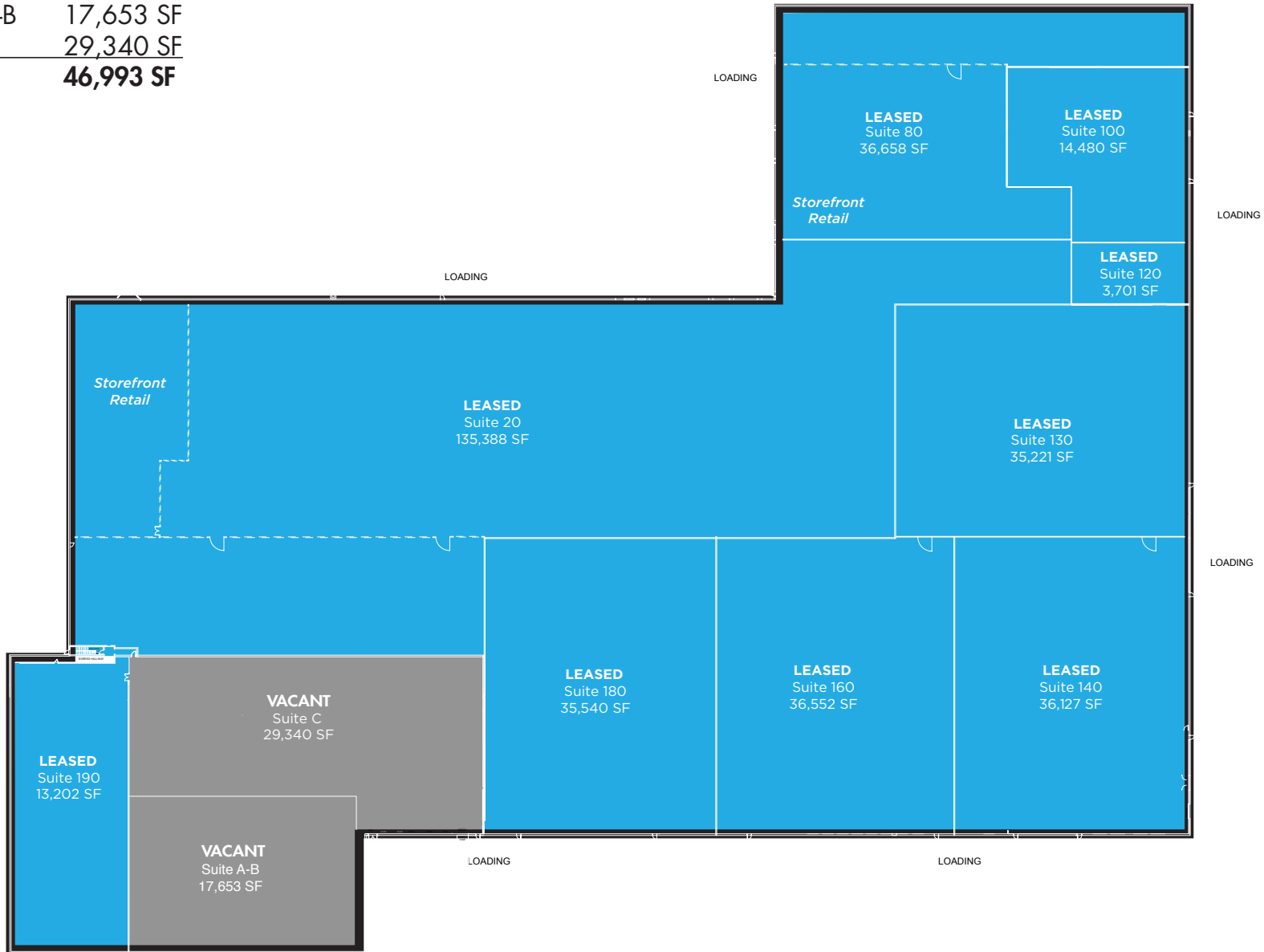
- Immediate access to I-495, I-395 and I-95
- Within walking distance to the Blue Line's Van Dorn Metrorail station
- 9 miles to Reagan Int'l Airport
- 12 miles to Washington, D.C.
- 28 miles to Dulles Airport

EASY ACCESS TO I-495, I-395, I-95 & THE VAN DORN METRO



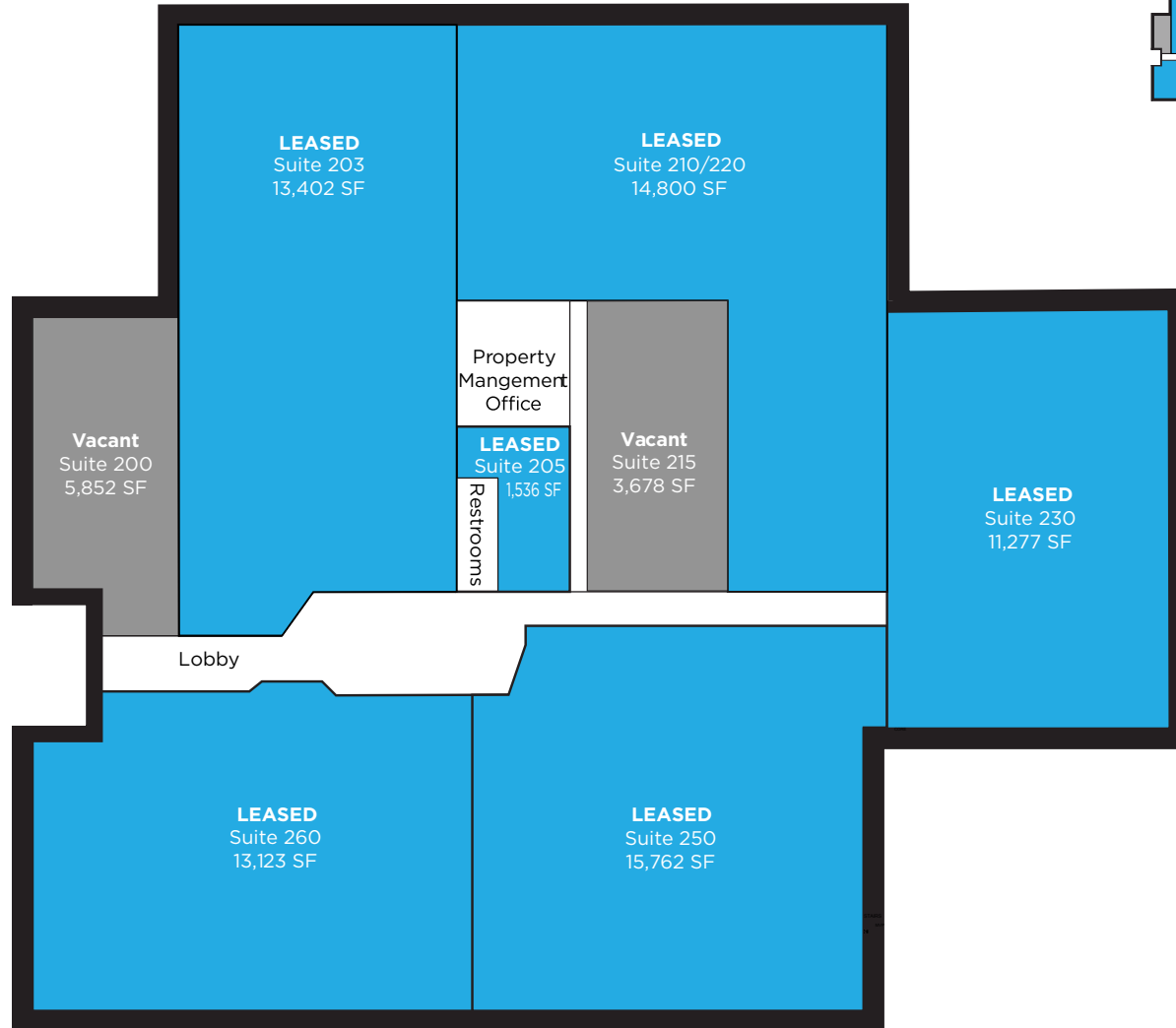
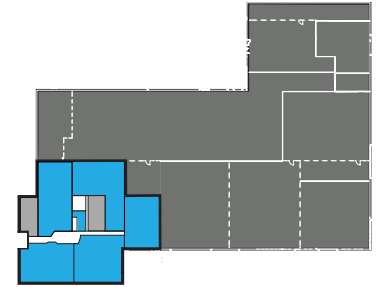
INDUSTRIAL

| | |
|--------------|------------------|
| SUITE A-B | 17,653 SF |
| SUITE C | 29,340 SF |
| TOTAL | 46,993 SF |



OFFICE

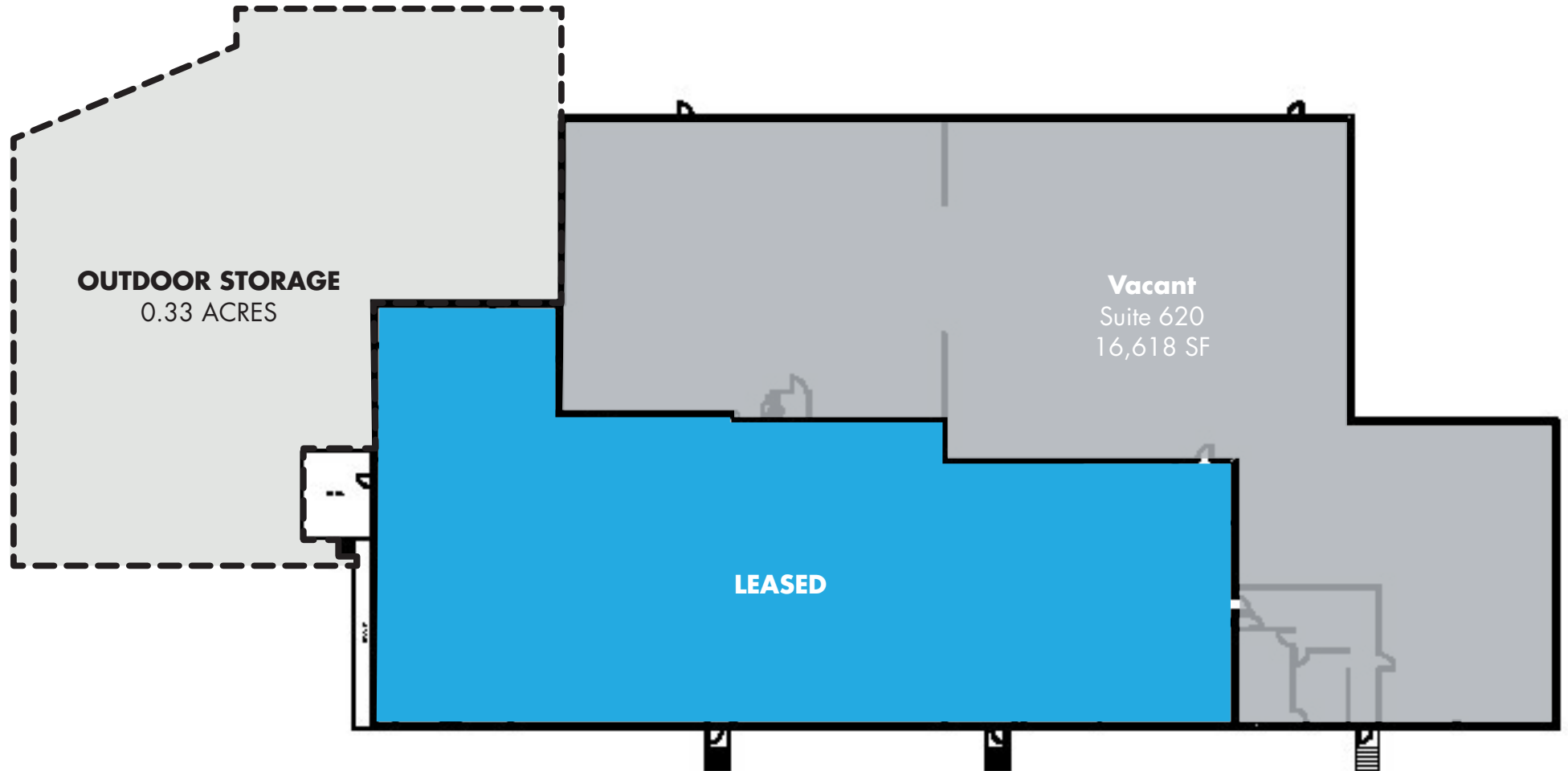
| | |
|--------------|-----------------|
| SUITE 200 | 5,852 SF |
| SUITE 215 | 3,678 SF |
| TOTAL | 9,530 SF |



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NOW AVAILABLE

INDUSTRIAL FLEX
SUITE 620 16,618 SF 0.33 ACRES OF OUTDOOR STORAGE



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