



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

RETAIL / OFFICE FOR LEASE

301A MAPLE AVENUE W, VIENNA, VA 22180



PROPERTY OVERVIEW

In the Town of Vienna (The Elm Buildings), this ground floor suite has high visibility and sits directly on the corner at the lit intersection of Maple Ave. W & Pleasant Ave. NW. The suite currently offers an open floor plan with one bathroom, one server room and one office/storage space. Ideal for general retail, office, or medical use (no restaurants).

- 1,900 SF
- \$40.00 PSF, plus \$8.84 NNN
- Ample parking with 4.25 spaces per 1,000 SF
- Zoned C-1A (Special Comm. Zone Regulations)

AREA HIGHLIGHTS

- The Elm Buildings are located near Tysons Corner with easy access to Rt. 66, Rt. 7 & I-495
- Downtown Vienna is less than a mile away and the Vienna/Nutley Metro Station is nearby
- Metro Bus stop is directly in front of the property
- Countless amenities, restaurants & shopping in the surrounding area

FOR MORE INFORMATION

GEORGE BOOSALIS

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BOOSALIS PROPERTIES | 13562 Richmond Highway, Suite 100 | Woodbridge, VA 22191 | www.BoosalisProperties.com

This information has been obtained through sources deemed reliable, but accuracy can not be guaranteed.



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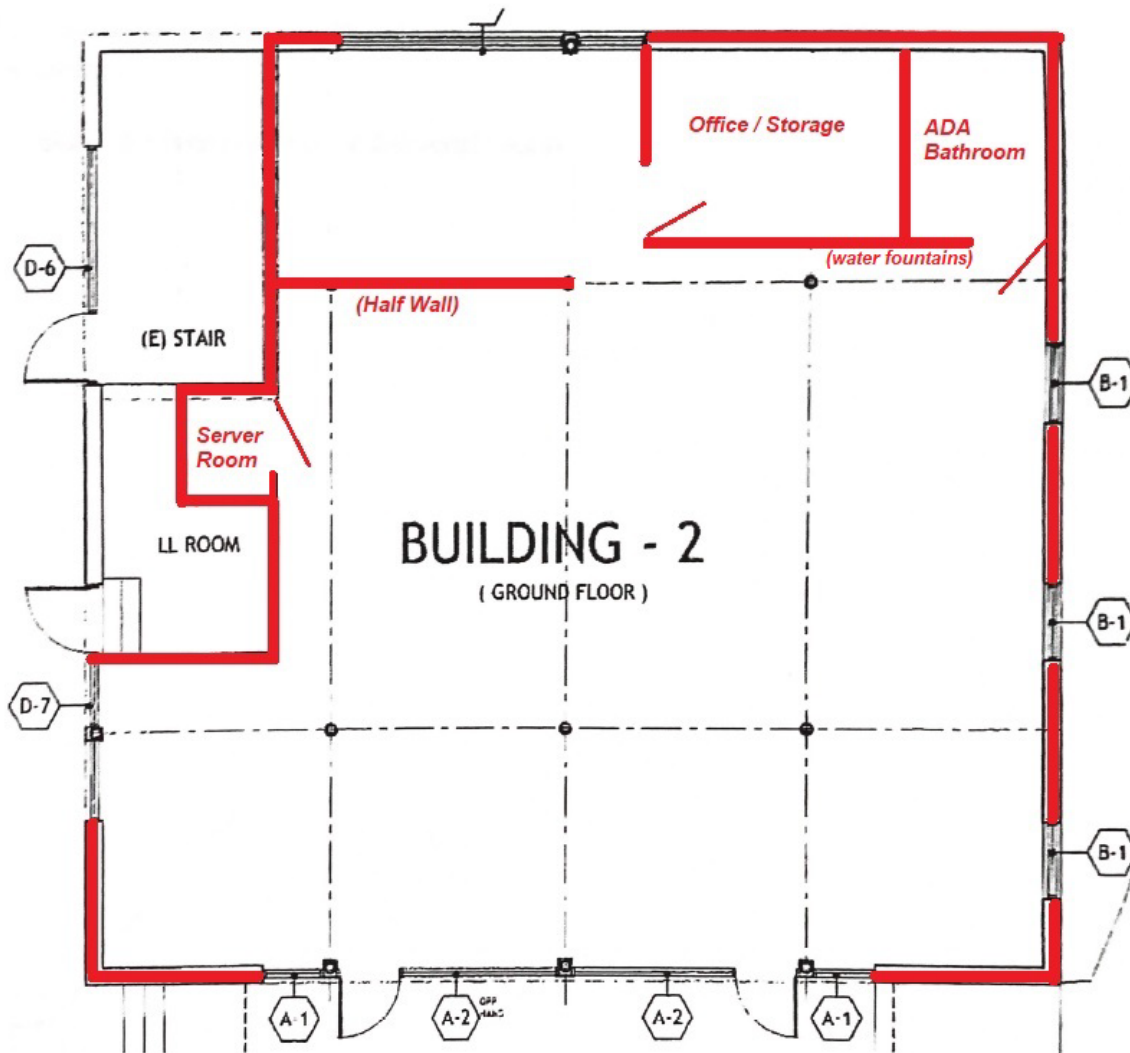
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FLOOR PLAN



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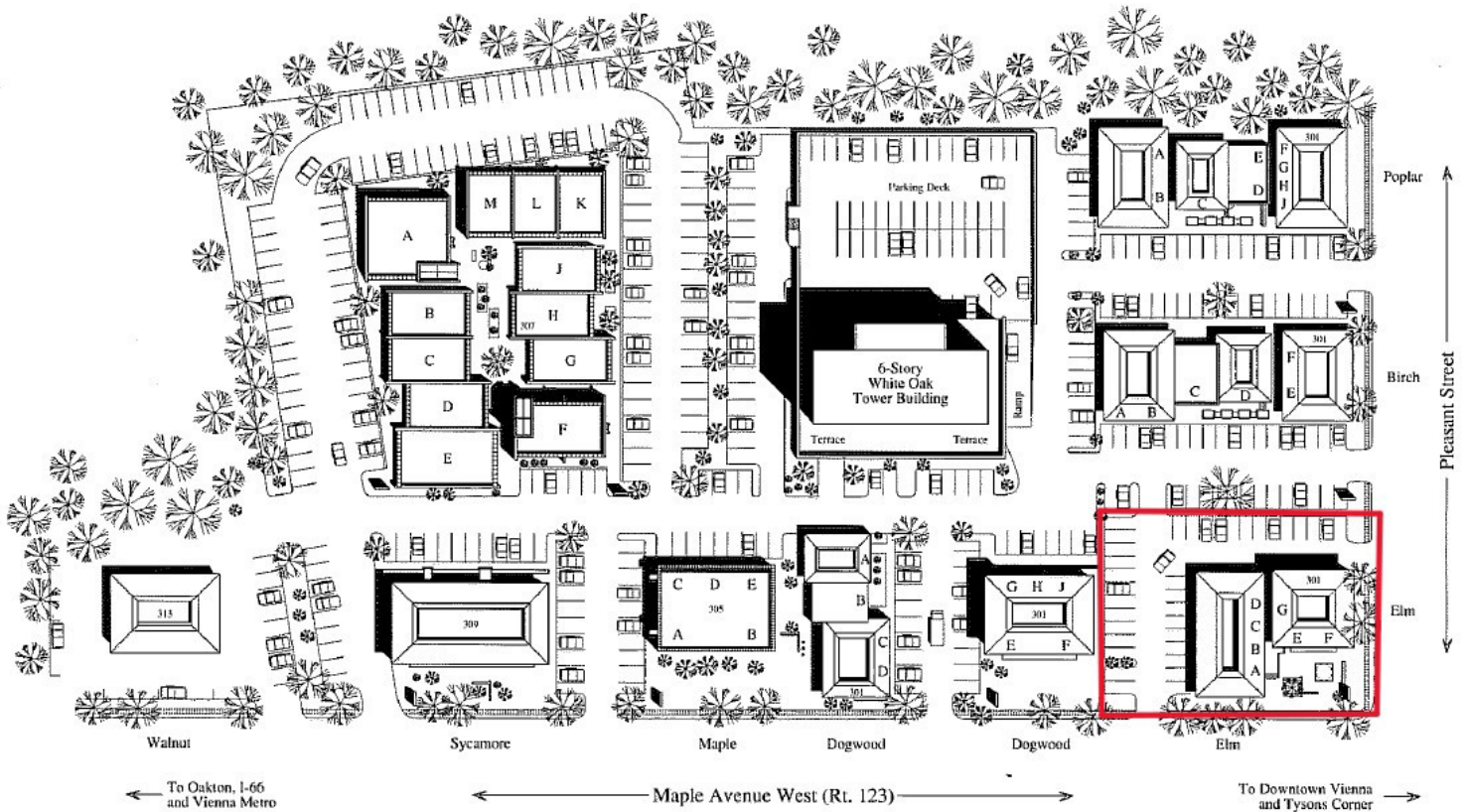
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SITE PLAN



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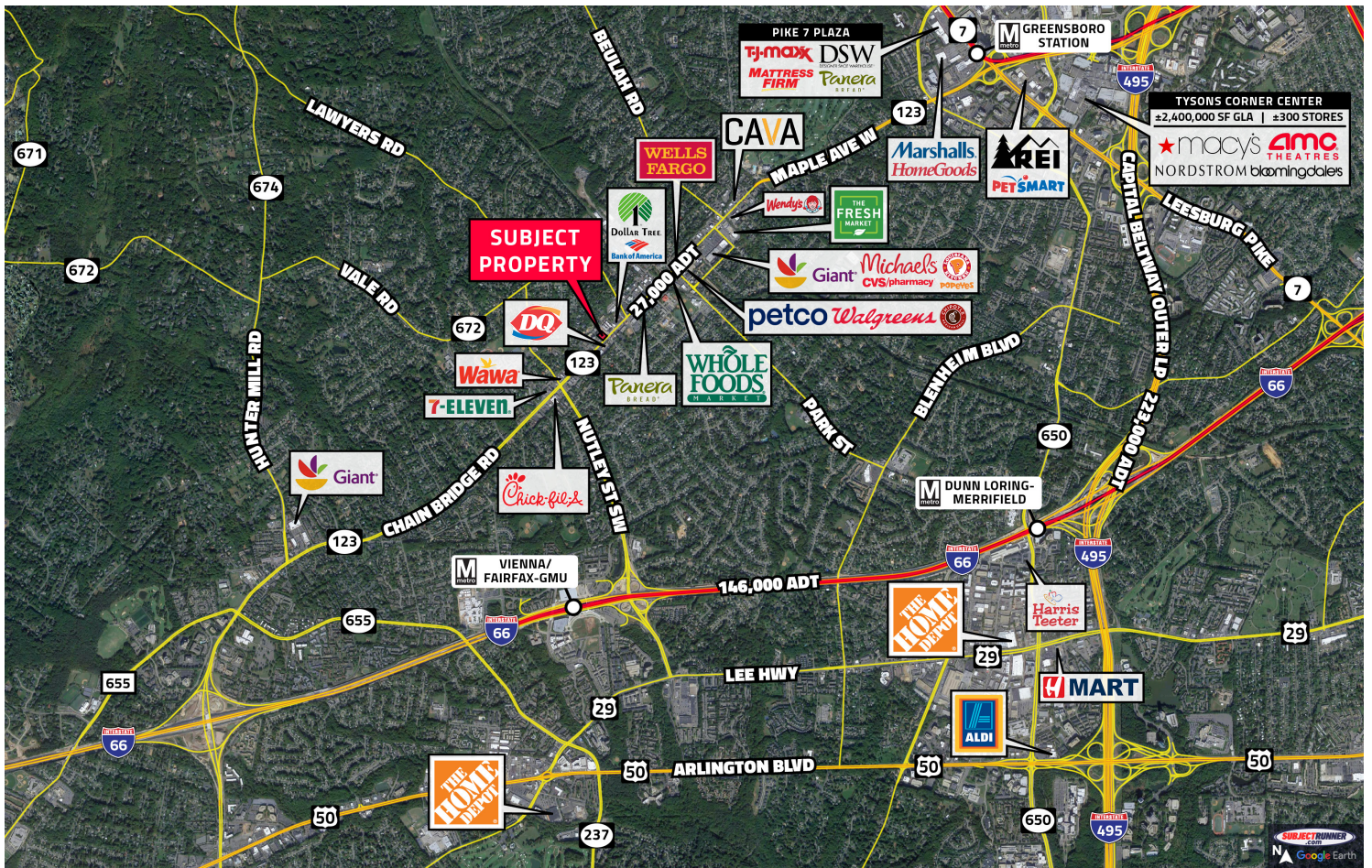
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AERIAL



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