



REAL ESTATE INVESTMENT AND MANAGEMENT

OFFICE FOR LEASE

12751 MARBLESTONE DR. SUITE 200 WOODBRIDGE, VA 22192



PROPERTY OVERVIEW

This second floor office suite sits within an attractive office/retail building located just off Prince William Parkway and Ridgefield Drive (57,000 VPD). A corner unit filled with natural light surrounding three sides of the suite. Neighboring tenants are State Farm Insurance, RE/MAX Allegiance, Integrative Counseling, Anytime Fitness and River Falls Salon & Spa.

- Approximately 2,921 SF available
- \$23 psf, FS, plus electric
- Waiting/reception area, conference room, 9 offices and kitchen/break room
- Elevator access near suite
- Abundance of parking for staff and clients
- Signage available
- Zoned PMD

AREA HIGHLIGHTS

Suite 200 is within a low-rise office building located near the Prince William County Government Complex, with easy access to Prince William Pkwy., Route 234 and I-95.

The immediate property is surrounded by an abundant mix of medical and office professionals, restaurants and retailers.

Less than a mile away there are multiple shopping centers with premier retailers and restaurants.

FOR MORE INFORMATION

GEORGE BOOSALIS

President/Principal Broker
george@boosalisproperties.com
703.494.7691 office | 703.283.6071 cell

MELANIE NOBRIGA

melanie@boosalisproperties.com
703.494.7691 office | 808.937.9417 cell

THOMAS VELTSISTAS

thomas@boosalisproperties.com
703.628.8978 cell

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.

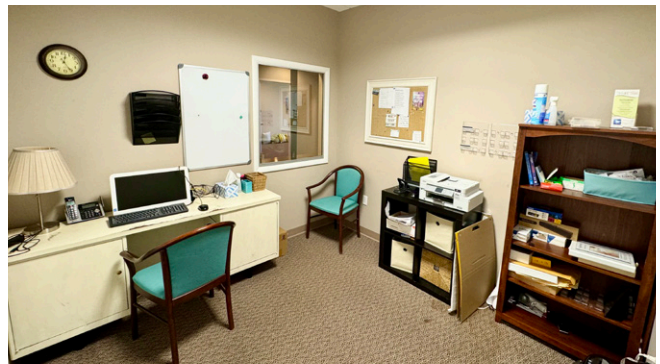


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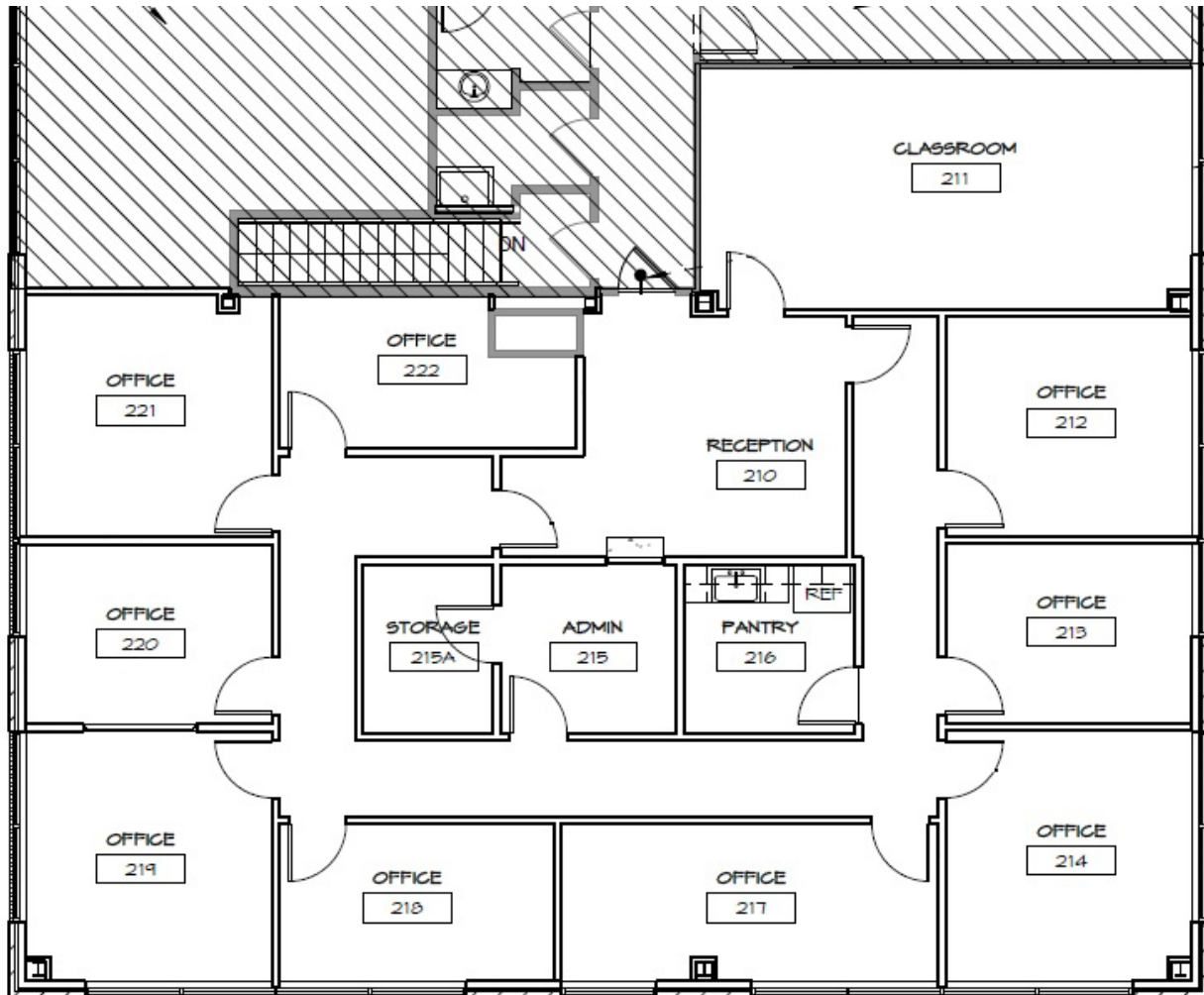


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Suite 200 (approximately 2,921 sf)

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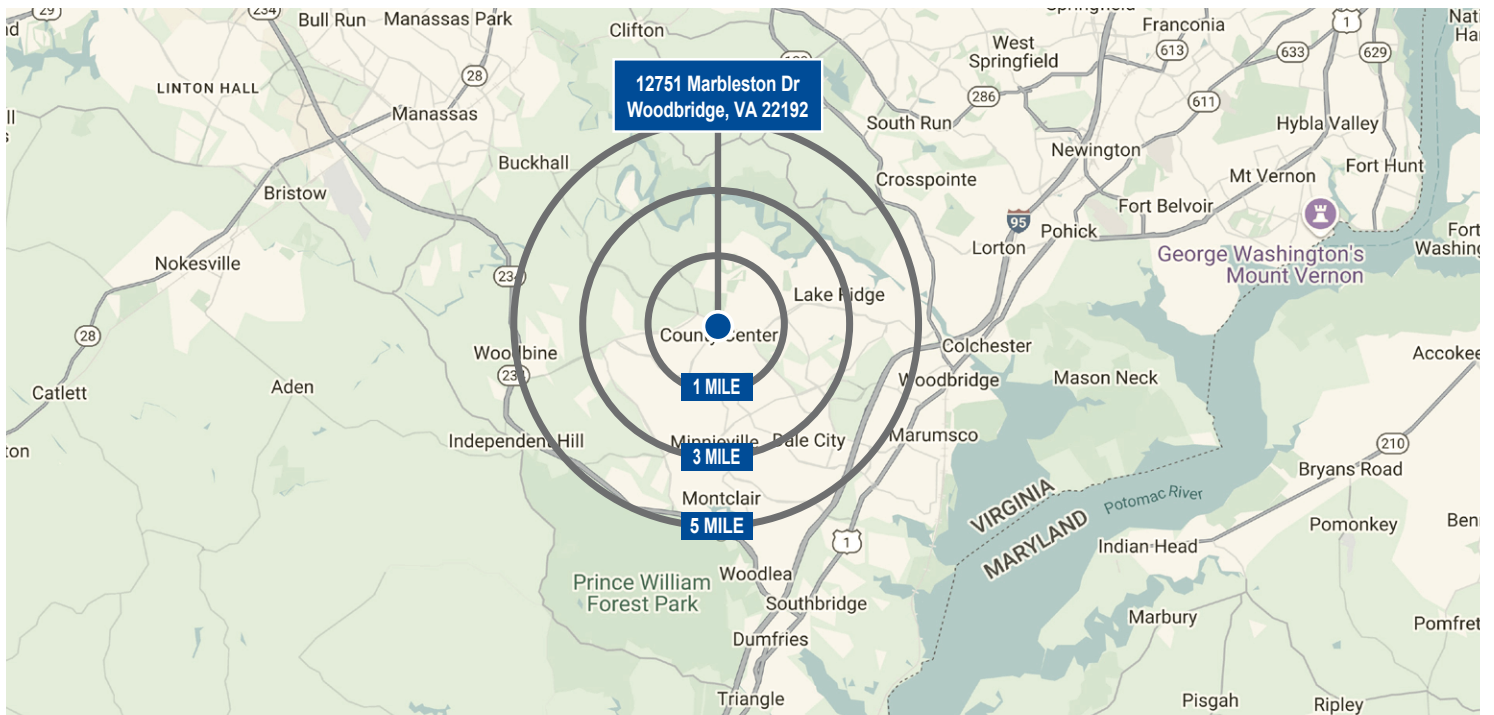


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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	13,340	93,635	192,611
Households	3,982	29,149	60,580
Avg HH Income	\$159,960	\$143,653	\$143,355
Median Home Value	\$475,611	\$413,719	\$431,831

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