



## BUILDING HIGHLIGHTS

- Two retail spaces available immediately - 5,700 SF and 4,173 SF
- Ideal for health club, salon/spa, professional services
- Highly visible project at crossroads of Rt. 50 and Rt. 7—58,000 ADT
- Current 400,000 square feet of office undergoing major revisions
- Additional development will increase to 600,000+ SF office campus with 180-room hotel
- Abundant surface parking and shuttle to East Falls Church Metro/Orange Line
- Prominent location with great access and visibility
- New Cafe open

## AREA DEMOGRAPHICS

Radius	.5 mile	1 mile	3 miles
Daytime Population	4,111	18,609	178,246
Average HH Income	\$107,088	\$97,357	\$97,424
Median HH income	\$83,209	\$80,292	\$83,206

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