



One Beltway Center

5904 Richmond Highway, Alexandria, VA 22303

AVAILABILITY:

Rate: \$25.00 PSF - \$26.00 PSF Full Service

2nd Floor:

- Suite 200: 7,000 -15,514 SF (Full Floor Available)

3rd Floor:

- Suite 300 - 3,000-6,814 SF

- Suite 340 - 3,643 SF
(Spec Suite, Some Furniture Included)

- Suite 350 - 2,059 SF

4th Floor:

- Suite 405: 2,592 SF (Spec Suite)

5th Floor:

- Suite 500: 4,631 SF

- Suite 525: 2,330 SF

6th Floor:

- Suite 650: 2,000-6,500 SF

PROPERTY HIGHLIGHTS:

- New Building renovations recently completed; Lobby, Common area hallways, bathrooms & elevator cabs.
- Easy access to Route 1, I-495, Old Town Alexandria and National Harbor
- Ideal for Gov't Contractors & Professional services - well located in between DC / Pentagon & Fort Belvoir
- Walking distance to Huntington METRO Station (Yellow Line) & Mount Vernon Trail
- Small medical suites available
- Free, surface & covered parking at a ratio of 3.0 / 1,000 SF
- Term: 3 - 10 years
- Asking Rate: \$24.00 - \$27.00 PSF, FS



OFFICE & MEDICAL SPACE FOR LEASE

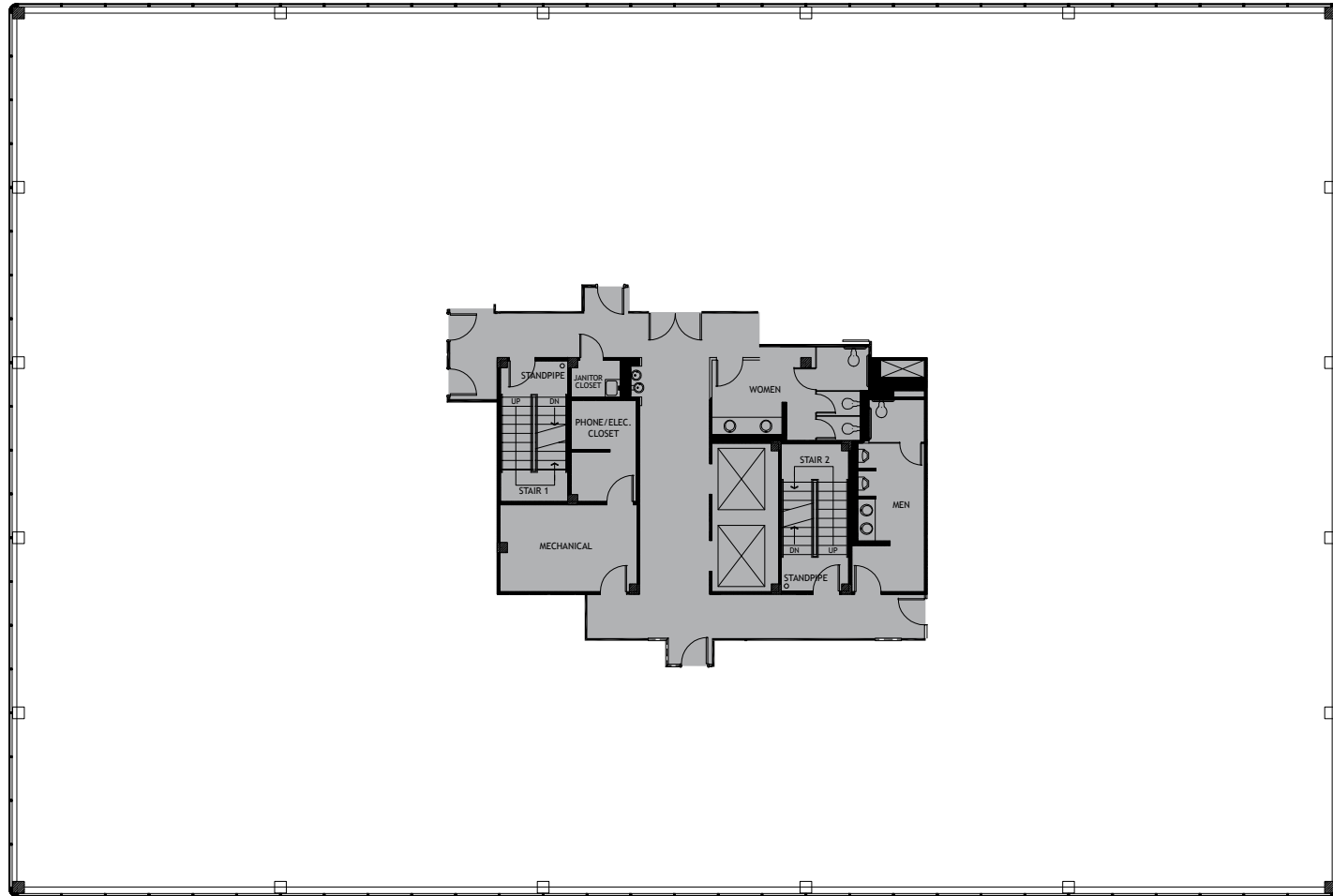
JACK REGLER
jregler@klnb.com
703-268-2740

MARC TASKER, CCIM, SIOR
mtasker@klnb.com
703-268-2735

PETER ILARDO
pilarado@klnb.com
703-259-7050

klnb.com

Suite 200 | 7,000-15,514 SF (Full Floor Available)



2nd FLOOR PLAN

One Beltway Center

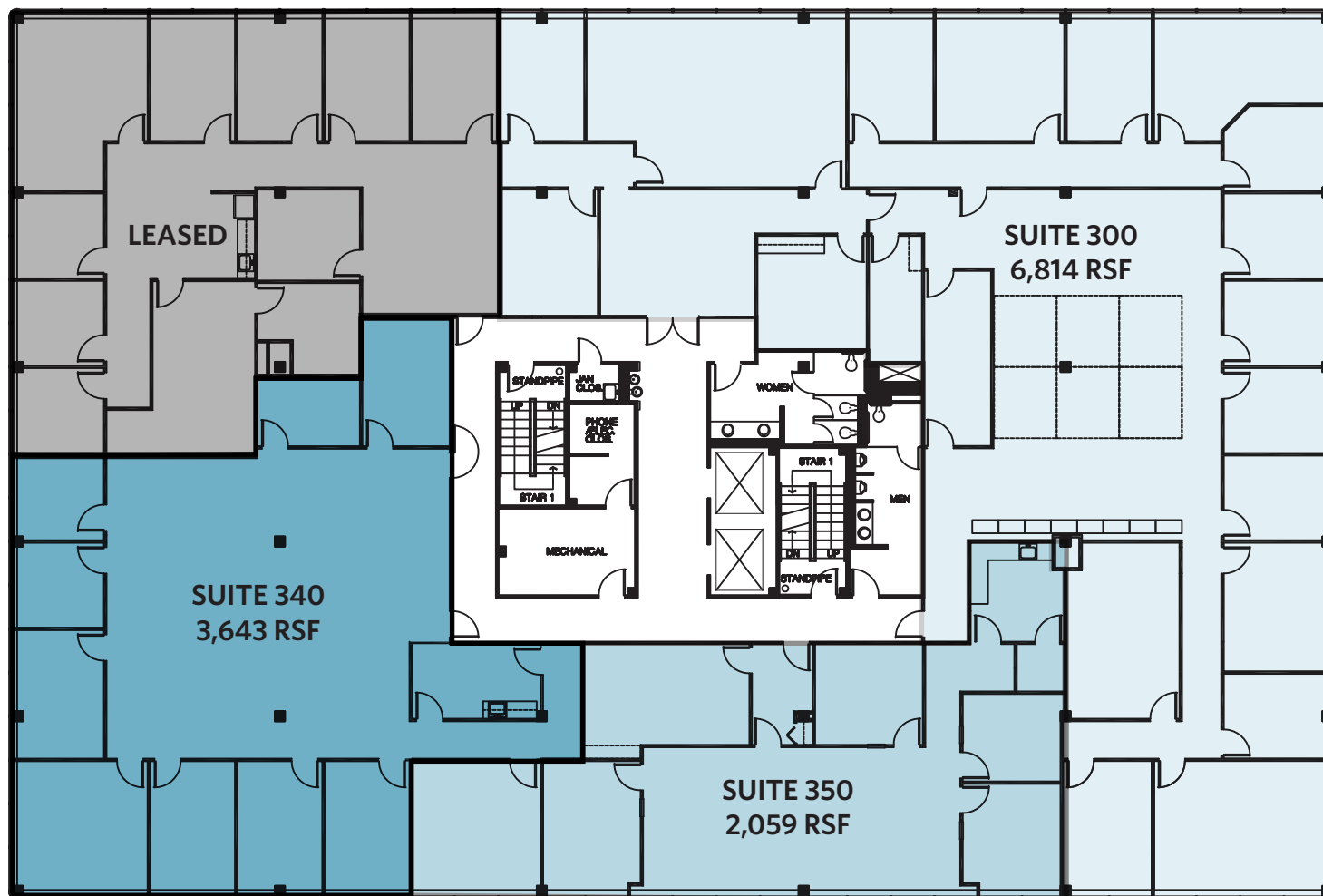
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Suite 300, 340, 350 | 3,000-6,814 SF, 3,643 SF, 2,059 SF



3rd FLOOR PLAN

One Beltway Center

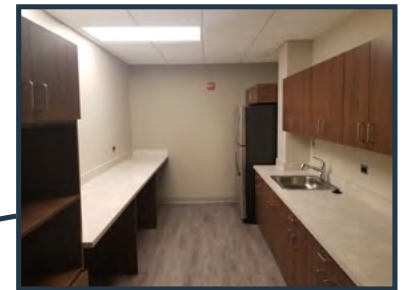
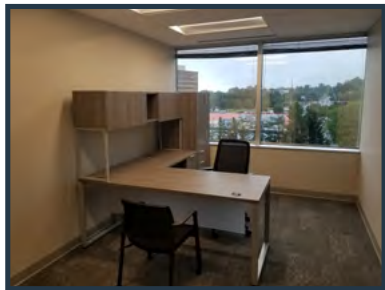
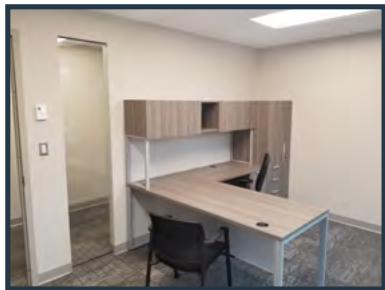
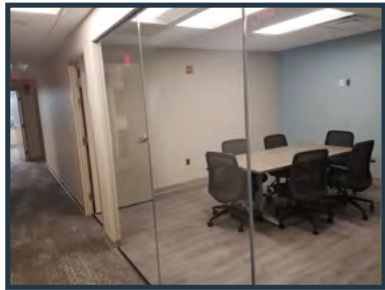
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Suite 340 | 3,643 SF



3rd Suite 340 PLAN

One Beltway Center

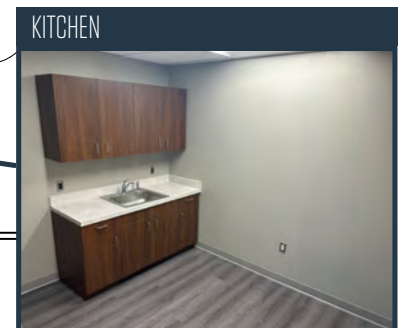
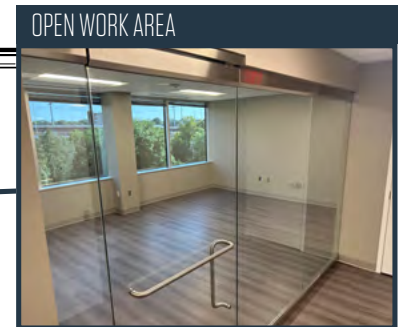
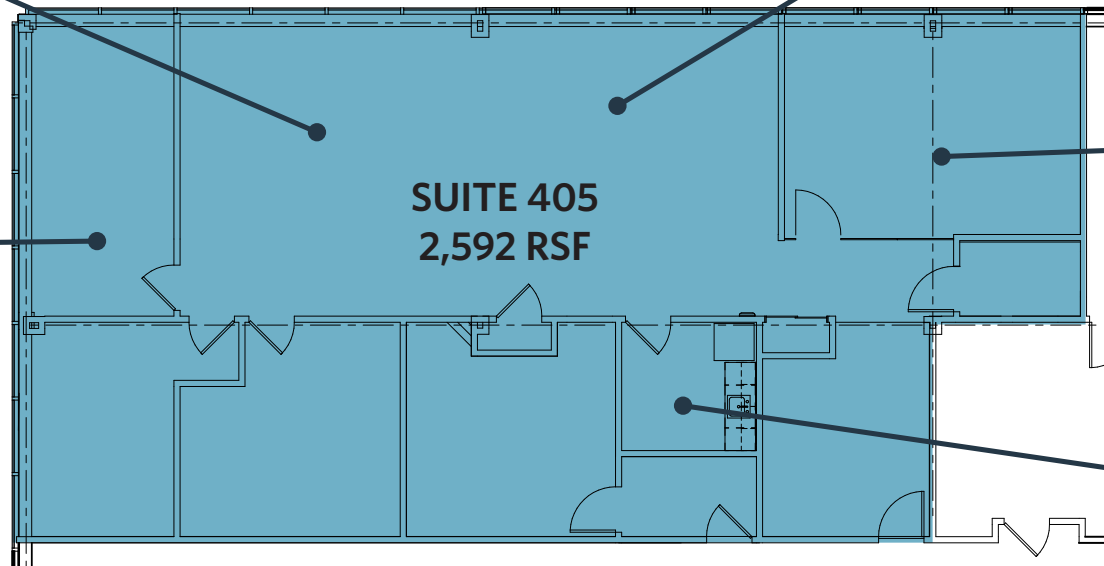
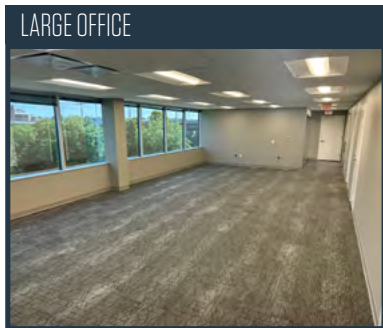
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Suite 405 | 2,592 SF



4th FLOOR PLAN

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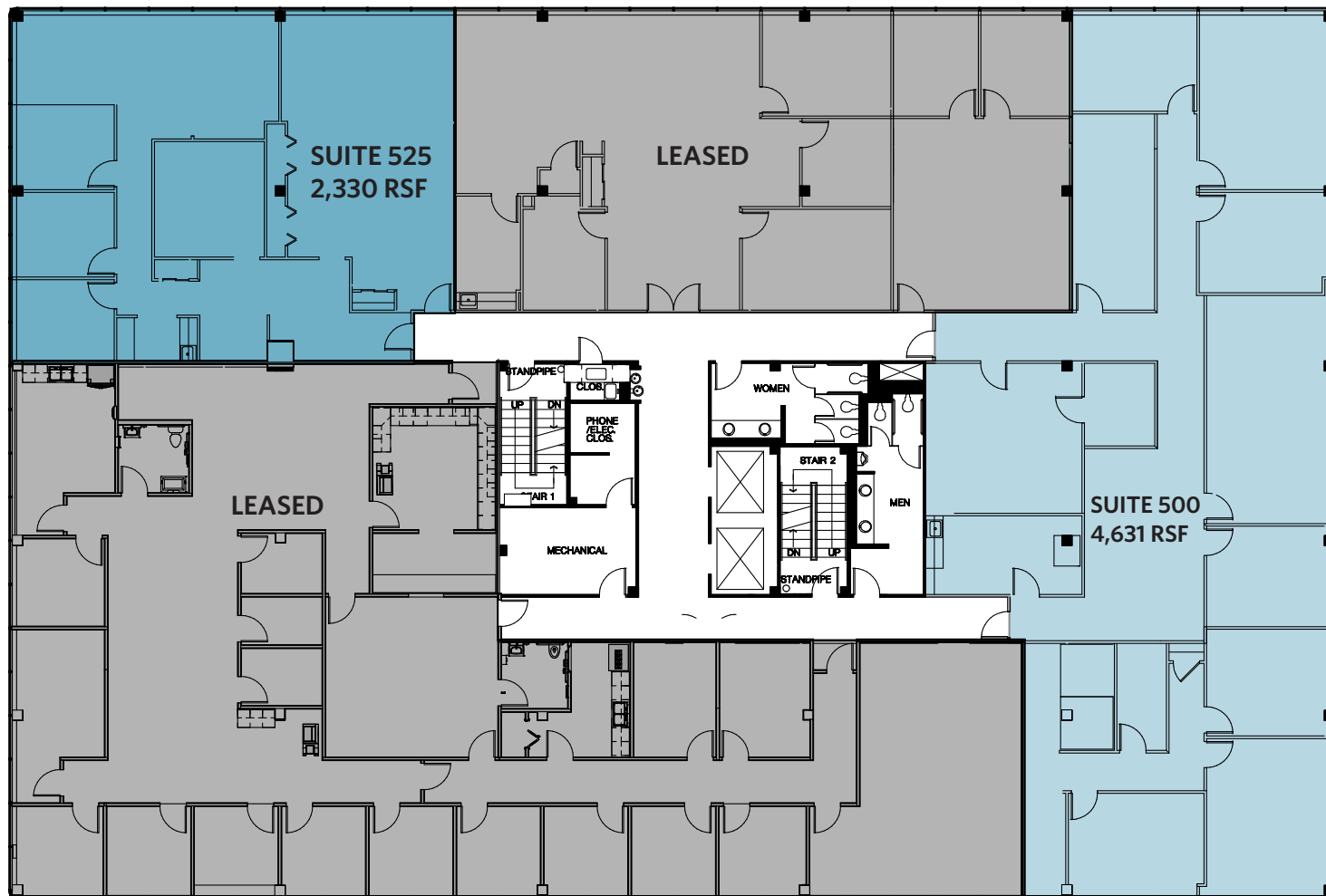
JACK REGLER
jregler@klnb.com
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703-259-7050



Suite 500 & 525 | 4,631 SF, 2,330 SF



5th FLOOR PLAN

One Beltway Center

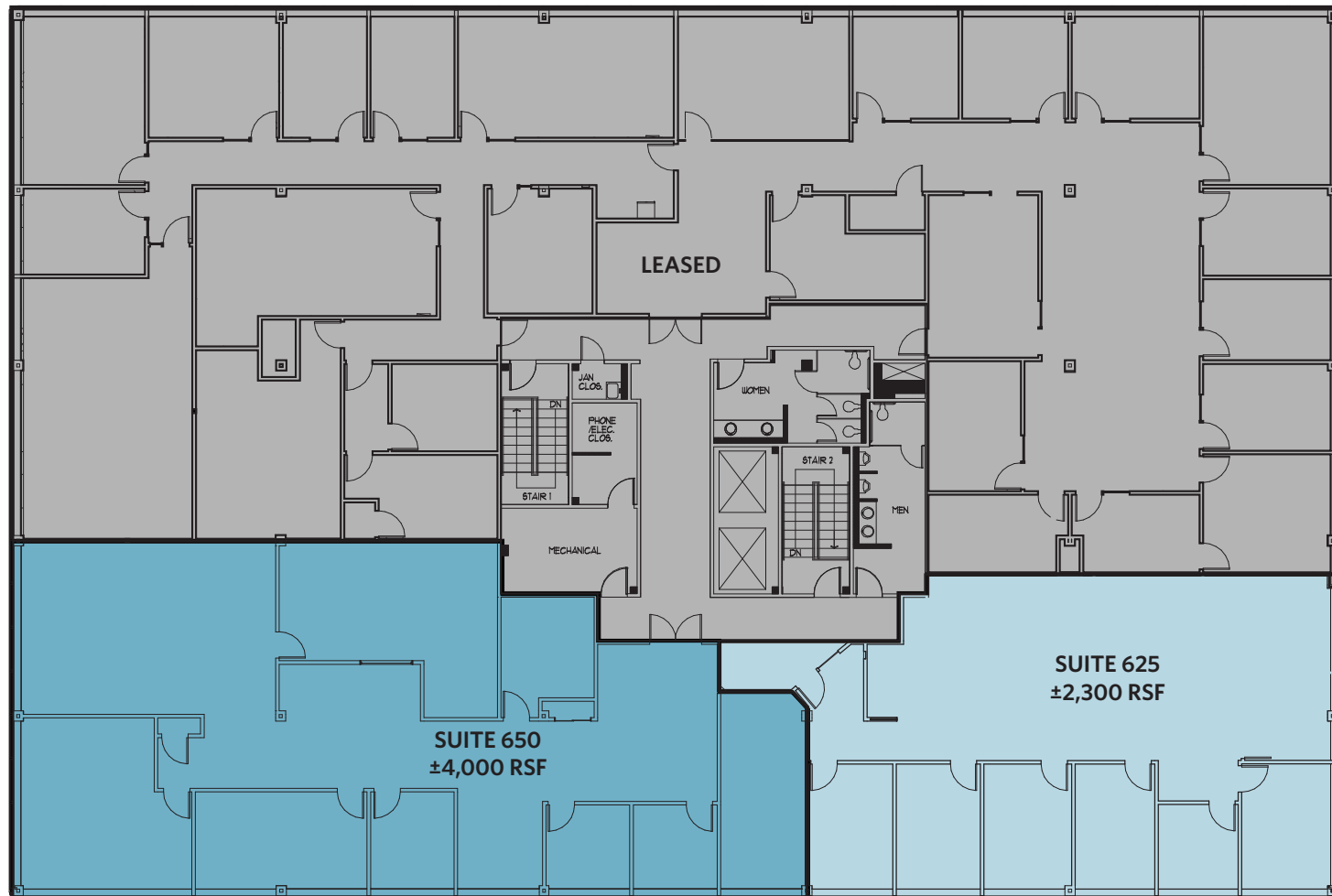
JACK REGLER
jregler@klnb.com
703-268-2740

MARC TASKER, CCIM, SIOR
mtasker@klnb.com
703-268-2735

PETER ILARDO
pilarado@klnb.com
703-259-7050



Suite 550 & 625 | $\pm 4,000$ SF, $\pm 2,300$ SF



6th FLOOR PLAN

One Beltway Center

JACK REGLER
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MARC TASKER, CCIM, SIOR
mtasker@klnb.com
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AERIAL OVERVIEW



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CONTACT

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8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klnb.com

VISIT PROPERTY WEBSITE



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