



OFFICE SPACE FOR LEASE

- Building Height: 4 Stories
- Building Class: B
- Building Size: 67,151 SF
- Year Built/Renov: 1989/2023
- Parking: 200 Surface & 150 Covered

ABOUT THE PROPERTY

The four-story office building boasts updated elevator lobbies with modern finishes, and two-story atriums overlooking the picturesque grounds with beautiful landscaping, a one-acre pond, fountains, and walking paths. Nestled into Raglan Road Park in an urban setting, 1604 Spring Hill Rd offers the best of both worlds.

Located in Tysons West less than two miles from Tysons Corner Center, the property is surrounded by a plethora of shopping and dining options, including Starbucks, Chick-fil-A, Ruth's Chris Steak House, and Walmart within a half-mile.

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More than just a shared office space, SevaSpaces is an ecosystem dedicated to the success of your business. Get affordable, turnkey, move-in ready workspaces with the office infrastructure you need, all-inclusive amenities to refuel & relax, and a vibrant community of entrepreneurs and business leaders to meet new customers and grow your network.

You get the following benefits as a member of SevaSpaces:

- Furnished, move-in ready workspaces with the office infrastructure you need (Fast Wi-Fi, meeting rooms, 24/7 access, private call rooms, and more). All you need to do is fire up your laptop and start working.
- Flexible, month-to-month lease terms that keep your overhead low.
- All-inclusive amenities, including gourmet coffee, snacks, and wellness room.
- Networking events, speakers, and happy hours that cultivate community and grow your network.
- Elevated workspaces with original art by renowned artist Kiril Jeliaskov

ALL-INCLUSIVE AMENITIES DESIGNED TO HELP YOU BE PRODUCTIVE



Furnished, Move-In Ready Workspaces



On-Site Gym with Showers



24/7 Access



Adjustable Height Desks



Free WiFi and Fiber Ready Offices



Ergonomic Chairs



Conference Rooms



Outdoor Patio



Podcast Room



Unlimited Gourmet Coffee, Tea and Snacks



Wellness Room



Free Covered and Surface Parking



Mailing Address & Mail Collection



Metro Access

PHOTOS

1604 SPRING HILL RD

VIENNA, VA 22182, FAIRFAX COUNTY



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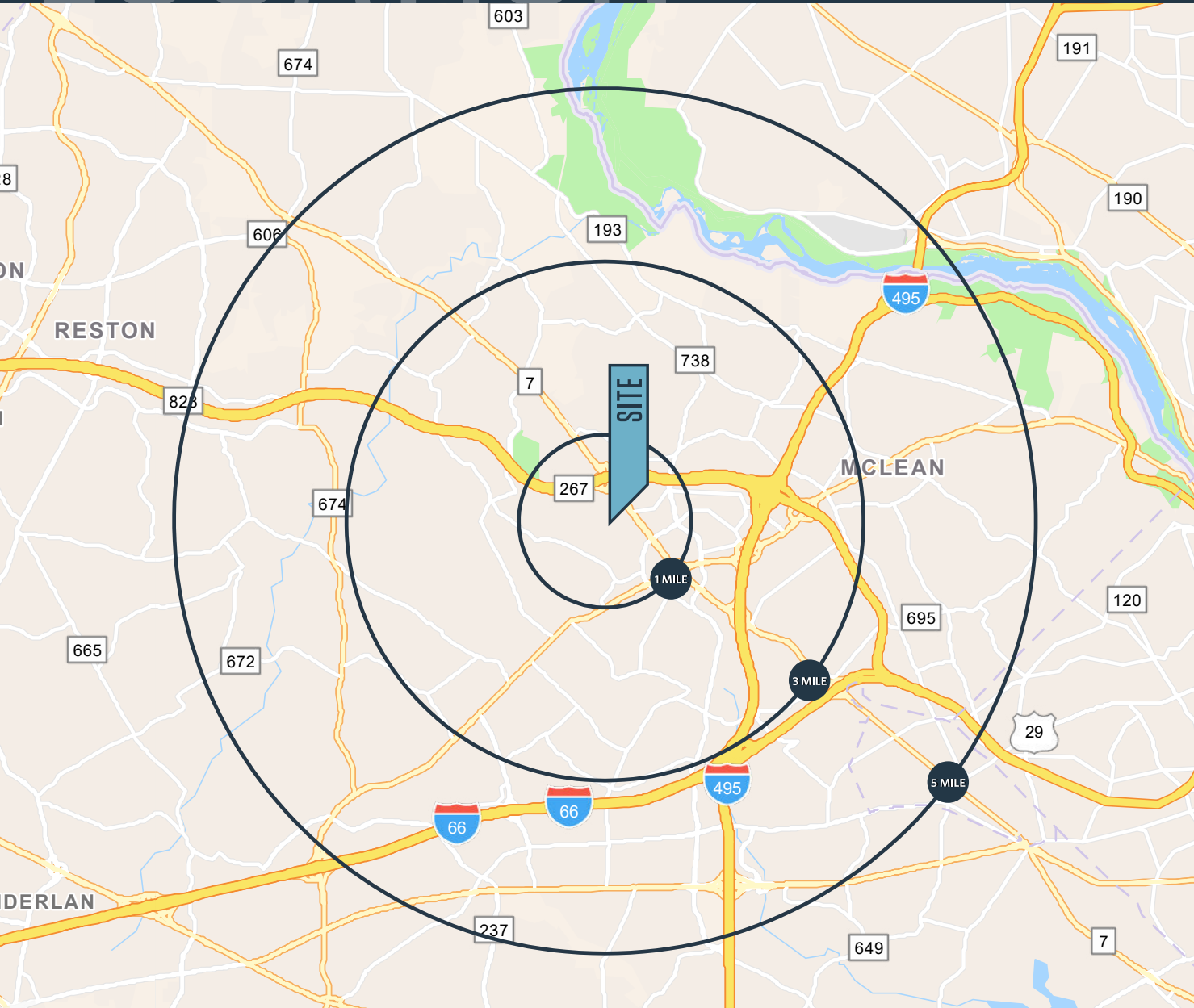
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klnb

LOCATION

1604 SPRING HILL RD

VIENNA, VA 22182, FAIRFAX COUNTY



DEMOGRAPHICS | 2023:

1-MILE	3-MILE	5-MILE
Population		
16,612	94,299	239,281
Daytime Population		
36,775	157,974	327,808
Households		
7,759	36,592	90,648
Average HH Income		
\$204,622	\$235,341	\$228,751

[CLICK TO DOWNLOAD DEMOGRAPHIC REPORT](#)

TRAFFIC COUNTS | 2022:

Spring Hill Rd	802 ADT
Westwood Center Dr	1,059 ADT
Leesburg Pike	72,571 ADT

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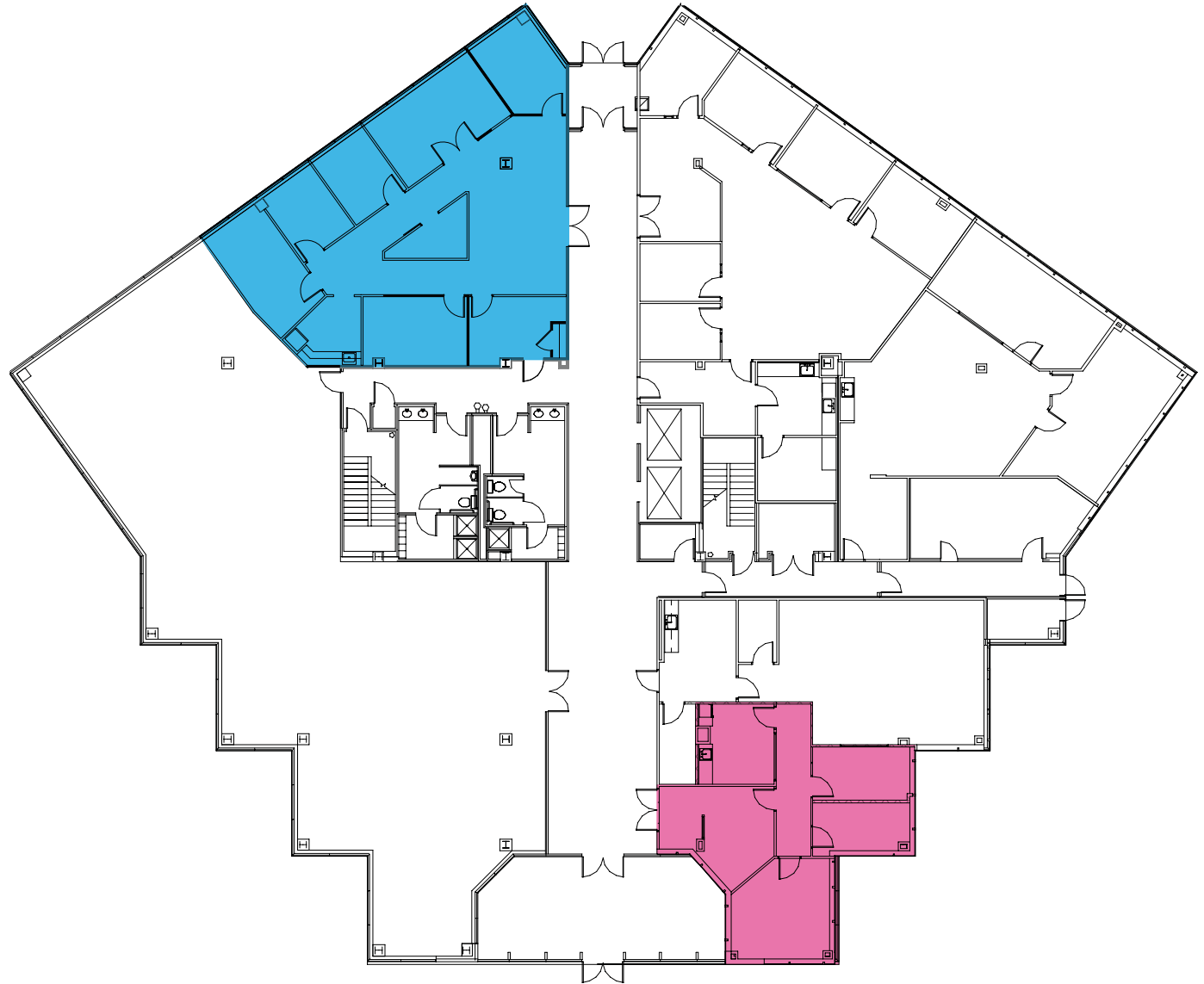
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1ST FLOOR

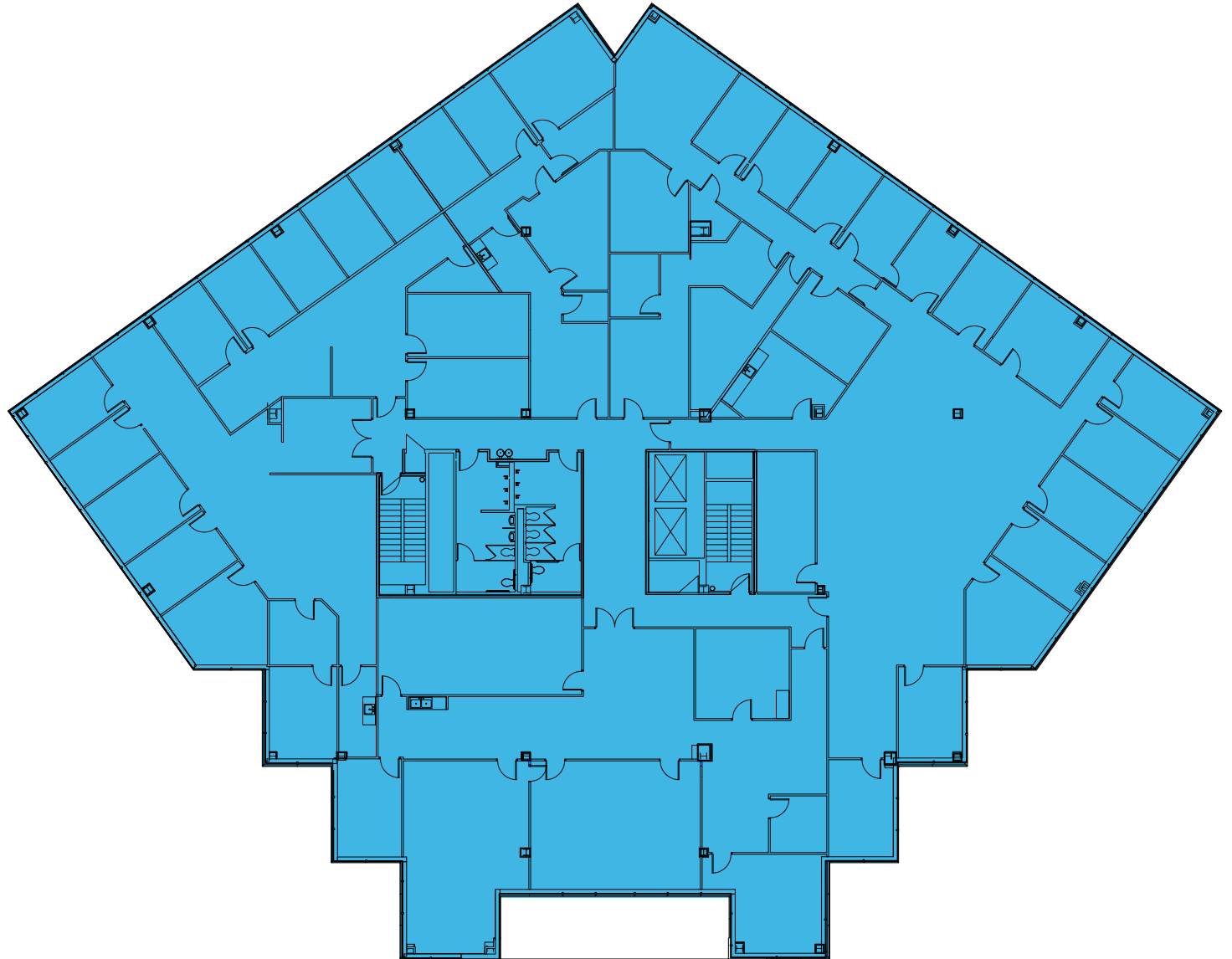
SUITE 120: 2,093 SF

SUITE 150-A: 1,052 SF



3RD FLOOR

■ 17,956 SF



4TH FLOOR

SUITE 400: 2,038 SF

SUITE 450: 10,608 SF





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FOR MORE INFORMATION, PLEASE CONTACT:

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CLICK TO VIEW PROPERTY WEBSITE

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