

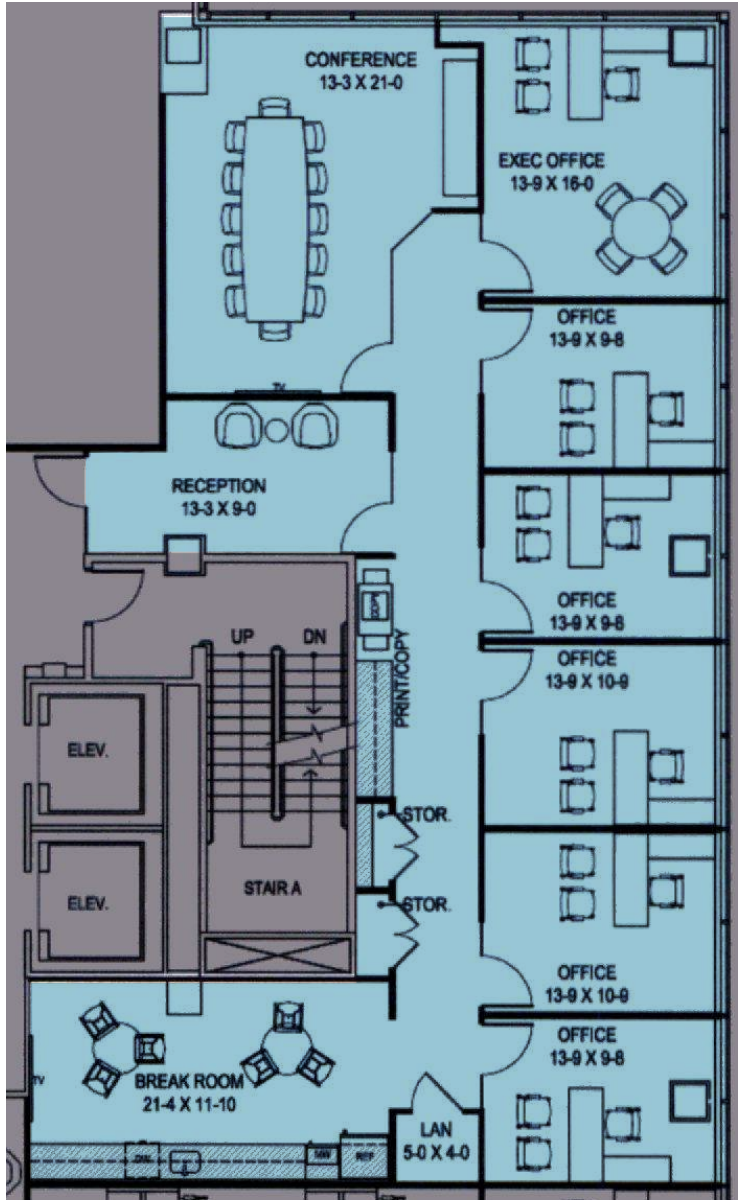


SPACE DETAILS:

- **Suite 225: 2,501 SF**
- \$29.00 PSF Full Service
- Sublet through January 30, 2025
- Available Immediately

PROPERTY HIGHLIGHTS:

- Metro Accessible, Fully Furnished Plug & Play Suite
- Easy Access to Rt 29, Rt 50, I-66 & I-495
- Surrounded by walkable amenities within a short distance to the Mosaic District
- Recently updated tenant only conference facility and lounge, complemented by a fitness center
- Access to 7 parking spaces in a covered garage and additional parking in the surface lot



FLOOR PLAN

Prosperity Metro

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

PETER ILARDO
 pilardo@klnb.com
 703-268-7050



CONFERENCE FACILITY



TENANT LOUNGE



FITNESS CENTER



TENANT LOUNGE

AMENITIES

Prosperity Metro

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

PETER ILARDO
pilaro@klnb.com
703-268-7050



PROSPERITY METRO



DUNN LORING - MERRIFIELD

ORANGE LINE



Avenir Place



THE SHOPS AT AVENIR



Gallows Road

Prosperity Ave



WALKABLE AMENITIES

Prosperity Metro

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

PETER ILARDO
pilaro@klnb.com
703-268-7050



Prosperity Metro

2677 Prosperity Ave., Merrifield, VA 2203, Fairfax County

CONTACT

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

PETER ILARDO
pilardo@klb.com
703-268-7050

8065 Leesburg Pike, Suite 700
Tysons, VA 22182

klb.com

[VISIT PROPERTY WEBSITE](#)



While we have no reason to doubt the accuracy of any of the information supplied, we cannot, and do not, guarantee its accuracy. All information should be independently verified prior to a purchase or lease of the property. We are not responsible for errors, omissions, misuse, or misinterpretation of information contained herein and make no warranty of any kind, express or implied, with respect to the property or any other matters.

