



# THE OFFICES AT International Center

WOODBIDGE, VA

MOVE-IN READY OFFICE SPACES FOR LEASE!



JOIN GROUND  
LEVEL RETAILERS:



Bubble Tea & Fries



CLICK HERE TO WATCH  
A VIRTUAL TOUR

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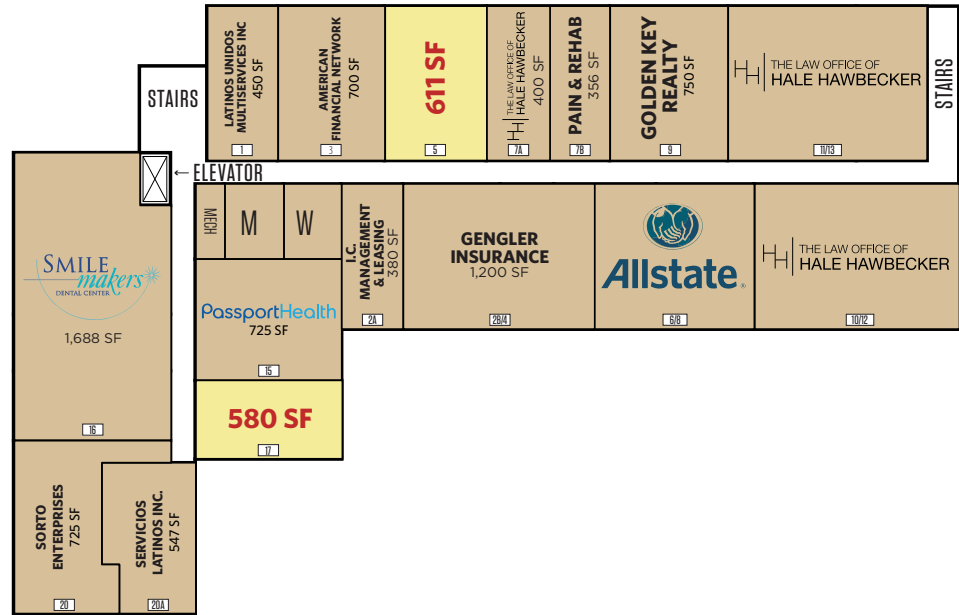
14416 RICHMOND HIGHWAY  
WOODBIDGE, VA 22191



# PROPERTY HIGHLIGHTS:

- Luxury, modern offices with either wet or dry kitchenettes starting at \$1,750 a month (inclusive of CAM, RET, Electric, Gas, Water, Trash Service, and HVAC maintenance).
- Quick access to 3 different 95 North and South exits and close to Woodbridge’s VRE Station
- Additional Features:
  - Monument Signage Opportunities
  - Elevator Service
  - Retail offerings on the ground level
  - Ample surface parking, Safe, clean, well-maintained office and retail center with visible onsite management

## 2ND FLOOR OFFICE SUITES



2ND FLOOR OFFICE SUITES		
SPACE	TENANT	SF
1	Latinos Unidos Multiservices Inc	450
2A	I.C. Management & Leasing Office	380
2B/4	Gengler Insurance	1,200
3	American Financial Network	700
6/8	Allstate	900
<b>5</b>	<b>AVAILABLE</b>	<b>611</b>
7A	The Law Office of Hale Hawbecker	400
7B	Pain & Rehab	356
9	Golden Key Realty	750
10/12	The Law Office of Hale Hawbecker	572/576
11/13	The Law Office of Hale Hawbecker	750/479
15	Passport Health	725
16	Smile Makers Dental	1,688
<b>17</b>	<b>AVAILABLE</b>	<b>580</b>
20A	Servicios Latinos Inc.	547
20	Sorto Enterprises	725

**LEGEND**

- AVAILABLE
- MONTH TO MONTH
- LEASED
- AT LEASE

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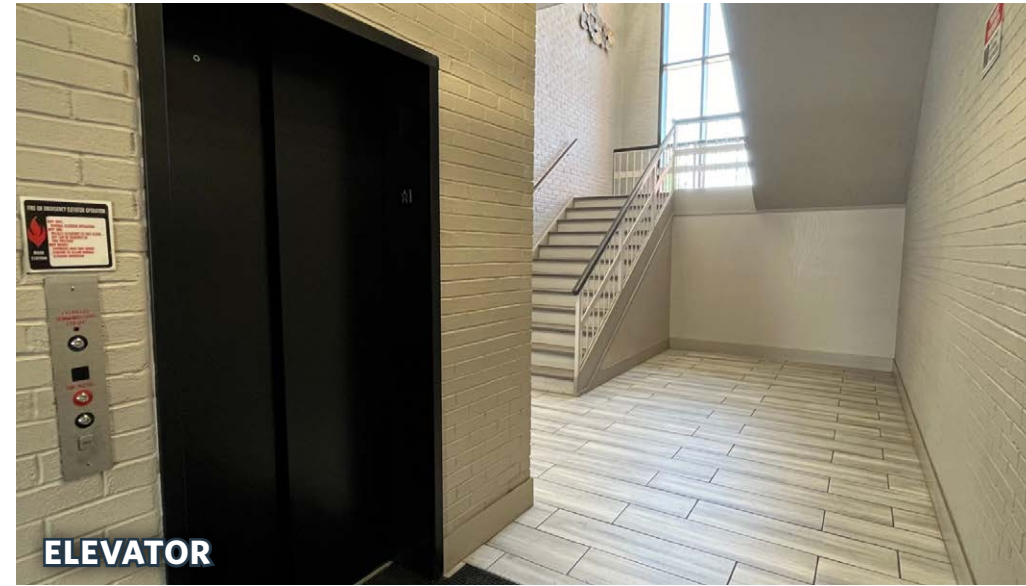
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# OFFICE PHOTOS



OFFICE MONUMENT SIGN



ELEVATOR



SUITE 15



SUITE 17

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# WOODBIDGE VIRGINIA



3 MILE 5 MILE

	POPULATION	92,165	214,306
	DAYTIME POP	40,128	62,930
	AVG. HH INCOME	\$118,643	\$136,350
	TOTAL BUSINESSES	3,095	4,750

## TRAFFIC COUNTS

	RT. 1 .....	36,318 ADT
	I-95.....	201,658 ADT

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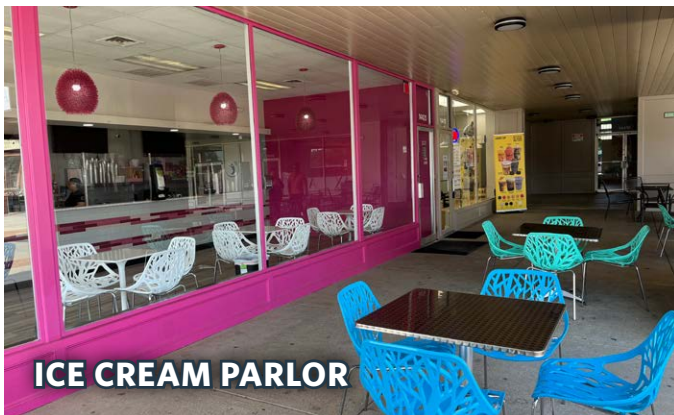


# RETAILER PHOTOS

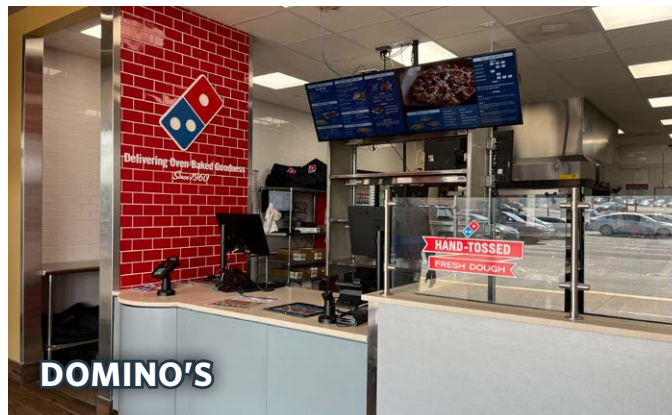
**PHO GOLDEN XPRESS**



**TACOS EL COSTALILLA**



**ICE CREAM PARLOR**



**DOMINO'S**



**CHUNKY CUP**

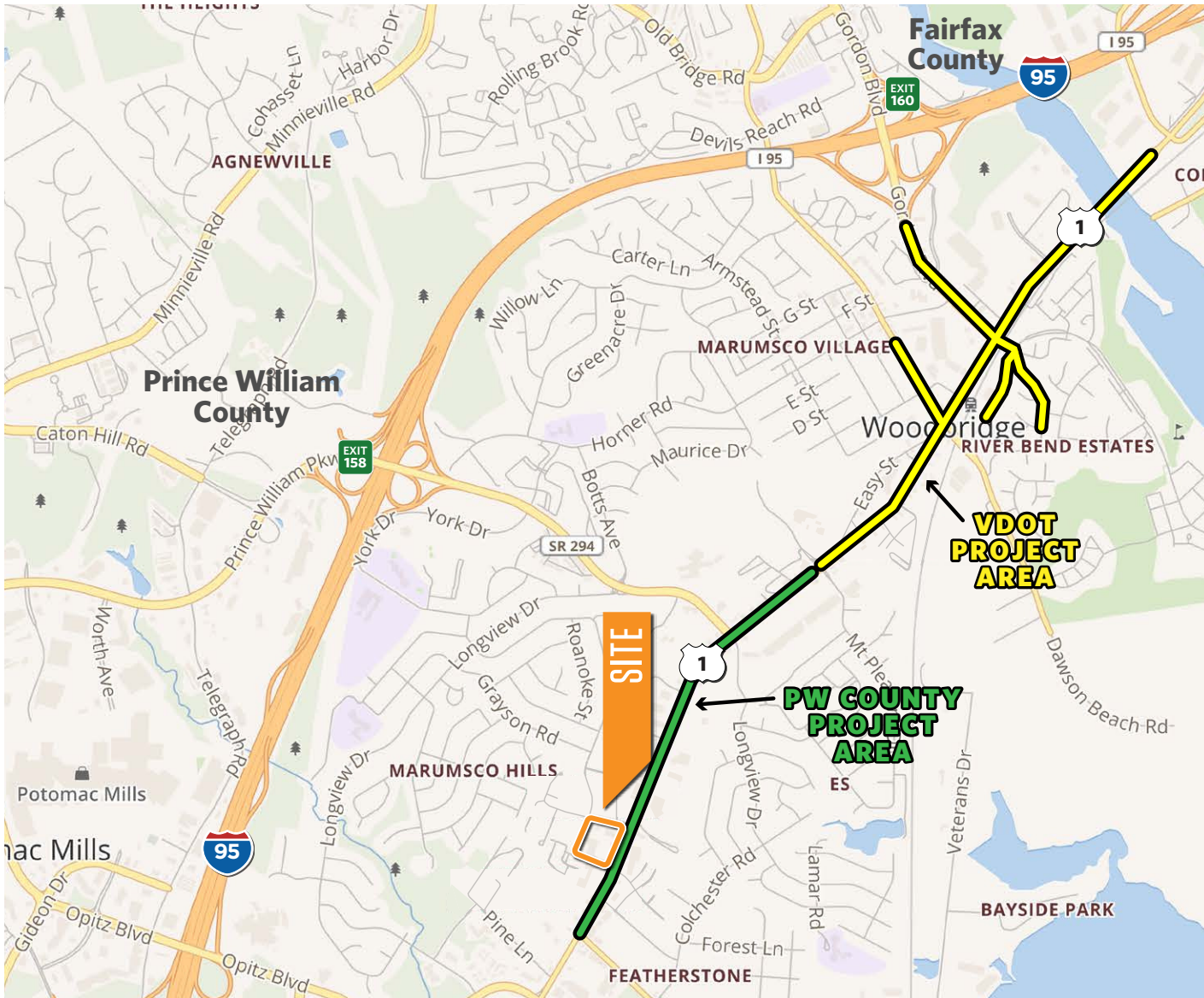
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**kl**n**b**

# ROUTE 1 PROJECT



## ROUTE 1 WIDENING FACTS (UNDER CONSTRUCTION)

### About the Project

Route 1 will be widened from 4 to 6 lanes between Marys Way and Featherstone Road.

### The project includes the following:

- Enhanced access to the Woodbridge VRE kiss-and-ride facility.
- A new Route 1 bridge at Marumsco Creek.
- Improvements to Occoquan Road, including a median and turn lanes from U.S. 1 to south of Horner Road.
- A ten-foot shared-use path and six-foot sidewalk.
- Underground utilities along Route 1
- Demolition of vacant buildings along the corridor.
- In 2017, Route 1 carried 39,000 vehicles per day. Projected volumes for 2036 are 75,000 vehicles per day.
- Intersection improvements at all the intersections within the project limits including additional signals, separation of intersections, and pedestrian improvements at signalized intersections.

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